From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 14 October 2026 07:23:40 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0640
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 14/10/2026 7:23 AM.

Application Summary

Address:	Cedar Cottage Sandygate Lane Lower Beeding West Sussex RH13 6LR
Proposal:	Demolition of existing dwelling and erection of 24no. dwellings including the creation of a new access from Sandygate Lane with associated works.
Case Officer:	Nicola Pettifer

Click for further information

Customer Details

Address:	Axford House Hammerpond Road Horsham

Comments Details

Commenter Type:	Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	I am responding on behalf of the Lower Beeding Parish Council while the parish clerk is unavailable. Lower Beeding Parish Council considered this application on 26 May 2026. In debate, the parish council considered the proximity of the application site to the built-up area boundary, the loss of green

space, the impact on the local environment and the direct impact on neighbours. In addition, Lower Beeding has a made Neighbourhood Plan, which does not include the application site. Paragraph 14 of the NPPF states that 'allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits'. The Lower Beeding Neighbourhood Plan was made within the past five years and contains allocations to meet our identified housing requirement.

The parish council voted to object to the application on the basis that the proposal does not appear in the made Neighbourhood Plan and so should be rejected on the basis of Paragraph 14 of the NPPF.

In accordance with the forthcoming National Scheme of Delegation, Lower Beeding Parish Council requests escalation of this application for determination at committee, on the grounds that this application raises a significant planning matter on the basis that it does not appear in the made Neighbourhood Plan.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council