

From: Planning@horsham.gov.uk
Sent: 04 February 2026 14:50
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 04/02/2026 2:50 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:	sele priory church lane upper beeding
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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">- Highway Access and Parking- Other- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	<p>Radon Gas Radon is a colourless, odourless radioactive gas and the second leading cause of lung cancer. It is known to be present beneath the proposed development site and is referenced in documents submitted by Fairfax. While radon typically becomes a risk when the ground is disturbed, the submitted documents do not provide sufficient detail on how this risk would be mitigated during or after construction.</p> <p>Privacy, Light, and Noise The proposed building would significantly compromise the privacy of neighbouring properties. In addition, increased light and noise would disrupt established feeding and movement</p>

corridors for protected species within the field. Species recorded in the area include the Barbastelle bat, slow worms, and newts. This site represents the only remaining area of wild land slightly elevated above the surrounding floodplain, leaving these species with no viable alternative habitat.

Trees and Landscaping

Although no trees on the proposed site are currently subject to Tree Preservation Orders, a 300-year-old beech tree with a TPO is located nearby. Beech tree root systems can extend up to 100 feet from the trunk, raising concerns about potential damage from ground disturbance associated with the development.

Access and Parking

Church Farm Walk is a narrow, single-track lane that already experiences traffic pressures. The additional traffic generated by the development, including construction vehicles and HGVs, would significantly increase safety risks for residents and road users.

Listed Buildings and Heritage Impact

The Norman church adjacent to the site is recorded in the Domesday Book, and Sele Priory next door is a Grade II listed building. The scale and proximity of the proposed development would adversely affect the setting and integrity of these historic assets.

Planning Context

Upper Beeding's existing plans designate this area as unsuitable for development due to its environmental and historical importance, with alternative sites identified as more appropriate. It is therefore unclear why this designation is now being disregarded.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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