

From: Planning@horsham.gov.uk
Sent: 08 February 2026 15:17
To: Planning
Subject: *REDACT*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 08/02/2026 3:16 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: Swallow Cliff Church Lane Upper Beeding

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Design
- Highway Access and Parking
- Loss of General Amenity
- Other
- Privacy Light and Noise
- Trees and Landscaping

Comments: Planning Application DC/25/2114
Objection [REDACTED] - Swallow Cliff Church Lane Upper Beeding

This objection is based on material planning considerations as well as national and local planning policies, where relevant.

HIGHWAY ACCESS AND PARKING

Vehicular access in and out of Upper Beeding is only via The High Street, Hyde Lane, Manor Road and Saltings Way and is very difficult for any vehicles due not only to the width of the

roads but also parking of cars, vans and sometimes lorries. Many vehicles are already parked in such a way as to cause an obstruction, in a hazardous manner and, in particular, safety issues.

There are electric charging points in Priory Field (access thereto via either Saltings Way or Church Lane) which also severely restrict access.

Both the first part of Church Lane (vehicular access thereto only being from the High Street) as well as the last upper part are effectively single track roads with no pavements nor grass verges (contrary to the Applicant's Design and Access Statement) resulting in people who are walking, many with toddlers, pushchairs, wheelchairs, mobility aids etc as well as with their dogs, having nowhere safely to go to avoid the traffic.

Access for ambulances and fire engines is becoming increasingly challenging and is a major consideration not just during site construction. Parking of contractors vehicles and visitors to the residents of the Proposed Development will exacerbate access by emergency vehicles.

The Gladys Bevan Hall, St Peter's Church and the Cafe (all near to the Application Site) all provide much needed and well used community facilities with the access via the upper part of Church Lane. There is only a very limited amount of parking on site for these facilities.

The Transport Statement (Prepared by SDP - December 2025) does not:

- include the access required from Church Lane
- make reference to construction traffic
- adequately address visibility
- accurately detail local facilities (there is now only a Pharmacy in the High Street)
- realistically address pedestrian and other road users safety
- acknowledge the existing parking issues

Paragraph 5.2 Parking - West Sussex County Council's parking guidance is just that - guidance.

The expected parking demand per dwelling is totally unrealistic. The car barns and allocated spaces for each dwelling are unlikely to be able to accommodate the size and number of cars. Even though each dwelling is to have three spaces, thereby supposedly, following WSCC guidance, this will not mean that if, say, one of the houses only has one car, visitors or the other residents, will be able to utilise the "unused" two spaces.

NATIONAL PLANNING POLICY FRAMEWORK (PARA 111) should be adhered to.

Design and Access Statement - Para 6 - Summary states, inter alia...."The vehicular and pedestrian access accord with WSCC's requirements and have been designed with safety in mind" I would submit that the above comments, together with those of the Parish Council, submitted on the 26/1/26, prove that this is not the case.

DRAINAGE AND FLOOD RISK

The existing surface water drainage system is very old, continuously gets blocked and has insufficient capacity thereby resulting in torrential water flows. (Local residents have to try and unblock the road drains - photographic evidence attached).

Existing watercourses are no longer effective. Soil and land are waterlogged.

Church Lane junction with both Deacons Way and Pepperscombe where there are some grassed areas are completely saturated.(This has been exacerbated by vehicles parking, driving over the area etc - photographic evidence attached).

The site is adjacent to Zone 3 Flood Risks; the Flood Risk Assessment is unrealistic when extreme rainfall, waterlogging and climate change are taken into account.

There is a high risk of ground water surface flow which is likely to contain household chemicals, car washing products as well as herbicides and pesticides infiltrating and polluting the both the land and the waterways thereby causing the whole ecosystem to collapse.

