

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 February 2026 15:44:30 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
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 09/02/2026 3:44 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: Meadow View Church Farm Walk Upper Beeding Steyning West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking
Comments:	Dear Planning Office I wish to formally object to the above planning application on transport and safety grounds arising from increased traffic that the proposed development would result along the single track Church Lane, which is unsuitably narrow. The northern end of Church Lane is a single-track car width lane

with no pavement, resulting in pedestrians sharing the carriageway with vehicles. Increased traffic would exacerbate an already high risk environment for walkers, cyclists and residents, including children using the lane to commute on foot to the Steyning Grammar School, older people visiting the Church, the general public visiting the Church Hall, dog walkers etc. Visibility is limited and vehicles cannot pass each other. These characteristics exacerbate safety issues if traffic volumes increase.

The application does not appear to demonstrate that the transport impacts of additional vehicle movements have been properly assessed, nor that there is safe pedestrian infrastructure available to serve future residents of the proposed development. Without a robust Transport Assessment or Statement directly addressing the capacity and geometry of this rural road, it is not possible to conclude that the additional traffic would avoid harming highway safety, for all road users.

Given the absence of pavements along Church Lane, I contend that even modest traffic increases would materially worsen the safety environment for pedestrians and other road users. Under the National Planning Policy Framework (NPPF) development proposals should ensure safe and suitable access for all users.

At present, no deliverable, enforceable mitigation is proposed in the application to address the highway impacts raised by additional dwellings. In the absence of such proposals, the development cannot be considered acceptable in planning terms from a transport and safety perspective.

The developer should Under Section 278 / S106 mitigate the risk to pedestrians now highlighted.

I therefore respectfully request that Planning Permission be refused on the grounds of unacceptable highway and pedestrian safety impacts until robust transport assessments and deliverable mitigation measures are properly submitted and secured.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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