

**From:** Planning@horsham.gov.uk  
**Sent:** 05 February 2026 13:22  
**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 05/02/2026 1:22 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:	2 Countryside Farm Park Church Lane 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"><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	<p>I am objecting to the development of Church Farm on the following grounds:</p> <ul style="list-style-type: none"><li>- Other: Archaeological/Historical: Sele Priory was sited here and, consequently, is a possible site of archaeological interest. I understand that surveys have not been carried out to ensure the Planning Authority can make an informed decision as to whether archaeological remains will be affected. I believe this is in contravention of planning regulations.</li><li>- The local Neighbourhood Plan identified the need for affordable housing in the area. 4 luxury homes does not meet this need and provides no value to the Village.</li></ul>

- Ecological: As my property borders the proposed site, I am aware that the area was cleared prior to the site undergoing an ecological survey. I believe that this is also in contravention of planning regulations, as surveys should take place before a site is cleared, in order to gain an accurate picture of all the wildlife located there. As well as a wide variety of birds, I have seen foxes, deer [REDACTED] in this area. Slow worms find their way into my garden from the site and I have also seen bats. Developing this site will mean that the wildlife located here will be lost. Surely in this day and age, we should be preserving land that supports this diversity of wildlife.

- Access: Church Lane leading to Church Farm Walk is a narrow lane which experiences a high volume of traffic resulting already in issues for local residents. The road can frequently be blocked by delivery vehicles (or two cars going in different directions, with one or other driver unwilling to back up). Large HGV vehicles attempting to turn from Church Lane into the tight turn into Church Farm Walk will cause considerably more blockages/delays. There is also no pavement, meaning that people walking on this lane must move onto the steep grass boundary, or Church Lane properties frontage, to avoid any traffic. I frequently walk there, [REDACTED] and the increase in traffic this development would cause, both during the construction phase, and once new residents move in, means that the route to the walks by the Adur will become considerably less safe.

The range of construction vehicles that will also need to access the site during the building phase will cause problems for the entire village. Roads leading from the High Street to the site are all relatively narrow and the constant flow of construction traffic will make leaving and accessing our homes (as and when we want to) considerably more problematic. The walking route across the Adur is often used by school children going between Upper Beeding and Steyning and quite a few of the Upper Beeding Primary School children walk to/from school on their own. Residents are very aware of this and drive accordingly, I'm not confident that drivers unfamiliar with the village (and probably with tight deadlines to meet) will be quite so careful.

- Trees and landscaping: I noted from the plans that the developers are intending to put down root barrier membranes by areas of hard paving, to protect these and any underground services from future damage by tree roots. My home borders the site and it appears that trees will be planted right by the border with my home. I am, therefore, concerned that root spread could cause damage to the paved area in my garden and also the water pipes that run along the back of our homes right by this border.

- Privacy, light and noise: This development will result in my garden being overlooked, so I will lose the privacy I enjoy, which was the main reason why I decided to buy my home. If trees are also planted against the border with my home, I will lose light from my garden. The undoubted increase in noise from having large family homes neighbouring my property will also negatively affect my enjoyment of my garden. All these aspects will adversely affect the value of my property.

For the reasons detailed above, I request Horsham District Council refuse this application.

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Kind regards

Telephone:

Email: [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**

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