

From: Planning@horsham.gov.uk
Sent: 23 May 2026 07:49
To: Planning
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 23/05/2026 7:48 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:	23 Trinity Fields 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:	I strongly object to this application due to the direct and unacceptable impact on my property and family at 23 Trinity Fields, which adjoins the site. The most significant issue is the position of the proposed access road, which runs immediately alongside my boundary. This is not a typical housing relationship, it would place the main entrance to a 24 dwelling development directly next to my garden. The resulting continuous disturbance from street lighting, vehicle movements, headlights, deliveries and servicing traffic would materially harm the quiet residential setting we currently enjoy. This is a permanent impact, not a temporary inconvenience.

In addition, the layout introduces overlooking and loss of privacy from new dwellings facing towards Trinity Fields. Even where separation distances are referenced, they do not address the combined effect of built form, activity and proximity at this edge. The overall relationship would significantly reduce both privacy and amenity.

The proposal is also not aligned with the recently made Lower Beeding Neighbourhood Plan, which identifies alternative sites for development and includes policies to protect character and neighbouring amenity. Bringing forward additional housing on an unallocated site risks undermining the locally agreed spatial strategy and the careful balance it aims to achieve.

There is also a clear health consideration. [REDACTED]
[REDACTED] we [REDACTED] moved away from Sandygate Lane to reduce exposure to traffic pollution. This scheme would place a new source of vehicle emissions and construction dust immediately beside our home, [REDACTED]. While I recognise this is one factor, it is directly relevant given the proximity of the access road to a known sensitive receptor.

The scheme would also result in the loss of established hedging and greenery along Sandygate Lane, which currently contributes to the rural character of the area. Its removal would noticeably urbanise the frontage, contrary to the character objectives of the Neighbourhood Plan.

Finally, I ask the Council to ensure that tree loss and ecological conditions are fully and objectively assessed, including whether recent site clearance has affected the baseline used in the applicant's reports.

In summary, the harm here is highly site-specific and concentrated: severe impact from the access road; loss of privacy and amenity; conflict with the Neighbourhood Plan; health and environmental concerns. These impacts should weigh heavily in the planning balance, and I respectfully request that permission is refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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