

From: Planning@horsham.gov.uk
Sent: 13 September 2026 16:26
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 13/09/2026 4:26 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:	25 The Driftway Upper Beeding Steyning
----------	--

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other
Comments:	Dear Sir

I am a resident of The Driftway, Upper Beeding, and I am writing to strongly object to the above planning application due to the following concerns:

It seems that the new housing development is to be built on the River Adur flood plain. We know from our own experience that the water table is extremely high in this area. The flood plain acts as a natural buffer during periods of high-water saturation (precipitation and tidal), so building in this area will obviously increase the risk of flooding in areas of Upper Beeding which has many historic houses and buildings. Following rain and throughout most of the winter, the ground on the flood plain (and in our garden) is already very boggy. Even without additional buildings, it is predicted that climate change will increase the frequency and

intensity of floods.

The site of the proposed development is currently a thriving environment for wetlands, marshes, and riparian forests which serve as homes and breeding grounds for a wide range of plants and animals, such as birds, reptiles, and mammals. We often see deer, foxes, pheasants and owls in the meadow.

Upper Beeding is a rural area with inadequate public transport to local towns and cities. Therefore, the proposed development of large houses more suited to families would inevitably intensify vehicle activity on roads that are already constrained and create unacceptable hazards for all pedestrians but particularly for school children. Currently to get to Church Farm Lane, vehicles would need to either:

(i) drive down Hyde Lane (which is always single lane due continuous on-street parking and lack of passing places), continue through Pound Lane (also single lane due continuous on-street parking), turn left into Deacons Way or Pepperscombe Lane (both of which are also always single lane access due to continuous on-street parking), then into top end of Church Lane (which is effectively no more than a 'tarmacked' lane shared by vehicles and pedestrians), then right into Church Farm Walk;

or

(ii) weave through Upper Beeding High Street, turn right into the lower part of Church Lane (which is a small historic lane with historic cottages, shared by vehicles and pedestrians and also very close to Upper Beeding Primary School) or Saltings Way (which is choked with residents' parking), turn right into Priory Field, then left into the middle section of Church Lane (both of which are chaos during school peak times), then left into the part of upper section of Church Lane which is effectively no more than a 'narrow tarmacked' lane shared by vehicles and pedestrians, and finally right into Church Farm Lane.

Both routes to Church Farm Lane have poorly maintained roads and will not easily support additional vehicle activity (I.e. large trucks delivering construction supplies, builders' vehicles, and eventually family vehicles).

S\ new housing development is already in progress in nearby Steyning which will impact the local infrastructure, so any further development will:

- create an even higher demand for student places in local schools thereby straining existing classroom sizes;
- and
- add patients to the only NHS Health Centre which is already struggling with system pressures.

I urge the Council to refuse this application due to the issues given above.

Kind regards.

██████

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

