

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 June 2026 20:50:26 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 01/06/2026 8:50 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:	Brighton Road Lower Beeding Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	(resubmitted due to uploading error) I write to formally object to the proposed residential development

at land to the rear of Cedar Cottage, Sandygate Lane, Lower Beeding.

I object as a very concerned local resident having lived near to the proposed site in the village for more than 45 years. There are clearly a number of major issues relating to this Application which the Applicant has not adequately addressed as well as some lesser ones which are nevertheless relevant to the rural character of the area. I summarise some of them below and respectfully request that they be given detailed investigation during the consultation process.

This Application conflicts directly with the Lower Beeding Neighbourhood Plan which, after detailed consideration and consultation with local residents, sets out a clearly defined strategy for growth in the parish. This includes four specific and adequate housing allocations, including one to the north of Sandygate Lane for approximately 20 dwellings. The Application site was overwhelmingly rejected as one of those allocations.

Perhaps the most worrying aspect of this Application is that of traffic and road safety, long-standing local concern about which is recorded in the Neighbourhood Plan. Sandygate Lane has been considered an accident "black-spot" for many years with dangerous T-junctions at each end (Prongers Corner and The Plough corner), compounded in the last year by significantly increased traffic movements due to the new Gallops development which is almost directly opposite the proposed access point. An accident waiting to happen is not an idle comment; it is, sadly, a common occurrence. As recently as last week (26th May) Sandygate Lane was again closed and traffic diverted for several hours due to a road traffic incident. Permitting another access onto it - with the very significant traffic generated by 24 new properties and associated service vehicles - will create a totally unacceptable, avoidable and unnecessary risk.

The Lower Beeding Neighbourhood Plan has very sound and consistent objectives to maintain the village feel and sense of place and to protect openness. The proposed scale and density of the Application are excessive in relation to the character of the area and do not meet these objectives.

Another matter of considerable concern and voiced by a number of local residents is the Applicant's failure to "avoid unacceptable harm to the amenity of existing dwellings", a key requirement of the Horsham District Planning Framework Policy 10 and Policy 33. This important element is particularly relevant in respect of properties 18-26 Trinity Fields as well as those such as Sandygate in Sandygate Lane, all of which will be severely affected by the inadequate separation, overbearing impact and visual intrusion from the proposed new properties. There is no evidence to show that the Applicant has even consulted Trinity

Fields Management Limited, the body representing more than 30 of the properties most likely to be affected and it is clear that their statement " It has been demonstrated that the proposed scheme would have an acceptable relationship with neighbouring properties in terms of residential amenity" (7.4) cannot be relied upon given the comments made by other objectors in their submissions to the Council.

The potential loss of green infrastructure and erosion of the site's existing green character is also of concern as the Neighbourhood Plan strongly supports the conservation and enhancement of the green infrastructure that contributes to Lower Beeding's rural character. This proposal involves the removal of an attractive mature hedge on Sandygate Lane as well as other vegetation and would noticeably and materially alter the rural character that distinguishes this part of the village. It is noticeable that prior to the submission of this Application a number of healthy mature trees and other vegetation were removed from the site which could, of course, adversely affect the baseline used in the Application and thus influence the planning balance.

Overall, it is abundantly clear that this Application is wholly inappropriate for the site proposed and I would therefore respectfully suggest that it is refused in its entirety

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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