From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 03 October 2025 10:05:08 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0908
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 03/10/2025 10:05 AM.

Application Summary

Address:	Land Opposite Nos 41-51 Woodlands Way Southwater West Sussex
Proposal:	Erection of new dwelling with associated off street parking.
Case Officer:	Bethan Tinning

Click for further information

Customer Details

Address:	1 Lambs Farm Close Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Loss of General Amenity - Other - Privacy Light and Noise - Trees and Landscaping
Comments:	The following is received from the Bat Preservation Society: In Britain, all bat species and their roosts are legally protected, by both domestic and European legislation. This means that under Regulation 43 of the Conservation of Habitats and Species Regulations 2017 (as amended) you may be committing a criminal offence if you:

Deliberately injure a bat.
Deliberately disturb a bat.
Damage or destroy a breeding site or resting place of a bat (bats do not have to be in occupation at the time).

Also, under Section 9 of the Wildlife and Countryside Act 1981 (as amended), you may be committing a criminal offence against bats if you:

Intentionally or recklessly disturb a bat occupying a structure or place used for shelter or protection.
Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by bats.

Please refer to the legislation for the precise wording - the above is a brief summary only

Wildlife and Countryside Act (1981) (as amended)
Conservation of Habitats and Species Regulations (2017) (as amended).

The application site at Woodlands Way contains mature trees and hedgerows that are established bat roosting, foraging, and commuting habitats. Removal or disturbance of these features will destroy roosts and sever flight corridors, constituting an offence in law.

This is stated and established on page 73 of the REVIEW OF PUBLIC OPEN SPACES IN SOUTHWATER by the Southwater Parish Council in March 2019 relating specifically to this Village Green. Bats remain and must be protected.

The development is therefore incompatible with Southwater Neighbourhood Plan Policy SNP16 and Horsham District Planning Framework Policy 31, both of which require the strict protection of biodiversity and protected species

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Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council

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