

From: [REDACTED]
Sent: 31 July 2026 14:28
To: Daniel.Holmes
Subject: Application DC/25/2114

Importance: High



This message needs your attention

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Dear Mr Holmes

I believe that Place Services' assessment of the site's ecological importance for bats, including the Wray score of 17, does not provide a complete or reliable assessment for two principal reasons:

- Ecology Co-op's 2022 static logger data has apparently been lost, and some of the 2022 walked transect data was also unavailable at the time the assessment was undertaken.
- Ecology Co-op's 2025 survey was undertaken in October, which falls outside the recommended survey period set out in the Bat Conservation Trust guidance for activity surveys.

Since Place Services' ecological advice was prepared, further bat survey evidence has identified Church Farm as achieving a Wray score of 22, elevating the site to county-level importance. The recent survey work has also produced repeated recordings of the rare Grey Long Eared bat and Barbastelle bat, confirming continued use of these species at the site. Please find the supporting survey document attached.

This additional evidence indicates that the ecological value of the site has been underestimated, significant given that the site forms part of a designated Local Wildlife Site.

I therefore respectfully request that further bat survey work is undertaken before any planning decision is made, to ensure the Council has correct ecological information on which to base a lawful and robust determination of application DC/25/2114.

These matters may reasonably be raised as significant issues for debate and determination by a Planning Committee.

Yours Sincerely

[REDACTED]

Meadow View
Church Farm Walk
Upper Beeding
West Sussex
BN44 3HD

Church Farm Bat Survey	Ultrasonic Equipment: Echo Meter Touch 2																	
Office on the web Frame	West tree line enclosed Mid	West tree line open South	5m into field from gate	5m into field from gate	At fence by gate	5m into field from gate	NE corner Countryside PK	5m into field from gate	5m into field from gate	5m into field from gate	5m into field from gate	5m into field from gate						
Latitude / Longitude	50.887906, -0.304418	50.887404,-0.304533	50.887415, -0.304522	50.887415, -0.304522	50.887315, -0.304517	50.887415, -0.304522	50.887793, -0.303514	50.887415, -0.304522	50.887415, -0.304522	50.887415, -0.304522	50.887415, -0.304522	50.887415, -0.304522	Assemblage score using the Wray (2010) framework					
	30/05/2026 dusk-dawn	31/05/2026 dusk-dawn	02/06/2026 dusk-dawn	12/06/2026 dusk-dawn	13/06/2026 dusk-dawn	20/06/2026 dusk-dawn	21/06/2026 dusk-dawn	27/06/2026 dusk-dawn	28/06/2026 dusk-dawn	29/06/2026 dusk-dawn	30/06/2026 dusk-dawn							
PIPPIP Common Pipistrelle	20	486	740	647	804	566	21	466	359	293	277	1						
NYCNOC Noctule	137	80	111	75	24	34	34	55	86	35	60	1						
PIPYG Soprano Pipistrelle	4	116	172	84	382	119	13	328	219	192	215	1						
PLEAUR Brown Long Eared Bat	0	2	3	2	1	0	1	20	12	17	49	1						
NYCLEI Leisler’s Noctule	3	24	32	6	3	10	1	37	24	11	52	2						
MYOMYS Whiskered Myotis	1	1	1	0	2	1	1	4	1	1	0	2						
PLEAUS Grey Long Eared Bat	0	3	4	0	0	0	1	5	2	4	5	3						
MYODAU Daubenton’s Myotis	3	6	10	4	4	3	6	24	52	8	7	1						
PIP NAT Nathusius Pipistrelle	2	10	13	9	0	15	0	1	37	2	6	2						
BARBAR Barbastelle	0	4	4	2	0	1	2	6	10	10	6	3						
MYOBEC Bechstein’s Myotis	0	0	0	0	0	0	1	3	1	1	3	3						
EPSTER Common Serotine	0	1	2	1	0	1	2	6	2	6	9	2						
MYOBRA Brandt’s Myotis	0	1	1	0	0	0	0	1	0	0	0	x	Further survey's required					
MYONAT Natterer’s Myotis	0	0	0	0	0	1	0	2	0	2	3	x	Further survey's required					
Weather	cool/windy	clement	clement	clement	clement	clement	wam/dry	wam/dry	wam/dry	wam/dry	wam/dry	22						
The Importance Scale Breakdown																		
International: > 50 pts																		
National: 41 – 50 pts																		
Regional: 31 – 40 pts																		
County: 21 – 30 pts													A score between 21 and 30 classifies the bat population at Church Farm as County level importance					
District, Local or Parish: 11–20 pts																		
Not Important: 1 – 10 pts																		