ECOLOGY AND NATURE CONSERVATION

The Design and Access Statement - Paragraph 3.04 states: "The proposal maintains the existing landscape features and ecological margins and through the new native tree and hedge plantingthere will be significant enhancements"

Objective 1 of the Upper Beeding Neighbourhood Plan is not achieved by the above.

The qualities of the National Park landscape as well as the character of the rest of the countryside of the Parish would not be upheld.

Flailing/vegetation clearance occurred on the site on 4.8.25. thereby altering long established landscape and ecological features. The ecological assessment was carried out on the 11.8.25. The assessment cannot therefore be relied upon to accurately reflect the position up to the 3.8.25.

Twelve out of the eighteen species of bats in the UK are prevalent and have been recorded on the site. Barbastrelle Bats, which are very rare, protected and whose foraging grounds are also protected by law, have been recorded on the site.



Two types of Barn Owls exist in this area and can be heard at night - a noise that should not be deterred. A huge variety of birds can also be heard (one resident has recorded 24 different species in a 45 minute period) and also nest in this area.

The site supports dormice, field mice, shrews, slow worms as well as grass snakes, which use the burrows of other animals. Foxes and rabbits are also regularly seen in this area. Insects are abundant too, including various different types of dragon flies, moths (including Oak Eggar moths) and many different species of butterflies. Wild orchids and cowslips thrive too.

The site and the undeveloped land, of which it forms part, is within the River Adur Water Meadows and Wickham Wood Site of Nature Conservation Importance. The site is located within the risk zone of the Beeding Hill to Newtimber Hill SSSI ; it is a living network it should be retained as such and it should be given SSSI status.

HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY LANDSCAPE AND VISUAL IMPACT DEVELOPMENT NEED AND PUBLIC INTEREST

Paragraphs 176 and 177 of the NPFF apply to the site as it falls within the High Weald AONB and accordingly great weight must be given to conserving and enhancing both the landscape and scenic beauty.

The proposed development is contrary to Objective 1 of the Upper Beeding Neighbourhood Plan.

It does not and cannot "conserve and enhance the special character and qualities of the National Park landscape..." and in particular "...the rest of the countryside of the Parish"

Likewise, the proposed development does not support Objective 5 of the Upper Beeding Neighbourhood Plan; "...new housing to meet local needs, in particular, for the elderly downsizers, that is sympathetic to the scale, topography and character of the Parish and that will not have a detrimental impact on the setting"

The proposed development is for four high end luxury detached dwellings and would,

therefore, not be meeting local needs, in particular, they would be inappropriate for elderly downsizers. The existing larger detached dwellings that come up for sale in Upper Beeding generally take a long time to sell, if at all.

Design and Access Statement

Existing Site Appraisal : -

Page 5 - Reference is made to ".....a number of infill plots created along the western side in more recent years which have altered the character of the street." This statement is entirely inaccurate and therefore misleading. The existing dwellings in Church Farm Walk is the only development "....created along the western side in more recent years...."

However, at the lower end of Church Lane (which is accessed from the High Street) three detached properties on separate plots have been demolished and replaced with nine individual dwellings of differing sizes being new housing to meet local needs.

Design Principles and Solution :-

Uses - Page 18 "...the proposed new houses sit in a residential area - with similar sized detached housing immediately to the south. As a result of the use and proposed pattern of the layout the scheme will integrate into the surrounding area." The properties immediately to the south (The Rectory and Walnut Tree Cottage) are detached but are certainly not a similar size to those proposed.

Layout - Page 20 "...the units and the form of the layout create a natural extension to the edge of the village settlement boundary - infilling the 'corner' on the western side of the caravan park." The proposed development cannot be described as 'infill' nor "a natural extension to the village boundary" as it would be on existing "open farm/pasture land" and is not situate "between" existing buildings nor replacing an existing building or buildings.

Whilst 'Each of the houses has covered parking - with forecourt spaces and secure cycling installed as part of the structure' there is no provision for storage of lawn mowers, gardening equipment etc. It is therefore highly likely that sizeable garden sheds/outbuildings would be erected

as well as 'security lights' thereon which would impact the wildlife as well as neighbouring residents.

