

From: Planning@horsham.gov.uk
Sent: 02 February 2026 17:25
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 02/02/2026 5:24 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:	8 Church Close Upper Beeding Steyning
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Loss of General Amenity- Other- Trees and Landscaping
Comments:	<p>We strongly object to the proposed development of 4 luxury detached houses on this site because:-</p> <p>1:- The access to this site is by Church Lane. This part of Church Lane is a one width vehicle, rural lane with no pavement & steep grass banks which belong to the residents along with their driveways, so with no passing points & pedestrians already find it difficult to safely use it. It is a very busy lane because at the end of it is the historic Church, the Church Hall, that has many groups using it that include parents with pushchairs & young children walking, the very popular Church Cafe & also there is access to the river & the walking route to Steyning which the school children use twice a day from their homes in Upper Beeding to get to their schools. It can't sustain any more traffic for these safety reasons & to even contemplate HGVs during</p>

the construction stage is seriously a cause for concern, it will become extremely dangerous for all users. The village of Upper Beeding has a restricted 20 mile per hour speed limit which enforces how narrow the roads are & the access in & out of the village is very difficult with parked cars along them, again this will become extremely dangerous for all users with the HGVs coming through the village to get to the proposed site.

2:- The proposed site is not allocated in the Upper Beeding Neighbourhood Plan & the site assessment by Horsham District Council also concludes that this site is not recommended for allocation.

We understand that homes need to be built but this is a proposal of 4 luxury detached houses on a greenfield site, part of the River Adur Water Meadows & Wyckham Wood Site of Nature Conservation. Any development on this site would destroy the habitat of the wildlife and once destroyed it is highly unlikely to return because they won't be able to live in the other area of this field as it's not suitable for them as it is far too wet. The proposed site is on the higher ground of this field, the prime location for the wildlife. The wildlife needs protecting, some of which are endangered, the owls that we hear, the bats that we see, Sparrow Hawks that sit on our fence, hedgehogs that come into our garden, the other birds that sing throughout the day, all need this area with the vegetation, to survive & to thrive. This site also has Sloworms, reptiles, field mice [REDACTED]. It is a haven & should be recognised as a Site of Special Scientific Interest. There must be better brownfield sites that could be suitable for this development if it is actually needed at all.

The site is also situated very close to the grade II listed Church of St Peters & Sele Priory, a medieval monastic site, which would impact negatively on any archaeology that may be on the site.

3:- The field was cleared of vegetation on 04 August with the Ecology Survey taking place on 11 August giving false & inaccurate recordings. Is this actually legal?

4:- From the proposed site the field then slopes downwards to a stream that flows the full width of the field & a pond where several recorded important dragonflies have been located with other insects which shows how healthy the water is & how rich the biodiversity is within this area. Can you guarantee the proposed design will not have any grey water run off into this untouched stream & pond? There is also a footpath along this part of the field where walkers frequently stop to watch the wildlife, with comments of the silence & beauty of this area. This will be lost during the construction stage & once the houses are built & what will become of the dragonflies.

5:- Planning Application Notices, we were surprised at the lack of these. Church Farm Walk is a narrow winding dead end road with the proposed site entrance at the end of it & not visible to the access road of Church Lane & the notice is attached to the entrance gate, therefore it is not being seen by the majority, just a slim minority!!

6:- When HGVs come & go from a development site they drop large clumps of mud from their tyres. Who is going to keep this cleared so that it doesn't impact & become dangerous for residents, the elderly pedestrians, mobility scooters, parents with pushchairs, cyclists & other users of Church Farm Walk & Church Lane?

In conclusion this proposed greenfield site is too important to lose to any development let alone to a luxury development. We need to be protecting these sites for our future generations to enjoy & learn from. Please help us by rejecting this planning application.

Thank you.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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