

From: Planning@horsham.gov.uk
Sent: 19 August 2026 15:00
To: Planning
Subject: Comments for Planning Application DC/26/0567

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 19/08/2026 2:59 PM [REDACTED].

Application Summary

Address:	9 Montpelier Gardens Washington West Sussex RH20 3BW
Proposal:	Erection of 2no. semi-detached houses on land to the side of 9 Montpelier Gardens. Demolition of single storey element to side of existing No. 9 and erection of a two storey rear extension to the host dwelling.
Case Officer:	Daniel Holmes

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	7 Montpelier Gardens Washington Pulbrough

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Other - Trees and Landscaping
Comments:	I strongly object to the proposed development at 9 Montpelier Gardens on ecological grounds, particularly in light of the findings within the applicant's own Bat Emergence and Re-Entry Survey. The survey confirms that common pipistrelle bats are actively using the site, including a recorded northeast-to-southwest commuting route across the rear garden, as well as foraging activity around the property.

This is particularly concerning given that the proposal involves the construction of two additional dwellings and the loss and alteration of existing garden habitat. The survey itself acknowledges that vegetated garden will be lost.

The report also identifies potential bat access features on the existing dwelling, including gaps beneath roof tiles, soffits and loose lead flashing. While no roost was identified, the confirmed bat activity means the wider ecological impact of the development should not be dismissed simply because a roost was not found.

Of particular concern is artificial lighting. The ecologist specifically requires a low-impact lighting strategy and states that lighting should avoid illuminating the identified bat commuting routes and retained vegetation. I therefore ask the Council to require a detailed lighting strategy and ensure it is secured by condition before any development takes place.

The report also recommends two integrated bat boxes within the new dwellings. These should likewise be secured through planning conditions and installed in accordance with the ecologist's specified requirements.

I also ask the Council's ecological adviser to consider whether the level of survey effort is sufficient, given the potential roosting features identified and the confirmed use of the garden by bats.

In summary, the applicant's own survey confirms that bats use this site and identifies a specific commuting route which could be affected by the proposed development. I therefore ask the Council to give proper weight to these findings and refuse the application.

Where did you
hear about this
application?

Posted Letter from Local Authority

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

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