

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 31 May 2026 21:31:50 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 9:31 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:	24 Trinity Fields Lower Beeding
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Re: Planning Application DC/26/0640 I write as the owner of 24 Trinity Fields, RH13 6GH, which directly

adjoins the application site boundary. I object to the proposed development on the grounds of conflict with the development plan, unacceptable harm to residential amenity, and inappropriate intensification of development at a sensitive edge-of-settlement location.

1. Conflict with the Lower Beeding Neighbourhood Plan (2025)

The Lower Beeding Neighbourhood Plan (October 2025) forms part of the statutory development plan and carries full weight in decision-making. The Plan establishes a clearly defined spatial strategy for housing delivery through allocated sites and a limited allowance for windfall development. The application site is not allocated within that strategy.

The proposed development of 24 dwellings represents a level of intensification that is not proportionate to windfall development and is inconsistent with Policy 10, which requires proposals to be appropriate in scale, character and impact on residential amenity. The proposal therefore conflicts with the plan-led approach for Lower Beeding and should be afforded significant weight in the planning balance.

It is also relevant that recent planned residential development north of Sandygate Lane, delivered through the Neighbourhood Plan process, has already introduced a material level of housing growth in close proximity to the application site. The cumulative effect of further development in this locality increases pressure on an already sensitive edge-of-settlement area and should be taken into account in the overall assessment.

2. Residential Amenity (24 Trinity Fields)

My property directly adjoins the application site along its rear boundary. The proposed development would introduce two-storey dwellings, private gardens and associated residential activity in close proximity to existing habitable rooms and private amenity space. This would result in:

- direct overlooking of my garden and dwelling
- loss of privacy and reduced visual separation
- an overbearing and enclosing impact on the boundary
- increased noise, lighting and general residential activity

Of particular significance is the impact on existing boundary vegetation, including established trees that currently provide effective screening. The proposed reduction and replacement with low-level planting would materially diminish privacy and increase visual intrusion.

The current boundary arrangement benefits from a relatively enclosed and low-activity interface. The introduction of a

residential estate road and associated movement immediately beyond the rear boundary would materially alter this relationship, increasing perceived and actual disturbance at close range. These effects arise from the direct physical proximity and orientation of the proposed development to my property and are not mitigated by general separation distances or boundary treatment proposals.

3. Character, Density and Edge-of-Settlement Impact

The site forms part of a low-density, semi-open edge-of-village landscape. The introduction of a 24-dwelling estate would significantly intensify development and alter the established spatial character of the area.

The key planning issue is not density in isolation, but the relationship of the built form to existing residential boundaries and the prevailing grain of development. In this case, the proposal introduces a more urbanised estate form directly adjacent to existing dwellings, eroding the transitional character between built development and open land.

This represents inappropriate intensification of a sensitive edge-of-settlement site in both scale and form.

4. Green Infrastructure and Local Character

The Neighbourhood Plan supports the retention and enhancement of green infrastructure, including trees and natural boundary features that contribute to local character and settlement structure.

The development would result in the loss of existing green edge features and reduce the visual and functional separation between the settlement and surrounding landscape. While mitigation and biodiversity net gain are proposed, these do not fully address the localised loss of established vegetation and openness at this specific boundary.

5. Planning Balance

I recognise the importance of housing delivery within Horsham District. However, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

In this case, the proposal conflicts with a recently made Neighbourhood Plan, results in direct and demonstrable harm to the amenity of an immediately adjoining residential properties, and represents inappropriate intensification of a sensitive edge-of-settlement site.

These adverse impacts should be given substantial weight in the planning balance.

CONCLUSION

For the reasons set out above, I respectfully request that Horsham District Council refuse planning permission.

If officers are minded to recommend approval, I request that the application be referred to Planning Committee and that Members undertake a site visit in order to fully appreciate the relationship between the proposed development and adjoining residential properties at Trinity Fields.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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