
From: Planning@horsham.gov.uk
Sent: 24 January 2026 14:27
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 24/01/2026 2:26 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:	Sele Priory, Church Lane 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- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
Comments:	<p>I am writing to strongly object to the proposed development on this site. This is a wholly inappropriate location for construction for multiple, well-established reasons.</p> <p>The previous application for this plot was withdrawn after planning officers unanimously deemed it unsuitable for development. Nothing in the circumstances of the site or its surroundings has changed since then - it remains as sensitive and ecologically significant as before.</p> <p>The site lies within an outstanding Area of Natural Beauty, home to an exceptional range of protected species including [REDACTED] owls, bats (12 of the 18 UK species), newts, reptiles,</p>

dragonflies, and rare butterflies. The landscape also supports TPO-protected trees with extensive root networks and chalk streams vital to the local ecosystem. This area is of such ecological richness that it deserves consideration for SSSI (Site of Special Scientific Interest) status.

The site also has historical and cultural importance. It is adjacent to St Peter's Church, a remarkable Norman structure, and Sele Priory (Grade II listed)-both more than 1,000 years old. The proposed development would sit on the edge of a flood plain and next to a nature reserve, further intensifying risks to the environment, heritage, and community character.

It is particularly concerning that, just weeks before commissioning an ecological survey, the developer arranged for the site's vegetation to be stripped. This deliberate act appears aimed at manipulating wildlife records to downplay the ecological value of the area. Fortunately, there is time-stamped evidence of this damaging and unethical behaviour, which should be taken into full account.

In addition, site access is entirely unsuitable. The approach is a single-track road heavily used by Steyning Grammar School students at peak times, as well as parents with prams attending sessions at the village hall. The safety risks this development would introduce are wholly unacceptable.

In conclusion, I urge the Council to reject this proposal and instead consider seeking SSSI designation for the site to permanently protect this exceptional natural and historical landscape. Sussex has few areas as unique and precious as this; it must not be lost to the financial interests of a large developer that already has numerous brownfield opportunities elsewhere in the UK.

Yours faithfully, 

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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