

From: Planning@horsham.gov.uk
Sent: 29 January 2026 18:56
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 29/01/2026 6:55 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

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Customer Details

Address:	The Old Granary Church Farm Walk Upper Beeding
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	<p>Please see below our objections to the proposed development , of four detached dwellings on the ancient field at Church Farm ,Upper Beeding. As residents of the Old Granary in Church Farm Walk, we are deeply concerned about the development for the following reasons:</p> <p>1. The Wildlife - The ancient field is diverse and complex eco-system that supports numerous protected species.</p> <p>Bats- the area homes 12 of the 18 protected species of Bats in the UK, including the rare Barbastelle. Bats are protected under domestic and European Legislation The conservation of habitats and Species regulations 2017 and the Wildlife and Countryside Act 1981, which</p>

makes it illegal to disturb them and their roosts. The development would do this.



Barn and Tawny Owls - are protected under the Wildlife and Countryside Act 1981. There is strong legal protection around these birds, it is illegal to kill or injure them and illegal to disturb their nests and eggs. Barn owls have extra legal protections due to their vulnerability and rarity. The development would disturb their habitats.

This is just a few of the species that would be directly affected by the development but there are many more., rare dragonflies, grass snakes and slow worms to name but a few.

2. On the 4th August 2025 we witnessed , from our kitchen window , a large tractor in Church Farm Walk, at the time this seemed unusual . We later discovered that the ancient field had been "stripped of all vegetation in " preparation " for a Wildlife Survey which was conducted just 7 days later on the 11th August 2025. This survey should be considered null and void as it would not give an accurate or clear indication of the wildlife inhabiting the ancient field. On the UK Gov website, it states under "where to expect protected species, in ancient woodland, lakes, rivers and streams" this would apply to the field at Church Farm. It also states that Natural England must be consulted if a proposal needs an environmental impact assessment or an "appropriate " assessment under the Habitats regulations. With the field being stripped the word "appropriate" does not seem to apply to the Wildlife Survey that was carried out.

3. Traffic- As residents of Church Farm Walk we are fully aware of the limited access to the proposed site. Due to the re-opening of the White Bridge , we now have many more pedestrians , school children, dog walkers, visitors to the Church side cafe , a local business, mum's with toddlers and buggies and elderly people using mobility aids, using the area. The Grace Bevan Hall host many clubs and activities and the extra, heavy duty, traffic would seriously impact local residents use of these and could impact the outdoor cafe with noise and pollution. Church Farm lane , leading up to Church Farm Walk is very narrow , there are no pavements , even when an average size car is using the lane pedestrians have to use the private driveways of the residents of the lane , large construction vehicles and lorries would make this even worse and infinitely more dangerous, an accident waiting to happen.

3. Lastly, it is our understanding that under the National Policy Plan Framework, in the Upper Beeding Neighbour hood plan, it states that its "vision is to protect the historic elements and open spaces of the Parish" . We feel that the ancient field at Church Farm would fit these criteria. Its also states that the field is "not recommended for allocation within the plan due to it being highly sensitive in terms of heritage and biodiversity.

We would like to strenuously object to this development. We feel it will have a negative affect on our community for the reasons that we have listed. Once something of such great importance is lost it can never be replaced. We trust that sound logic and judgement will prevail and be used to decline this planning application.



The Old Granary
Church Farm Walk
Upper Beeding

Kind regards

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