"The access off Church Farm Walk will create a useful extension to this roadway...." The only reason/need for Church Farm Walk to be extended is to provide access to the site and proposed development. It certainly would not be "a useful extension" , would not enhance the amenity and would erode the local landscape character.

Form - Page 23 "...the aerial image and Block Plan extracts demonstrate how the existing dense landscape screening on the western side reduce any impact on the Listed Buildings, whilst the tree and hedge screening mitigate the impact of the development when viewed from the north."

The construction and the proposed development would seriously affect the existing sensitive rural and natural landscaping as opposed to reducing impact on the Grade II Listed Buildings.

The proposed development would be on much higher ground, in topographical terms the site slopes down to the North. As acknowledged by the Applicant in the Design and Access Statement, the site itself comprises unused pasture [land] and continues to be open pastureland to the North;

the proposed tree and hedge screening would be inconsequential. Even using native species of trees, the very nature of the proposed development would still be viewed from the lower open pastureland as urbanisation.

HERITAGE AND CONSERVATION AREAS

There are two Conservation Areas in Upper Beeding as well as 38 Grade II Listed Buildings, two of which, Sele Priory and St Peter's Church are to the east of the Site.

St Peter's Church is Grade II* and is identified on the 'Heritage at Risk' register.

Bramber also has a number of Listed Buildings, many of which are in The Street. St Mary's House, St Nicholas' Church and Bramber Castle (all Listed Buildings) attract a huge number of people.

Heritage Impact Assessment (WS Heritage)

Paragraph 1.3 states that the Upper Beeding [High Street] Conservation Area is situated 'at some distance from the from the application site therefore the settings of these designations would not be impacted by [the] proposals.'

Paragraph 3.11 states 'Proposals are not, therefore, considered to result in negative impacts upon any relevant heritage assets or their respective settings, thus ensuring that the application site and its near environs maintain their existing character and appearance.'

Construction traffic, building supplies, contractors vehicles would pass along the High Street and by the nature of the size, weight and number of such vehicles would result in the benefit of the Conservation Area and those buildings within it being eradicated. The majority of the listed buildings directly front the High Street and would 'bear the brunt' of such vehicles in the form of, for example, pollution, destabilisation, damage to the fabric of the building and noise. Should the proposed development be permitted, once it is built, there would still be heavy goods vehicles, food delivery vehicles, service maintenance vehicles as well as the residents and their visitors vehicles; the impact would continue in perpetuity.

The same comments also apply to the Conservation Area and listed buildings in Bramber.

Accordingly, the proposed development would have a negative impact and detrimental effect upon ALL heritage assets AND their respective settings including the Conservation Areas in the High Street of Upper Beeding as well as The Street in Bramber, it would not (and could not) ensure the maintenance of existing character and appearance of such Listed Buildings/Conservation Areas.

AFFECT ON INFRASTRUCTURE AND LOSS OF PREVIOUS FACILITIES

Upper Beeding no longer has a general store, newsagent nor Post Office in the High Street. The Doctors Surgery in Dawn Crescent has also closed and will not reopen, residents therefore have to travel to Steyning to see a Doctor or Nurse.

Upper Beeding Primary School is already " oversubscribed." It provides before and after school care, clubs and activities. Many children are taken to school in motor vehicles resulting in not only traffic congestion in all roads providing access to the school. The vehicles park in Church Lane as well as School Road, Priory Field and Saltings Way. Vehicles park on double yellow lines, on junctions, on the corner and opposite the electric charging points in Priory Field. (Some photographic evidence is attached).

There is a clear loss of amenity as the site is outside the BUAB

FOR ALL THE REASONS STATED ABOVE I WOULD SUBMIT THAT THE APPLICATION SHOULD BE REFUSED

Kind regards

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