

18 Countryside Farm Park
Church Lane
Upper Beeding
West Sussex
BN44 3HF

22/1/2026

Planning Dept.
Horsham District Council
Albery House
Springfield Road
Horsham, West Sussex
RH12 2GB

Planning Received
23 JAN 2026
Name:
Ref:

Dear Sirs
Planning application number DC/25/2114
Proposed development Church Farm Lane, Upper Beeding.

We would like to object to the above planning application for four luxury houses on the field adjacent to Church Farm Walk/Countryside Farm Park.

This field is home to a diversity of wildlife, any development on this site would lead to animals and birds leaving the site as no doubt building works would take many months which would result in a direct loss of habitat. We understand that there could be rare bats [REDACTED] in the area in addition to the usual rodents, birds etc. There are also deer seen regularly in the field.

We understand that the field was cleared of vegetation prior to the Ecology survey being carried out. By clearing the vegetation this would give a false picture of the wildlife in the area

The field which whilst not flooding does get very boggy and surface/grey water would drain towards the lower end of the field and therefore potentially cause flooding. The field has not been used for agricultural purposes for some considerable time due to very damp conditions. Any new properties would no doubt have a detrimental effect on the drainage in the area. The Upper Beeding neighbourhood plan states "This site would have a number of detrimental

impacts on the environment with few positive benefits if at all and hence is not recommended for allocation with the plan”

Horsham District Council also stated on a previous planning application that “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 local for new housing”

The site is very close the historic church.

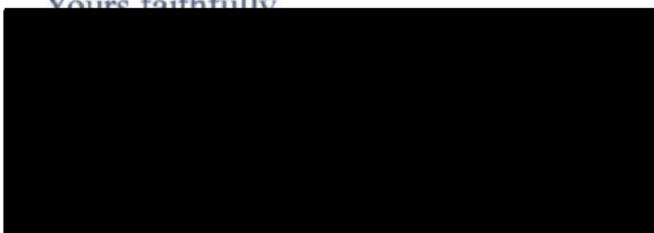
Another very important factor is traffic. The whole village has narrow roads with on street parking on one side of most roads. Church Lane and Church Farm Walk are very narrow with barely enough room for a vehicle causing pedestrians to go onto driveways- especially difficult with buggies, mobility scooters and dog walkers. Church Lane is a popular route for walkers, dog walkers and people wishing to visit the church and café.

During construction there would be a number of traffic movements of heavy vehicles and after the properties are occupied as these are going to be luxury houses each would probably have at least two cars per property. With extra delivery vehicles on a regular basis. This would make Church Lane and Church Farm Lane particularly dangerous and the rest of the village even more hazardous than it is now. There is a school in the immediate area which raises concerns for the safety of the young people.

Upper Beeding is on the edge of the Southdowns National Park, which is designed to protect the natural environment. Allowing this development, or any other, in an around the village would be the thin edge of the wedge in permitting further development to occur.

We would there suggest that this planning application is refused together with any other future plans for this field.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the sender.