

From: Planning@horsham.gov.uk
Sent: 07 July 2026 11:15
To: Planning
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 07/07/2026 11:15 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
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	Dear Planning Officer If planning application DC/25/2114 were to be approved I'm writing to question whether any proposed mitigation measures can realistically protect the Barbastelle bats recorded within and around the development site. My concern centres on the effects of artificial light at night (ALAN) and whether a permanently dark commuting and foraging corridor can be maintained once the development is occupied. Barbastelle bats are one of the UK's rarest and most light-sensitive bat species. They depend on continuous dark routes between their roosts and feeding areas, and national guidance from the Bat Conservation Trust and the Institution of Lighting Professionals recognises that artificial lighting can fragment these routes and significantly reduce their ecological value. Eco Co-Op recorded Barbastelle bats commuting within 1 km of the survey area, placing the

application site within this known range. Given the species' reliance on connected landscape features, it is highly likely that the site forms part of their wider commuting and foraging network.

In addition to the Eco Co-Ops report I have personally recorded the Barbastelle bat active at the immediate location on numerous occasions.

Eco Co-Op also recommends consultation with Natural England. However, I have been unable to find any evidence within the public planning records that this consultation has taken place. Given the sensitivity of this European protected species, I would welcome clarification.

The report also relies on boundary planting to reduce light spill. While vegetation may provide some screening, newly planted trees and shrubs cannot immediately shield upper-floor windows, internal lighting or street lighting. It is likely to take many years before meaningful screening is achieved, leaving bats exposed to increased light during the early years of occupation when the impacts are likely to be greatest.

Although a lighting strategy has been proposed, it applies only to the development as built. It cannot realistically control how future residents illuminate their homes.

Porch lights, security lights, garden lighting, decorative lighting, illuminated outbuildings, internal lighting visible through windows and regular vehicle headlights are all normal features of residential living. Over time these create increasing levels of artificial light that cannot realistically be monitored or enforced by the Local Planning Authority.

These concerns reflect the findings of the Planning Inspectorate in Appeal Ref. APP/L3815/W/25/3367053, where the Inspector concluded that residents would inevitably alter lighting over time, making the proposed mitigation unreliable and impractical to enforce. The appeal was dismissed because the Inspector was not satisfied that the lighting strategy would adequately protect Barbastelle bat movement and foraging.

The fundamental question is whether a genuinely dark wildlife corridor can be maintained for the lifetime of this development.

Given:

- * the recorded presence of commuting and likely foraging Barbastelle bats
- * the apparent absence of published consultation with Natural England
- * the limitations of vegetation as an effective short-term lighting screen
- * the unavoidable increase in residential lighting once the homes are occupied
- * the Planning Inspectorate's findings in Appeal Ref. APP/L3815/W/25/3367053,

I do not believe it has been demonstrated that this development can avoid harm to Barbastelle bats with any certainty.

I therefore respectfully ask the Local Planning Authority to consider whether the requirements of the Conservation of Habitats and Species Regulations have been met, and whether it can be confidently concluded that a functional dark corridor will remain throughout the lifetime of the development.

If that level of certainty cannot be demonstrated, I respectfully submit that planning permission should be refused.

Yours sincerely



Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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