
From: Planning@horsham.gov.uk
Sent: 01 February 2026 15:55
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 01/02/2026 3:54 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:	Walnut Tree Cottage, Church Lane 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">- Highway Access and Parking- Other- Privacy Light and Noise- Trees and Landscaping
Comments:	<p>Planning application - DC/25/2114 Church Farm, Upper Beeding Land at 519396 111237 Dear Planning Officer I am writing to object to the proposed development at Church Farm, Upper Beeding, on the basis of relevant planning material considerations, including conflict with planning policy, impacts on biodiversity and heritage, Also concerns relating to highway safety and access. Conflict with the Upper Beeding Neighbourhood Plan The Upper Beeding Neighbourhood Plan identifies this site as not recommended for allocation and describes it as highly sensitive to development, particularly in terms of heritage and biodiversity. It is not part of the Neighbourhood Plan, for the village which forms part of the statutory development plan and carries significant weight in decision-making. The proposed</p>

development appears to directly conflict with the Plan's conclusions regarding site suitability, and is contrary to the plan-led approach set out in national policy.

Biodiversity and ecological impacts

The site is known to support a wide range of wildlife, including multiple protected and notable species. Of particular concern is the adequacy and timing of the ecological survey work. A wildlife survey was undertaken on 11 August; however, the field had already been stripped of vegetation on 4 August. This raises serious concerns about whether the survey can reliably establish baseline ecological conditions or accurately identify species presence prior to disturbance.

Species known to be present at or near the site include:

Bats: Of the 18 bat species found in the UK, 12 have been recorded in this location, including one particularly rare species.

Other mammals water rats, voles, moles, field mice

Several species of owl. Including barn owls little eared owl and tawney owls

Slow worms and other reptiles including grass snakes and adders

A wide variety of insects including some rare species of dragon flies

Bats, [REDACTED] owls, and slow worms are protected under UK legislation.

In line with the National Planning Policy Framework, planning permission should only be granted where the local planning authority is satisfied that development will not result in unacceptable harm to protected species and that surveys are robust, timely, and undertaken prior to habitat clearance. Where uncertainty exists, the Precautionary Principle(1992) should apply.

Furthermore, under the Environment Act 2021, developers are required to demonstrate a minimum 10% Biodiversity Net Gain. Given the acknowledged sensitivity of this site and the loss of existing habitats, it is unclear how this requirement could be met without causing harm; insufficient evidence has been provided to demonstrate compliance.

Heritage and landscape sensitivity

The Neighbourhood Plan identifies the site as highly sensitive in heritage terms. Even where development does not directly affect designated heritage assets, the National Planning Policy Framework requires careful consideration of impacts on the setting of heritage assets and the character of the surrounding area.

Development on this site risks causing harm to the rural character and historic setting of Upper Beeding through incremental erosion, contrary to both local and national policy.

Highways, access and pedestrian safety

Church Lane is a narrow rural lane and classed as an unadopted road . It is a public footpath from the village to Steyning via the New White Bridge over the river Adur.

There is no pavement along Church Lane, meaning there is currently no safe provision for pedestrians, including children, dog walkers, pushchair users, or people using mobility scooters. The newly opened Churchside Cafe at the end of the lane and the frequent use of the Gladys Bevan Hall also increase footfall and vehicles in the lane.

There are about 30-40 residents cars in use daily along the lane and home deliveries are frequent; People visiting St Peter's Church add to the number of vehicles and cyclists

The Residential properties are located close to either side. Access to the site would be constrained The introduction of construction traffic and increased vehicle movements would be difficult to accommodate without disruption or safety risk. It represents a clear highway safety concern rather than a matter of convenience.

Construction-phase impacts, including heavy vehicle movements on a narrow lane, road damage residents banks,

National policy requires development to provide safe and suitable access for all users, and it is not evident that this requirement can be met in this location.

Temporary but significant safety risks, also appear to have been inadequately addressed.

Conclusion

For the reasons outlined above, the proposal conflicts with the Upper Beeding Neighbourhood Plan, fails to adequately address the sensitivity of the site in terms of biodiversity and heritage, raises concerns regarding the timing and robustness of ecological surveys. It presents significant highway and pedestrian safety issues.

In my view, the development is therefore contrary to both local and national planning policy, and these matters should be given substantial weight in determining the application.

Yours faithfully

[Redacted]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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