

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 28 May 2026 00:09:36 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 12:09 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:	Alice Johnson

[Click for further information](#)

Customer Details

Address: 22 Trinity Fields Lower Beeding

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	This application represents yet another attempt to pursue a form of development that has already been clearly and decisively rejected through the democratic planning process established within the Lower Beeding Neighbourhood Plan.

The residents of Lower Beeding voted overwhelmingly in favour of the Neighbourhood Plan during the recent referendum, reaffirming strong community support for the policies and vision adopted by Lower Beeding Parish Council. It is therefore deeply concerning that the applicant has chosen to disregard this locally endorsed framework and proceed directly to Horsham District Council with a proposal that fundamentally conflicts with the established character and capacity of the area.

While there is a recognised need for new housing in appropriate and sustainable areas, this proposal fails to meet those criteria. The scale, density and intensity of the development are wholly disproportionate to the nature of the site and surrounding area, and the proposal would constitute a clear case of overdevelopment.

If approved, the scheme would result in the permanent and irreversible urbanisation of a sensitive semi-rural location, causing significant harm to highway safety, residential amenity, village character and environmental quality.

Highway Safety and Traffic Impact

The proposal would dramatically intensify the use of Sandygate Lane and the surrounding rural road network. Replacing a single dwelling with 24 residential units would inevitably generate a substantial increase in daily vehicle movements, delivery traffic, contractor access and service vehicles on roads that were never designed to accommodate development of this scale.

Sandygate Lane is a rural busy A road regularly used by pedestrians, school children, cyclists, dog walkers and local residents. Serious concerns remain regarding the adequacy and safety of the proposed access arrangements, including visibility, manoeuvrability, traffic generation and the cumulative impact on highway safety.

The construction phase would further exacerbate these problems through prolonged heavy goods vehicle movements, construction traffic, machinery and associated disruption over an extended period. The impact on local residents and road users would be considerable and unavoidable.

Overdevelopment and Harm to Local Character

The proposed density, layout and scale of the scheme are entirely out of keeping with the established character of the area. The site currently contributes to the open and attractive landscape setting surrounding Lower Beeding, forming part of the important transition between the built village environment and the wider countryside.

Introducing 24 dwellings onto this site would materially and

permanently alter the visual and spatial character of the locality. The proposal would create a distinctly urbanising effect that is wholly incompatible with the semi-rural nature of the area and would significantly erode the existing sense of openness that defines this part of the village.

Such intensive development would set a damaging precedent and undermine the carefully considered planning policies intended to preserve the character and identity of Lower Beeding.

Residential Amenity

The development would have a significant adverse impact on neighbouring residents through increased activity, traffic, noise, lighting and general disturbance, both during construction and once occupied.

A project of this scale would inevitably involve prolonged demolition, excavation and construction activity over a considerable timeframe, including heavy machinery, contractor traffic, dust and sustained noise disturbance in close proximity to existing homes. This would represent a severe deterioration in the living conditions currently enjoyed by neighbouring residents.

There are also legitimate concerns regarding overlooking, loss of privacy and the cumulative effects of intensified residential development immediately adjacent to existing properties.

Environmental and Ecological Concerns

Given the open nature of the site and its contribution to the surrounding landscape, the potential impacts on biodiversity, wildlife habitats, mature trees, hedgerows and drainage infrastructure require particularly careful scrutiny.

The Council should be fully satisfied that comprehensive ecological, environmental and drainage assessments have been undertaken and that the development would not result in long-term and irreversible harm to the environmental quality, ecological value and rural character of the area.

Summary: The proposal is fundamentally inappropriate for this location. It directly conflicts with the spirit and intent of the democratically supported Neighbourhood Plan, represents an unsustainable and excessive form of development, and would cause lasting harm to the character, amenity, infrastructure and environmental quality of Lower Beeding and its surrounding area.

For all of these reasons, I most strongly object to this planning application and respectfully urge Horsham District Council to reject it in full.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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