

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 31 May 2026 14:46:01 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 31/05/2026 2:46 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: 25 Trinity Fields Lower Beeding Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	1. Conflict with the Lower Beeding Neighbourhood Plan - Unallocated Site.

The Cedar Cottage site is not allocated for development in the Lower Beeding Neighbourhood Plan (formally made October 2025). This is not an oversight, the site was actively considered during an earlier iteration of the Neighbourhood Plan process and was rejected by the community. It did not make it into the adopted Plan. Applications of this nature, on unallocated sites, fall to be assessed under Policy 10 (Windfall Development), which requires proposals to be "proportionate in scale and relate positively to the character of the area" and to "avoid unacceptable harm to the amenity of... nearby properties." A scheme of 24 dwellings on a site which the community has already refused to allocate plainly fails this test.

Furthermore, the housing allocation that was provided for in the LBNP, approximately 20 dwellings on land north of Sandygate Lane under Policy 8, has now been built out (completed spring 2026). The Parish has therefore already absorbed its planned housing growth in this area. To approve a further 24 dwellings on a rejected site immediately thereafter would wholly undermine the Neighbourhood Plan and the democratic process through which it was produced.

2. Density Contrary to Policy 13

Policy 13 of the LBNP states: "Development proposals which reflect the prevailing density of the surrounding area will be supported." The supporting text records that "feedback from the public exhibitions was strongly in favour of keeping densities of new housing development as low as possible." The existing residential character of Sandy Gate Lane and the surrounding area, including Trinity Fields, is one of low-density, predominantly detached and semi-detached dwellings set within spacious plots. Twenty-four dwellings on this site located immediately adjacent to Trinity Fields would represent a density wholly out of keeping with the established character of the area and is directly contrary to Policy 13.

3. Loss / Damage of/to Protected Tree

The site contains and is adjacent to several large oak tree, some of which are subject to a Tree Preservation Order. The demolition of Cedar Cottage and construction of 24 dwellings would inevitably place this protected tree at risk, both during construction (root zone compaction, damage from plant and materials) and in the long term through pressure to remove them once dwellings are built nearby. Policy 3 of the LBNP states clearly: "Proposals which would result in the loss of existing green infrastructure will not be supported unless it can be demonstrated that the development proposals bring new opportunities which mitigates or compensates any loss." A TPO oak is a significant piece of green infrastructure. I request that the Council satisfies itself fully that the tree's long-term retention can be guaranteed before this application is considered further.

4. Landscape Character

Policy 2 of the LBNP requires that development proposals "conserve and enhance the natural environment and landscape character of the Parish." The Parish's landscape is described in the Plan as having "a strong sense of rurality, often missing in the South East of England," characterised by surviving medieval field patterns, hedgerows and woodland. The erection of 24 dwellings, replacing a single cottage with a housing estate, would cause significant and irreversible harm to this landscape character. It is difficult to see how any scheme of this scale could genuinely conserve and enhance the natural environment at this location.

5. Traffic Impact on Sandygate Lane (B2115)

The LBNP explicitly identifies the B2115, Sandygate Lane, as experiencing "high volumes of traffic at peak times" and states that "LBPC consider Traffic Management critical." Policy 8 requires that suitable access is provided "which is sympathetic to existing properties and respects residential amenities." Twenty-four dwellings will generate materially more vehicle movements than the policy allocation, further burdening a road already acknowledged to be under pressure. I request that a full and independent transport assessment be required and that the Highway Authority is fully consulted on the cumulative impact of this development.

6. Privacy and Noise Impact on Neighbouring Residents

As a resident of Trinity Fields, which adjoins the application site, I am directly affected by this proposal. A development of 24 dwellings represents a substantial intensification of activity immediately adjacent to existing homes. I object on the following grounds:

Privacy: The erection of 24 dwellings in close proximity to Trinity Fields will result in significant overlooking of existing gardens and habitable rooms. The scale of the scheme means that multiple new dwellings will have direct sightlines into neighbouring properties. This constitutes unacceptable harm to the amenity of existing residents and is contrary to Policy 10 of the LBNP, which requires proposals to "avoid unacceptable harm to the amenity of the existing dwelling and nearby properties."

Noise during construction: The demolition of Cedar Cottage and construction of 24 dwellings will generate prolonged and significant noise, dust and disturbance for neighbouring residents over an extended period. Given the scale of the development, this impact is not trivial. I request that any permission, if granted, be conditioned to restrict construction hours and require a Construction Management Plan agreed in advance with the local

planning authority.

Noise in perpetuity: Twenty-four dwellings will generate substantially more ongoing noise, from vehicles, gardens, and general activity - than the single dwelling currently on site. This permanent change to the noise environment of neighbouring properties has not, to my knowledge, been adequately assessed. I request that a noise impact assessment be required before this application is determined.

10. Impact on Local Wildlife and Biodiversity

The site and its immediate surroundings support a rich variety of wildlife that would be severely harmed by this development. I have direct knowledge of the following species present in and around the Cedar Cottage site:

Birds: The area is known to support a wide diversity of birds, including woodpeckers and owls, both of which depend on mature trees and undisturbed woodland-edge habitat for nesting and foraging. The TPO oaks and surrounding vegetation are integral to this habitat. Demolition and construction, and the permanent presence of 24 dwellings, would destroy nesting sites and significantly disrupt foraging territory.

Amphibians: Common newts, frogs and toads are regular visitors to my garden, moving from the habitat within and around the Cedar Cottage site that this development would destroy.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton