

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 February 2026 09:27:33 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/2114
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 09/02/2026 9:27 AM.

Application Summary

Address:	Land at 519396 111237 Church Farm Walk Upper Beeding West Sussex
Proposal:	Erection of 4 No. detached dwellings with associated amenity space, car parking spaces, detached carports, access road and other associated infrastructure.
Case Officer:	Daniel Holmes

[Click for further information](#)

Customer Details

Address:	Meadow View Church Farm Walk Upper Beeding Steyning West Sussex
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	This planning representation raises serious concerns regarding the impact of the proposed development on protected bat species, in particular the Western Barbastelle bat. A European protected species afforded the highest level of legal protection under UK and international legislation. The site in question Church Farm Walk and neighbouring land supports an unusually rich bat assemblage, and its continued ecological function is fundamentally incompatible with the scale and nature of the

development proposed on this plot of land.

Ecology Co-op's ecological surveys undertaken of behalf of the developer FairFax in 2021 and again in 2025 documented the presence of the Western Barbastelle. This represents significant conservation challenges for the Barbastelle bat at this location. In addition to the Ecology Co-op's reports highly regarded bat expert David King of the Sussex Bat Group surveyed the site in September 2025 and documented bat species present (Mr King's survey report can be provided). Between the Ecology Co-op and Mr King's surveys an extraordinary total of 12 bat species were recorded here in late 2025, particularly notable given that the UK has only 18 bat species in total.

The western barbastelle bat is an elusive, strictly nocturnal species that specializes in foraging for insects in darkness, favouring dark, sheltered habitats-the very habitats at this location and immediately affected by any development. The introduction of street lighting and domestic lighting associated with new housing would remove the dark conditions this protected, light averse species requires, effectively rendering the area non habitable for Barbastelle. Mitigation solutions are not possible in this location due to its already small footprint, and the proposed scheme is incompatible with the habitat the Barbastelle occupies.

Given the presence of a European Protected Species and the exceptional diversity of bat species recently documented directly at this location, the proposed development would result in unavoidable and permanent harm through habitat loss, fragmentation, and light pollution. With an increase of street and household lighting feasible mitigation or compensation that would maintain the site's ecological integrity could not be successful. The proposal fails to meet the requirements of the Conservation of Habitats and Species Regulations 2017, national planning policy, and relevant local planning policies.

On this basis, the development should be refused

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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