

From: Planning@horsham.gov.uk
Sent: 14 August 2026 17:20
To: Planning
Subject: Comments for Planning Application DISC/26/0208

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 14/08/2026 5:20 PM

Application Summary

Address:	Upper Beeding Pharmacy High Street Upper Beeding West Sussex BN44 3HZ
Proposal:	Application for Approval of Details Reserved by Condition 3 and 4 to approved application DC/25/1766.
Case Officer:	Shazia Penne

[Click for further information](#)

Customer Details

Name:	
Email:	
Address:	Ferndale Upper Beeding

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Both the increased scale of this proposal and the manner of its publicity needs clarification and explanation by the pharmacy. Why were the plans for this large development not submitted correctly at the start of the process ? This was originally illustrated as tiny and having virtually no impact on the riverbank -which allowed the initial permission to be granted . The project has not accidentally grown - its under highly professional management via reputable architects / surveyors . The steels were put in place several months ago - so this is not a recent change in strategy.

The initial diagrams and proposal was modest and as such did not generate much attention - as appears to be the intention. Local residents have not been given an appropriate opportunity to comment on what was the actual large -scale plans all along.

The original plans purposely under-stated the intention, which were shown for the public to comment on - were not what was actually planned from the start.

The scale of the platform building work is now huge , spoiling the riverbank entirely with 20ft steels positioned many months ago - and a large raised paved area , with ramp , topped by a proposed 2 metre solid wall already 1.5 meters - without permission.

Some of these points have already been raised as a breach with the Council as the footprint is much larger than given permission for , plus excessive wall height and the council agree a serious breach has taken place - but this will take time , by which point the works will be completed

The cafe is being given a launch date of the end of August - this is on the confident assumption that the full permissions will retrospectively be granted.

Had the public been given accurate images of what was already carefully planned, and indeed was already well underway - the objections would have been immense and the original permission would have been highly likely declined .

Due to this being now a secondary Discretionary application, the true plans are now allowed to go much more 'under the radar'. The benefit for the developers of this tactic is that the diagrams aren't required to be made available in the usual way (via any letters to local residents and any public notices such as the green signs which listed buildings have to display)

It's only by calling the council that I was told of this actual , real proposal.

The entire riverbank within this property is now cluttered with an incoherent mix of uses commercial and residential , and this is having a negative visual impact on the landscape surrounded by Listed buildings , and in a Conservation area
There's also the unnecessary loss of habitat by adding a large swathe of tarmac in an area highly important to wildlife.

This unsightly development can be seen from a far distance on the other side of the riverbank across the fields in what is a historic setting with Bramber Castle, and has been unchanged for centuries.

Many in the village have serious concerns about parking, litter , light pollution and noise in a peaceful residential area . Aside from the real apprehension on how the planning process is being misused.

This has so far been effective in decreasing public notifications on the accurate intentions of the developers - and in consequence, lessening the public's opportunity to voice valid objections .

The council should take a very serious view on this activity as well as the intentional breach of permissions, as these set a precedent

Where did you
hear about this
application?

Word of Mouth

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton