

[REDACTED]

[REDACTED] >
Sent: 04 February 2026 14:22
To: Planning
Subject: DC/25/2114

Categories: Comments Received

Dear Daniel,

I wish to object to the proposed development on Church Farm Walk, Upper Beeding, West Sussex.

My objections are as follow:

DUE PROCESS

The field was flailed on 4 August 2025. All natural vegetation was cleared. As you can see from the picture below, the tractor is almost lost. In the picture, you can see that the vegetation is green, and there is an abundance of natural flowers.



Add a Caption

Monday • 4 Aug 2025 • 10:27 am

📷 IMG_9587

Apple iPhone 15 Pro Max

Main Camera — 24 mm $f1.78$

5 MP • 1905 × 2955 • 1.7 MB

ISO 80 | 24 mm | 0 ev | $f1.78$ |



Four days later on August 11, the field looked like this:

SAFTEY

Access is a huge problem. Church Lane is too narrow to accommodate further traffic, especially not HGVs.

This Lane is used by schoolchildren, mothers attending toddler groups in the church hall, residents, and walkers. It is already at capacity. It cannot safely take any more traffic from further dwellings, nor the HGVs needed to build them.

The highway report claims that:

The western section of Church Lane has sections of grass verges, front gardens and driveways adjoining the carriageway.

This implies it would be possible to use these verges if two cars needed to pass or if pedestrians needed to avoid oncoming traffic. But the description of “grass verges” is inaccurate. These are grass banks, not verges, which are privately owned by the adjoining properties. They are not designed, permitted, or suitable for use by vehicles or pedestrians, nor can they be safely used by parents with prams or by vulnerable pedestrians attempting to avoid oncoming traffic—particularly large vehicles. Reading the highway report, which concludes that;

The proposed development can be safely accessed and serviced from the existing highway network via Church Farm Walk, makes me believe the person who wrote it never visited the site. Such a conclusion, particularly in regard to the safety of vulnerable pedestrians, demonstrates a total lack of understanding of current site conditions. Please refer to the attached photograph to illustrate this point.



I apologise for the length of this email, but Fairfax's dishonest behaviour has angered the local community. We understand there is a need for development, but choosing suitable locations must be the priority, and companies that deliberately game the system should be exposed and called to account.

Many thanks,

, Sele Priory, Church Lane, Upper Beeding, BN44 3HP



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Four days later on August 11, the field looked like this:



Everything on the site was cleared and flattened. On 11 August 2025, the Ecology Co-op carried out what it described as a “baseline” habitat survey. Yet, as the photographs clearly show, after such wholesale destruction, it is impossible to establish any meaningful or accurate baseline. By using this scorched-earth policy to manipulate and misrepresent data, it will undoubtedly be easier for Fairfax to claim a potential biodiversity net gain.

The Wildlife

The ecology report is materially incomplete and selectively omits key findings from its own 2022 survey. Birds are not mentioned at all—not even nesting birds—despite the site being a known habitat for barn owls, tawny owls, and numerous other rare species.

In 2022, great crested newts were recorded in the water body to the northwest of the site; this has been entirely omitted. The report has also somehow “lost” its 2022 bat survey. The subsequent 2025 survey recorded 12 of the UK’s 18 bat species, two of which are protected and very sensitive to light pollution. All this within a very limited window. [REDACTED]

[REDACTED] The proposed area is their feeding ground. They literally have nowhere else to go, as this land is on higher ground than the floodplains below.

In addition, on 30 October 2025, the Ecology Co-op carried out a reptile survey on the very last day such surveys are even feasible. This was more than three months after the field had been cleared. Despite this, the survey recorded numerous juveniles. Adult reptiles require approximately 15 cm of vegetation before they will enter an area. As this threshold had clearly not been met at any point after 11 August, the presence of juveniles is not incidental—it is conclusive evidence that the site is still an active breeding ground for protected species, supporting an abundant and diverse wildlife.

Historical significance:

https://www.westsussex.gov.uk/media/1776/sussex_hlc_volume_4.pdf

I have cut and pasted the relevant part below:

The area in question is, according to the above, of historic interest – a rare landscape.

This area is a rare and ancient site. There is a Norman church overlooking the proposed site, referenced in the Domesday book. Next door to the Grade II-listed Sele Priory and the Rectory. Due to the typography of the proposed site and the area in general, it's likely that there were settlements in the area pre-dating both the Norman Church and Bramber Castle.