

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 May 2026 12:06:01 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 19/05/2026 12:06 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 Horsham West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Overdevelopment - Privacy Light and Noise
Comments:	I am writing as a local resident of Lower Beeding to formally OBJECT to the planning application for 24 dwellings at Cedar Cottage Sandygate Lane Lower Beeding West Sussex RH13 6LR. This proposal represents an unsustainable and disproportionate development that directly conflicts with the Lower Beeding Neighbourhood Plan (LBNP) 2014-2031, which was formally

"made" on 8 October 2025.

1. Conflict with the Housing Delivery Strategy (Policies 4-9).

The LBNP establishes a clear, community led strategy to meet the Parish's housing requirement of 51 new dwellings over the plan period.

- The plan identifies and approves 47 of these homes across four specific allocated sites (Policies 6, 7, 8, and 9). The site identified for this planning application is not one of those sites.
- The remaining shortfall of just 4 dwellings is intended to be met through small scale "windfall" sites.
- This proposal for 24 homes is six times the remaining requirement and undermines the strategic vision of the LBNP.

2. Failure to Meet Policy 10 (Windfall Development).

Because this site is not an allocated location in the LBNP, it must be assessed as a windfall site under Policy 10. I believe it fails the mandatory criteria of this policy because:

- Proportionality: Policy 10 requires windfall sites to be "proportionate in scale". A 24 dwelling major development is entirely disproportionate for a village that has already met nearly all of its entire housing target.
- Character: The scale and density of 24 units does not relate positively to the prevailing low density character of the surrounding residential properties, as required by the Neighbourhood Plan Objectives.

3. Impact Statement: Significant Loss of Privacy

The proposal fails to "avoid unacceptable harm to the amenity of existing dwellings," a key requirement of Policy 10 and Policy 33 of the Horsham District Planning Framework.

- Direct Overlooking: The proposed layout forces new builds into close proximity with established boundaries. The elevation and windows of the new plots will have a direct line of sight into the primary living areas and bedrooms of my property at 20 Trinity Fields, Lower Beeding, RH13 6GH.
- Inadequate Separation: The back to back distances between the proposed units and existing homes appears to fall below the 21 metre guideline used by Horsham District Council to protect residential privacy.
- Overbearing Impact: Due to the scale and height of the 24 dwellings, the proposal will loom over private rear gardens that were previously not overlooked, stripping residents of their right to quiet enjoyment.

4. Water Neutrality (Policy 19)

Under Policy 19 of the LBNP and current Horsham District Council Guidance, all new development must be water neutral to protect the Arun Valley. While recent updates (Oct 2025) allow some movement, major unallocated developments must still ensure they do not create a "severe" cumulative impact on local water stress.

Conclusion

This application for 24 homes ignores the democratic, plan led limits agreed upon by the residents of Lower Beeding. Because it is disproportionate and causes significant harm to residential privacy, I urge the Council to REFUSE this application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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