

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 30 January 2026 15:59:43 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 30/01/2026 3:59 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
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	Dear Sir/Madam

I take the opportunity to give further detailed information on the subject of wildlife within the proposed development site.

I am writing to formally object to the above planning application on the grounds of its likely adverse impact on the barbastelle bat (*Barbastella barbastellus*), a European Protected Species which

has been recorded on or in the vicinity of the application site by Eco Co - Op

The barbastelle bat is one of the UK's rarest and most light-sensitive bat species. The Bat Conservation Trust describes this species as highly dependent on dark, unlit woodland, woodland edges, and linear commuting routes, and explicitly identifies artificial lighting as a significant threat. Barbastelles are known to avoid illuminated areas entirely, even at very low light levels.

The proposed development would introduce permanent artificial lighting into an area that currently functions as suitable foraging habitat and/or a commuting corridor for barbastelle bats. Due to the species' extreme sensitivity to light, such impacts are not capable of being effectively mitigated through standard lighting controls, buffers, or lighting design. Even low-lux, directional, or motion-sensitive lighting can result in complete functional habitat loss for this species.

As a result, the development risks are....

1. Fragmenting or severing established commuting routes
2. Rendering foraging habitat unusable
3. Causing long-term displacement of a legally protected species

This would represent a deterioration of habitat and a disturbance offence under the Conservation of Habitats and Species Regulations 2017. Planning policy requires that development must not proceed where it would adversely affect a European Protected Species unless it can be clearly demonstrated that there is no satisfactory alternative and that impacts can be fully mitigated. In this case, effective mitigation for lighting impacts on barbastelle bats is not realistically achievable.

Fairfax proposed development lies in very close proximity to trees and boundary features that have clear potential to support bat roosts, including for common species and rarer more sensitive species Given the age, which would include Sele Priory and the close proximity of St Peter's Churchsetting of these features, the likelihood of roosting bats cannot be discounted neither could works associated with the development, including construction activity, lighting, and changes to the surrounding environment, therefore pose a significant risk of disturbance, damage or loss of bat roosting habitat. This risk is heightened by the presence of records of rare bat species in the area, for which even low levels of disturbance can result in displacement or abandonment of roosts.

Furthermore, the presence of barbastelle bats elevates this site to high ecological sensitivity. In such circumstances, national and local planning policy, including the National Planning Policy Framework, requires the application of the precautionary principle. Where there is reasonable scientific doubt regarding the effectiveness of mitigation, permission should be refused.

For these reasons, I respectfully request that Horsham District Council refuse planning permission for this application due to the unmitigable harm posed by artificial lighting to a European Protected Species.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton