

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 June 2026 21:05:36 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 02/06/2026 9:05 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:	Pinewood Church Lane Horsham
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Overdevelopment
Comments:	I am writing to formally object to the planning application for 24 new dwellings at the above location. My objections are based strictly on relevant material planning considerations as outlined below: Conflict with the Development Plan (Neighbourhood Plan): The proposal for 24 additional dwellings is not allocated within the Lower Beeding Neighbourhood Plan. This plan was meticulously

prepared to manage sustainable growth in our community. Allowing a substantial development outside of the agreed plan undermines the local democratic planning process and conflicts with both local and national planning policies regarding plan-led development.

Highway Safety, Traffic, and Access:

Sandygate Lane is a narrow, rural lane. Adding 24 dwellings will significantly increase traffic volume. The proposed site access onto Sandygate Lane raises serious highway safety concerns, particularly regarding visibility splays, pedestrian safety (due to a lack of continuous footpaths), and the ability of the narrow lane to safely absorb the additional vehicular movements alongside existing traffic from Trinity Fields.

Character and Design of the Area:

The density and layout of 24 dwellings on this site represent an overdevelopment that is out of character with the rural settlement edge of Lower Beeding. The scale and appearance of the proposed site layout do not sympathetically transition into the surrounding landscape, eroding the rural buffer of the village.

Infrastructure and Sustainability:

Lower Beeding is a smaller settlement with limited local infrastructure, public transport, and services. A further 24 houses, in addition to the existing Trinity Fields development, will place an unsustainable strain on local amenities and relies heavily on private car use, contrary to government guidance on sustainable development.

Environmental Impact and Loss of Trees/Habitats:

The development will result in the loss of green space, mature trees, and natural hedgerows. This will have a detrimental impact on local biodiversity and the rural character of the immediate area.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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