

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 13 September 2026 18:09:47 UTC+01:00
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 13/09/2026 6:09 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 West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	The application site currently acts as an undeveloped field that absorbs and stores surface water during periods of heavy rainfall. The gardens of properties along The Driftway are already exceptionally wet and boggy throughout the winter, and recent

nearby developments have demonstrated that the water table is very close to the surface.

I am concerned that replacing this permeable land with housing, roads and hardstanding will reduce natural drainage and increase surface water runoff, placing existing neighbouring properties at greater risk of flooding.

The field is an important habitat for local wildlife. Deer, foxes, owls and numerous bird species regularly use this open space for feeding and movement between surrounding habitats.

Developing the site would permanently destroy this habitat and displace wildlife into surrounding residential areas and nearby roads, increasing the likelihood of vehicle collisions involving deer and reducing biodiversity within the village.

Roads around Upper Beeding are already extremely busy at all times of day and the increased traffic of lorries and development will have an adverse affect on the area as well as the extra noise and air pollution generated. This would cause health concerns to many residents in the area. The area in question is very quiet with lots of people walking up Church Lane which is a single track road.

Church Lane and the surrounding roads are already heavily used throughout the day, despite Church Lane being a narrow single-track road regularly shared by residents, pedestrians, cyclists and dog walkers.

During construction, the development would introduce a significant number of HGVs and contractor vehicles, resulting in increased noise, dust, vibration and traffic disruption for nearby residents.

Once completed, the four new dwellings would create permanent additional vehicle movements from residents, visitors and service vehicles. This increase in traffic would lead to greater traffic-related air pollution, more engine noise and a noticeable reduction in the peaceful character of this part of Upper Beeding.

The four dwellings would overlook the rear gardens and rear elevations of homes on The Driftway, resulting in a substantial loss of privacy for existing residents. What is currently an open field providing separation between homes would be replaced by residential properties with direct views into neighbouring gardens and living spaces.

The development would also destroy the existing green sight lines across this Green Belt land, replacing an uninterrupted rural outlook with permanent built development. This open space forms an important visual buffer and contributes greatly to the peaceful

character of the area.

In addition, residents of The Driftway would be subjected to increased day-to-day noise from vehicles, driveways, gardens, visitors and general domestic activity. The combined impact of overlooking, loss of privacy, noise and the irreversible loss of this open green landscape would cause serious harm to the residential amenity of existing homes

For the reasons outlined above-particularly the concerns regarding flood risk, loss of wildlife habitat, increased traffic and disturbance, and the harmful impact on neighbouring amenity-I strongly urge Horsham District Council to refuse planning application DC/25/2114.

The limited benefit of four additional dwellings does not outweigh the permanent harm this development would cause to existing residents and the local environment.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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