

From: Planning@horsham.gov.uk
Sent: 30 January 2026 17:01
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 30/01/2026 5:00 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:	8 Church Close Upper Beeding 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- Loss of General Amenity- Other
Comments:	<p>We live in close proximity to the proposed development & Church Lane is the access road to our property. We wish to strongly object to this proposed development on a green field site for the following reasons:</p> <p>Church Lane, which is also the access road to Church Farm Walk & the proposed development, is a rural, one car width, very narrow lane with no passing points & has no pavement. Contradictory to the report that says it has grass verges which it does not, it has steep grass banks which actually belong to residents & their drive ways so pedestrians already have to stand on people's property to allow vehicles to pass safely. How safe is this going to be with construction vehicles trying to get up this lane if this development goes ahead? The lane is already used to its capacity with residents, some who are elderly, frequently by walkers, cyclists, dog walkers, horse riders, people using mobility scooters, Church traffic,</p>

Glady's Bevan Hall users which holds mother & toddler groups, families with pushchairs & young children, girl guiding association groups, beavers, scouts etc, the busy Church cafe and with Spring approaching canoeists & paddle boarders will start to use this lane for access to the river. Now that the White Bridge is back open, Church Lane is also used by the school children as a walking route to their schools in Steyning from their homes in Upper Beeding. Again the same question, how safe is this going to be with construction vehicles trying to get up this lane if this development goes ahead?

This proposed development of 4 detached luxury family homes will only increase the safety and traffic issues of all the road users as well, as most families are at least a 2 car household. Church Lane has no on street parking because this part of the lane is a rural narrow lane, Church Farm Walk is the same so where are the construction workers going to park their own vehicles? How is the access going to be safely managed to still allow residents to have ambulances, fire engines, delivery vehicles when required & needed?

The transport report said that there were no concerns, with the above comments we beg to differ.

The developers seem to believe that their proposed development, if approved & once completed, will be "a useful extension to this roadway" & "at present does not benefit from a formal turning head" just so that service vehicles can leave in a forward gear. This isn't high on our list in our opinion to submit a proposed development on a green field location.

The Upper Beeding Neighbourhood Plan does state that this site is not recommended for allocation within the National Policy Plan Framework as it's highly sensitive to development in terms of heritage & biodiversity. The proposed site is within the River Adur Water Meadows & Wyckham Wood Local Wildlife Site. The proposed area is on higher ground which is also why the wildlife have their homes there too because lower down it becomes wetter so unsuitable for them, this is another reason not to develop on this site. There have been reports of 12 species of bats with one particularly rare & under the European Species its foraging grounds must be protected by law. We see the bats flying around in the vicinity. They are sensitive to light & noise pollution, therefore any additional developments would be detrimental to them & the proposed construction phase which could be months into years would be catastrophic to their habitat & food resources. We will lose them.

We hear the owls at night & there are several species that inhabit here. Again we don't want to lose these. [REDACTED]. This ancient field has Grass Snakes & Slow Worms & an array of insects, butterflies, rare dragonflies but an extremely important fact is that the field was stripped of all its vegetation on 04.August & the Wildlife Survey was carried out on 11.August. This is unacceptable & gives inaccurate recordings of the wildlife in this field.

The proposed site could also have an archaeological interest because Sele Priory & St. Peter's Church are within a few 100 yards of it.

We know that developments are needed but not on green field sites. There are better brown field site options out there. We need to retain & protect these valuable green field sites for future generations to learn about, to see with their own eyes, to hear the sounds of the wonderful wildlife that they hold.

Please consider all points raised in this objection & decline this development. Thank you.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



