

From: Place Services Ecology <PlaceServicesEcology@essex.gov.uk>
Sent: 07 September 2026 09:57:33 UTC+01:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Subject: RE: Response To Application Number DM/26/1462 at Mill House Old Hollow Copthorne Crawley

Hi Andrew,

From the photographs provided of the building to be demolished and the building to be extended, I can not rule out that the buildings do not contain potential roost features for bats (e.g. gaps in the weatherboarding or other cracks, crevices or small openings).

Therefore, a Preliminary Roost Assessment should be completed by a suitably qualified ecologist prior to determination. This survey can be completed all year round and is used to determine the potential suitability of the buildings for roosting bats.

It is highlighted that Government Guidance states that a survey should be completed in the following circumstances:

Bats in buildings

Construction, demolition, extension, conversion, renovation or maintenance proposals could affect a bat roost in a building or barn. You should ask for a survey where buildings are likely to contain roosts, including when they are near habitat that could be important for commuting and foraging. These include buildings that:

- *have minimal artificial lighting*
- *are close to woodland or water*
- *have uneven roof tiles and large roof timbers*
- *have cracks, crevices and small openings*
- *have a roof that warms in the sun with a large roof space for flying*
- *have hanging tiles or timber cladding on south-facing walls*

<https://www.gov.uk/guidance/bats-advice-for-making-planning-decisions>

Further guidance on what to expect from a survey can be found here: <https://cieem.net/wp-content/uploads/2019/02/What-to-Expect-From-a-Bat-Survey-A-Guide-for-UK-Homeowners.pdf>

Kind regards,

Hamish

Hamish Jackson ACIEEM BSc (Hons)
Senior Ecological Consultant

Place Services, E4 Zone 3, County Hall, Chelmsford Essex CM1 1QH
t: 03330 320980 | m: 07740901139
e: hamish.jackson@essex.gov.uk / PlaceServicesEcology@essex.gov.uk
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From: Andrew Horrell <Andrew.Horrell@midsussex.gov.uk>

Sent: 25 August 2026 14:32

To: Place Services Ecology <PlaceServicesEcology@essex.gov.uk>

Subject: RE: Response To Application Number DM/26/1462 at Mill House Old Hollow Copthorne Crawley

CAUTION: This is an external email.

To Mr Jackson,

Your reference: 19743

Our reference: Dm/26/1462

Site: Mill House, Old Hollow, Copthorne

Proposal: Demolition of an existing dwelling. Erection of a new extension to the retained dwelling comprising single story living and bedroom accommodation. Extension to existing rear deck area. Front extension with bedroom wing.

Many thanks for your email from 3rd August.

In terms of planning history background, the dwelling 1 is to be demolished to allow for the extension of dwelling 2, DM/24/3042 shows that the dwelling to be demolished has been in use since November 2020 after conversion from outbuilding starting in 2017. Dwelling 2 has been in use as a dwelling since 2008.

In terms of the bat concerns you raised within the comments, the agent has confirmed that dwellings relating to this application are currently lived in and well- established and there are no bats roosting in the buildings.

In view of this would you still be of the opinion that a PRA is required.

I look forward to hearing from you.

Kind regards,

Andrew Horrell BA (Hons) MSc Town Planning
Planning Officer
Development Management

andrew.horrell@midsussex.gov.uk (mail to andrew.horrell@midsussex.gov.uk) <http://www.midsussex.gov.uk>

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From: PlaceServicesEcology@essex.gov.uk <PlaceServicesEcology@essex.gov.uk>
Sent: 03 August 2026 16:47
To: Andrew Horrell <Andrew.Horrell@midsussex.gov.uk>
Cc: [planninginfo](mailto:planninginfo@midsussex.gov.uk) <planninginfo@midsussex.gov.uk>
Subject: Response To Application Number DM/26/1462 at Mill House Old Hollow Copthorne Crawley

Hi Andrew,

Please find attached our ecology comments on the above planning application.

Regards

Hamish Jackson

Place Services, E4 Zone 3, County Hall, Chelmsford, Essex, CM1 1QH
w: www.placeservices.co.uk

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