

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 27 May 2026 20:38:02 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 27/05/2026 8:38 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:	20 Trinity Fields Lower Beeding
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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 - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I write as a resident of Trinity Fields to formally object to the proposed development on the grounds of:

Highway Safety and Traffic, Noise, disturbance, overshadowing, loss of privacy, loss of green spaces, design

Highway Safety and Traffic:

Sandygate Lane is already a very busy road particularly in the mornings and evenings when it is used as a through route for traffic coming into and leaving Horsham from areas in East Sussex. Access onto the lane for existing residences is already difficult and the extra traffic generated by a further 24 home will only add to the problems.

In addition, as the lane is unlit, the creation of a new access point raises serious safety concerns with an increasing risk to pedestrians and cyclists.

Design:

The proposal to demolish a single dwelling and replace it with 24 new dwellings is a gross overdevelopment of the site. Lower Beeding has only recently voted for a neighbourhood plan which clearly identifies areas for local expansion and provides for the majority of the housing needs of the village for a number of years to come. This site is not one of the sites we democratically voted to allow development of and the number of dwellings proposed is far in excess of the number of windfall dwellings needed to fully meet the neighbourhood plan requirements.

Loss of Privacy:

The proposed design creates dwellings in close proximity to existing properties in Trinity fields with a number of them directly backing onto existing homes. The positioning will cause those existing homes to be overlooked leading to loss of privacy and over shadowed leading to loss of natural light.

Loss of Green Space:

The site currently includes mature vegetation and green space that support local wildlife. The proposed development would result in a loss of habitat, a reduction in biodiversity and the removal of natural features that contribute to the character of the area

For the reasons outlined I respectfully request that the council refuse this planning application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk





Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton