

From: Planning@horsham.gov.uk
Sent: 23 May 2026 07:53
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 7:52 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:	Dear Sirs I am writing to register a strong objection to the proposed redevelopment of land at the rear of Cedar Cottage for residential purposes. My home at 23 Trinity Fields sits directly alongside the western edge of the application site. The submitted layout shows development, including the main estate road, running immediately adjacent to our boundary. The consequences of this relationship have not, in my view, been properly addressed and would materially affect both my property and my family's wellbeing. Our concerns are set out below. 1. Development not aligned with the locally agreed plan for the village

Local authority material recognises that traffic-related pollution and particulates can worsen asthma and other respiratory conditions, particularly in children. It also identifies road traffic as a principal contributor to air quality issues, this makes the location of the access road directly adjacent to our home particularly concerning. I am not suggesting development should never take place, but in this specific location and configuration the health implications [REDACTED] [REDACTED] should be given meaningful weight and carefully assessed.

4. Removal of vegetation and impact on the character of Sandygate Lane

One of the defining aspects of Sandygate Lane is its soft, green frontage, including established hedging and mature planting. The scheme involves the removal of the long-standing front hedge facing Sandygate Lane and other vegetation, this would noticeably and materially alter the appearance of the lane and reduce the rural character that distinguishes this part of the village. The cumulative effect of:

1. loss of boundary greenery
2. introduction of a more open road frontage
3. suburban style layout behind
4. a virtual crossroads on Sandygate Lane creating additional health & safety concerns

would move the site away from the character that the Neighbourhood Plan seeks to maintain.

5. Trees and baseline conditions

There have been observable changes to vegetation on the site prior to submission, including the removal of mature healthy trees, I would ask the Council to ensure that:

1. the ecological and arboricultural assessments fully reflect the original condition of the site, and
2. any loss prior to determination is properly understood and taken into account

This is important to avoid an artificially reduced baseline influencing the planning balance.

3. Ecology and wildlife

The site and its boundaries appear to support a range of wildlife, including birds and other species associated with hedgerows and mature planting, the removal or fragmentation of these established features will inevitably affect local habitats. While the application references mitigation and off-site biodiversity measures, this does not replace the role that existing on-site features play within the local environment, the contribution they make to the setting of neighbouring properties or the destruction of existing habitats.

4. Traffic implications in immediate proximity to existing homes

Traffic has been raised as a concern locally, and while larger strategic impacts are often the focus of highway assessment, the micro-level effect of traffic adjacent to existing homes is equally important. In this instance, the new access road alters the relationship between traffic and neighbouring properties in a way that is materially different from typical estate layouts, with direct consequences for amenity, safety perception and overall living conditions.

5. Overall planning balance

We recognise that additional housing, including affordable provision, is a benefit and that there are wider strategic pressures to deliver new homes, however, in this case the impacts are highly concentrated and site-specific, particularly:

1. the immediate relationship between the access road and my property
2. the effect on residential amenity and privacy
3. [REDACTED]
4. removal of established vegetation and change in character
5. deviation from the locally endorsed development strategy

Finally therefore in summary and taken together these issues represent a level of harm that should, in my opinion, weigh heavily in the planning balance. For the reasons that I have outlined above, I strongly believe that the planning permission is refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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