

Dear Daniel

I strongly object to the proposed development of the land at Church Farm for all of the following reasons

There are significant planning restrictions and constraints for land at Church Farm, Upper Beeding, due to it being located on the edge of a rural settlement and within the boundary of the South Downs National Park. Any development must comply with national park rules, the local plan, and the Upper Beeding Neighbourhood Plan.

The Neighbourhood Plan

The following is a quote shown within The Neighbourhood Plan

This is a Greenfield site which is included in the SHELAA site reference: SA629. The site is located within the Risk Zone of the Beeding Hill to Newtimber Hill SSSI. (Site of Special Scientific Interest)

*The site is also located within the River Adur Water Meadows and Wyckham Wood Site of Nature Conservation Importance. As such, there would be a **direct loss** of this designation as a result of **any development at the site**.*

*This site would have a number of detrimental impacts on the environment, with very few positive benefits if at all and hence is **not recommended for allocation within the Plan**.*

Site Assessment Report by Horsham District Council

The following is an extract taken from the **Site Assessment Report** produced by Horsham District Council as part of its local plan review process.

- *Site Assessment Conclusion: The site is not recommended for allocation because SA629 which cannot be mitigated against significant harm. The setting of the Grade II* church and direct impact of the Local Wildlife site would be negatively affected by a housing development proposal. The edge of Village location would be further urbanised with the proposed housing in this location and would impact negatively on the rural character in this place. Upper Beeding has a 'made' neighbourhood plan, and any development would have to have regard to any relevant policies. The site is not allocated in the Neighbourhood plan.*

Sites not identified for potential allocation for housing development. HDC document

Biodiversity: The site is located within the River Adur Water Meadows and Wyckham Woods Site of Nature Conservation Importance and development in this location would impact negatively on biodiversity.

The setting of the Grade I St Peters Church would be negatively impacted should affect the character and setting of the heritage asset*

the site failed to meet specific criteria, due to significant obstacles like environmental issues (protected habitats), heritage concerns, that prevent it from being a sustainable or deliverable location for new housing'

'Very Negative Impacts (impacts unlikely / unable to be mitigated)'

The Clearance of The Field

The field was cleared of all vegetation **prior** to the Ecology Survey hence giving a false reading.

The field was cleared on 4th August with Eco Survey taking place on Monday 11th August ...I attach photographs to show the clearing of the field on 4th August including others to show the surrounding density prior to clearance which would have been physically impossible for anyone to enter the field prior to clearance to carry out any form of survey due to the waist height of the brambles.

I understand that The Councils Planning and Environmental Regulations require that before undertaking any development or land alteration work it is necessary to conduct surveys and obtain the required approvals.

I suggest that the Baseline for any of the required approvals especially for Biodiversity had been altered **prior** to any Survey and that the conditions have been violated and that there has been a potential breach of the Habitats Regulations and NPPF para 180 and suggest that the Eco Co-Op ecology report should now be rendered invalid.



Above left the tractor can be seen in the distance on the right shows the flailed field and the height that the vegetation had been seen to the leftThis photo was taken on 4th August 2025 by myself

Grey Water Run off

The field linked to the site of the proposed development is on a significant slope leading down to a tributary of a chalk stream that flows the full length of this field.

There is not a full guarantee within the proposed design that there will be no grey water run off into a wild untouched pond and stream below where several recorded important dragonflies have been located including other insects that paint a picture of the Biodiversity within this area.

Transport Statement

Within the Transport Statement is shown.....'The western section of Church Lane has 'sections of grass verges, front gardens and driveways adjoining the carriageway.'

This statement gives a wholly inaccurate representation of the true logistics of Church Lane which is a hugely important and contributing factor to the link for the proposed development

Church Lane as will be shown in attached photos is a very narrow Lane ...no more than the width of a one car.

There are **no** 'grass verges' ...these are extremely steep slippery grass bankscontinually used by mothers with pushchairs with other toddlers in hand.....many dog walkers....groups of school children.....trains of nursery school children going up to the Church and fields by the river for Nature Studymany more pedestrians going to our new Church Cafe.....The elderly in their disability vehicles.

Residents driveways and front gardens have shut gates and cars in their drives.

Each four bedroom house will more than likely have more than one car....each car leaving the house once a day then a return journey.

Every likelihood that each car will go out twice a day.....school runs...shopping...classes....weekend activitiesIn addition to this are delivery vans up and back again.

Bats

Eco CoOp have submitted the presence of several species of endangered to rare bats particularly the Barbastrelle bat .

Under the Conservation of Habitats and Species Regulations 2017, the Barbastrelle bat is classified as a European Protected Species (EPS). This classification provides the highest level of legal protection in the UK for the species and its habitat.

Its foraging grounds are protected due to this species being a **European Protected Species** under Annex II and IV of the Habitats Directil therefore strongly object to any development within this field and any attempt at mitigation would be ineffective due to the fact that Barbastrelle Bats are particularly sensitive to light pollution.



[REDACTED]

[REDACTED]

[REDACTED]

This field is a plethora of Wildlife....from Slow worms and other reptiles, Butterflies, important Insects, nesting Birds including foraging Barn Owls many Bats [REDACTED] which is one of our remaining pockets and corridors for Wildlife.

Eco -Co-Op report that there are few slow worms and grass snakes.....I suggest that these reptiles had been disturbed and displaced due to the flailing of the field prior to any survey.

The following is an extract from the **Heritage Horsham Trail Map of Upper Beeding**....figure 9. it highlights this field and quotes..... *What wildlife can you spot here? Take your time - it's a haven for all kinds of creatures, including several species of owl.*

Public interest

I do not believe that this development would be within the public interest,because there is scope to develop elsewhere to address the affordable housing crisis and that this development would most certainly have a detrimental and irreversible effect on the environment



Please note the narrow pedestrian Church Lane with grassy slopes...not grass 'verges' as in the Transport Report. Mothers ...Toddlers....Ponies....Disability Scooters....Dog Walkers....used all day every day....many more to use the new Church Cafe.
The new Bridge and newly laid footpaths down at the river actively encourages walkers and school children to use this route .
No more traffic is safely sustainable