

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 28 May 2026 16:27:56 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 28/05/2026 4:27 PM.

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:	Alice Johnson

[Click for further information](#)

Customer Details

Address: 18 Trinity Fields Lower Beeding Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other - Overdevelopment
Comments:	I write as a resident of Lower Beeding and also as a resident of a neighbouring property to the proposed site for development. It is well established that the Cedar Cottage site is not a part of the made Lower Beeding Neighbourhood Plan. From 2017 onwards I served as chair of the neighbourhood plan process, and throughout 2 extensive consultations with parish residents the

proposal to build dwellings on this site at Cedar Cottage was rejected by residents, and it was amongst the most undesirable of any of the 20+ sites which were originally brought forward. Residents voted to bring substantial numbers of dwellings forward elsewhere across the parish, but not here. Resident comments included, "this is backyard development" , "this is a rural part of the village", and "this many houses in these fields is overdevelopment".

Horsham District Planning agreed with these statements in their November 2023 Local Plan Review Background Paper on Built Up Area Boundaries. As one of the sites assessed in the 2018 Options Consultation the fields to the South of Cedar Cottage which are included in this proposal are described as " transition between rural and urban development".

In 2023 Horsham District Planning decided to keep these fields at Cedar Cottage as a buffer between the urban and the rural aspects of Lower Beeding development, and I urge the council to keep them that way by OBJECTING this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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