

**From:** Planning@horsham.gov.uk  
**Sent:** 09 February 2026 09:22  
**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 09/02/2026 9:21 AM.

### 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:	Meadow View Church Farm Walk Upper Beeding Steyning West Sussex
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### Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	To: Planning Department, Horsham District Council Application Reference: DC/25/2114 Reference: Local Ecology Objection

I am writing to formally object to the proposed development on the plot of land at the end of Church Farm Walk, Upper Beeding, on the grounds that it would result in the loss of unique biodiversity and cause harm to documented important and legally protected species present on the site.

I have lived immediately adjacent to the land for nearly 30 years and have seen, photographed and documented (on iRecord) the wildlife that inhabits this unique plot of land. This land and its immediate boarder comprises of veteran trees, scrub, long grass, standing water/wet areas and varied micro-habitats, a precious, functioning ecosystem. It supports a high diversity and abundance of wildlife, including numerous bird species (34 species recorded by Merlin within 1 hour last week), butterfly's, dragonfly's, mammals [REDACTED] reptiles

and 12 recently documented species of bat. Development here would cause irreversible loss and fragmentation of habitat, contrary to national and local planning policy and to statutory protections for species.

Having researched material planning grounds based on national policy and legal protections for objection the following information is significant to the development application:

- NPPF requires planning decisions to conserve and enhance biodiversity, secure measurable net gains, and refuse development that results in the loss or deterioration of irreplaceable habitats. [REDACTED]. [REDACTED]

- Mandatory Biodiversity Net Gain (BNG): From 2024, major developments must deliver at least 10% measurable BNG; small sites are also subject to BNG requirements. On a constrained, species-rich site, achieving genuine on-site BNG is highly unlikely and off-site credits would not compensate for the loss of irreplaceable habitat.

- Surveys undertaken by FairFax both in 2021 and 2025 followed complete habitat flattening of the area within the development boundary line, creating a false reference point. Evidence proves this area is central to the species that use directly and boarder, to rely on as whole to exist.

- Bats documented by the developer's survey and a recent independent survey undertaken by the Sussex Bat Group are a protected species. Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981. [REDACTED]

[REDACTED] All nesting birds are protected under the Wildlife and Countryside Act 1981. Reptile species such as Grass Snakes and Adders sighted and documented here are also protected. Any disturbance, damage, or destruction of roosts or setts is an offence. The site's mosaic of trees, scrub, long grass and wet areas provides ideal habitat and foraging corridors for these species.

The Horsham District Planning Framework (HDPF, 2015): conflicts with any development in this area. Policy 25 (Natural Environment and Landscape Character) seeks to protect and enhance the natural environment, landscape character, key features include mixed habitat. Policy 26 (Countryside Protection) resists development that does not need a countryside location or that would harm landscape and ecological character. Policy 31 (Green Infrastructure and Biodiversity) requires protection, enhancement and connectivity of habitats and green corridors, resisting loss of biodiversity requiring measurable net gains. Policy 33 (Development Principles) requires, among other matters, protection of landscape and biodiversity value.

The proposal would fragment a locally important wildlife corridor and degrade green infrastructure, contrary to these policies. The site forms part of the ecological link between the River Adur floodplain/Beeding Brooks and the South Downs; severing or lighting this corridor would be harmful.

To highlight the ecological significance of the immediate site and its surrounding boarder within 50m of the proposed development:

- Habitat mosaic: Veteran trees, scrub, rough/long grassland and wet features provide nesting, roosting, foraging and cover for birds, bats, [REDACTED] hedgehogs, amphibians and reptiles, all documented. This structural diversity is increasingly rare within village boundaries.

- Bats: The tree line and dark, sheltered edges are used as commuting and foraging routes. Any new lighting would be detriment towards light-sensitive bat species in particular the Barbastelle documented here in 2021 & 2025 and reduce insect availability. [REDACTED]

- Birds and reptiles: Scrub and long grass are prime nesting and basking/foraging habitat. Clearance would directly reduce local breeding success and could cause offences if carried out during the nesting season.

The green end of Church Farm Walk contributes to local character and residents' amenity. Its loss would erode the village's semi-rural setting. Incremental losses of small but biodiverse parcels of land have a cumulative, significant effect on local wildlife populations.

Given the site's ecological value, presence of protected species and irreplaceable habitats, the proposal conflicts with the NPPF and HDPPF Policies, It should be refused.

I respectfully request that the application be refused due to conflict with national and local policy and risk of offences under wildlife legislation and that the land is deemed undevelopable based on the potential of significant biodiversity loss.

I would be happy to provide photographs, species lists and observations that I have recorded during the last few years living adjacent to the plot of land, and to meet on site to explain the unique natural biodiversity specific to this area.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**



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**Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB**

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