

**From:** Hayley Dean - Senior Ecological Consultant <Hayley.Dean@essex.gov.uk>  
**Sent:** 24 February 2026 12:16:14 UTC+00:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**Cc:** "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>  
**Subject:** RE: Planning Application Consultation - DC/25/2149

Hi Halima,

Please can we have the unredacted PEA for DC/25/2149?

Additionally,

It's a slightly odd situation with bats as the PEA says bat surveys were done last year but nothing was found. But that report has not been submitted or referenced in the current PEA.

|      |                                                                                                                                                                                                                                                  |     |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Bats | The existing house (B1) was found to be highly suitable for roosting bats. It is understood that dusk emergence surveys have already been carried out on the existing house in the 2025 active season and so no further surveys are recommended. | N/A |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|

Further on the PEA says there was no access to the house

**Table No. 12 – Preliminary Bat Roost Assessment Results - Buildings**

| Building Ref | External assessment | Internal assessment | Suitability |
|--------------|---------------------|---------------------|-------------|
|--------------|---------------------|---------------------|-------------|

Gordon Sutherland  
Jarvis, Jarvis Lane, Steyning  
LLD3620-ECO-REP-001-00

#### Preliminary Ecological Appraisal Report

|     |                                                                         |                                                        |            |
|-----|-------------------------------------------------------------------------|--------------------------------------------------------|------------|
| B01 | Main house building of brick construction with pitched slate roof.      | It was not possible to access the inside of the house. | High       |
| B02 | Small single storey garage of brick construction with a flat felt roof. | Internal access not possible.                          | Negligible |

I'd therefore suggest this is a holding objection until either the previous report is submitted or the house is surveyed. Are you able to request the survey data?

Hayley Dean MCIEEM MSc BSc (Hons)

## Senior Ecological Consultant

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**From:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk) <[planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)>

**Sent:** 02 February 2026 19:17

**To:** Place Services Ecology <[PlaceServicesEcology@essex.gov.uk](mailto:PlaceServicesEcology@essex.gov.uk)>

**Subject:** Planning Application Consultation - DC/25/2149

CAUTION: This is an external email.

Please see the attached consultation letter from Horsham District Council

Re:DC/25/2149

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