

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 26 January 2026 15:04:42 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 26/01/2026 3:04 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: The Parish Office, The Sports Hall, Memorial Fields, High Street, Upper Beeding, BN44 3WN Upper Beeding

Comments Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Loss of General Amenity
- Other
- Trees and Landscaping

Comments: The Planning Committee met to review this application. Councillors raised objections on the following grounds:

- The site was considered in the NP but was rejected by AECOM as unsuitable, for the

following key reasons:

- o The site is adjacent to the BUAB.
- o The current access is not adequate.
- o The site is located within the Risk Zone of the Beeding Hill to Newtimber Hill SSSI.
- o The site is located within the River Adur Water Meadows and Wickham Wood Site of Nature Conservation Importance.
- o Direct loss of ecological value.
- o The site is located immediately to the east of the Grade II listed St Peters Church.
- o The site is partly located in an archaeological site.

There have been no changes that would suggest the site should be re-considered.

- The proposal does not support the Upper Beeding Neighbourhood Plan objective 1 "To conserve and enhance the special character, and qualities of the National Park landscape and the character of the rest of the countryside of the parish and maintain the settlement pattern" or objective 5 "To plan positively for new housing to meet local needs, in particular for 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" from the made NP.
 - Flood Risk, local knowledge suggests that the flood risk assessment is unrealistic and does not take into account soil water logging from the adjacent Zone 3 flood risks.
 - The traffic assessment report does not include the access required from Church Lane which is a shared footpath and single-track carriageway with no pavements and therefore unsuitable.
 - The traffic assessment report makes no reference to construction traffic and the assumption that each property would have two cars is unrealistic.
 - The route is a safe walking route to the local schools from and to Steyning Grammar School and the Primary School. The additional traffic and the construction traffic is a cause for concern.
 - The local Church also encourages walking and this too will be affected by the increased traffic.
 - WSCC have not commented on the route
 - The site is adjacent to a listed building and is on a site of SSI
 - There is evidence of archaeological remains including flint walls and arches but there is no report suggesting this special historical interest has been investigated.
 - There is a clear loss of amenity as the site is greenfield which is outside the BUAB.
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In addition, there is no planning notice at the site so consultation should not start. The residents who may be affected by the development have not received letters.

The Parish Council request that the application be decided by committee.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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