

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 05 February 2026 15:16:53 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 05/02/2026 3:16 PM.

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:	Oxcroft Church Farm Walk Upper Beeding
----------	--

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	IRREPLACEABLE HABITATS Within the Planning Application is the following question to be answered by the applicant... 'Does the development site have irreplaceable habitats (corresponding to the descriptions in Column 1 of the Schedule in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)'

The answer is ticked as NO

The accuracy of this response I dispute, and that insufficient evidence has been provided to justify the conclusion reached.

Eco Co-Op asserts that there are no irreplaceable habitats present, on the basis that impacts can be mitigated. In contrast The Horsham District Council Site Assessment Report for this site (SA629) concludes:
"The site is not recommended for allocation because SA629 which cannot be mitigated against significant harm."

This is a clear and unequivocal conclusion reached by the Council itself following site assessment as part of the Local Plan Review process.

These two positions are fundamentally at odds.

If, as the Council's Site Assessment concludes, the site is subject to significant harm which cannot be mitigated, then it is not credible for the Eco Co Op to rely on an ecological position that assumes impacts are capable of mitigation.....specifically related to the Barbastrelle Bat as shown in an earlier objection by myself.

The Local Plan evidence carries substantial weight and reflects a strategic, objective assessment undertaken by the Local Planning Authority itself.

While the Site Assessment Report may not use the statutory term "irreplaceable habitats", its conclusion that harm is unavoidable and unmitigable directly undermines any assertion that ecological impacts can be satisfactorily addressed through mitigation measures.

I therefore wish to object to this application on ecological grounds, with specific reference to inconsistency between the ecological claims by The Eco Co Op and Horsham District Council's own evidence base prepared as part of the Local Plan Review.

Kind regards

Telephone:

Email: planning@horsham.gov.uk





Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton