

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 May 2026 15:26:03 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 3:26 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: 21 Trinity Fields Lower Beeding Horsham

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:	This site was previously rejected by Lower Beeding Parish Council's Neighbourhood Plan on the grounds that it does not meet the vision and objectives of the parish, particularly in relation

to access constraints. The Neighbourhood Plan was approved by Horsham District Council (HDC) in 2025. This application has now bypassed the Neighbourhood Plan process and been submitted directly to HDC, without proper consideration of the Plan that was developed following consultation with parish residents.

The site was not supported by the majority of residents who voted during the Neighbourhood Plan process. Approval of this proposal would therefore disregard the clearly expressed views of the local community.

While I recognise the need for housing development in appropriate locations, I do not believe this proposal represents suitable or proportionate development for this site or its surrounding setting. In my view, it would result in overdevelopment of a sensitive village-edge location and have a harmful impact on highway safety, residential amenity, local character and environmental quality.

It is also relevant that a recent development of 22 homes by Devine Homes has already been completed within the parish. In addition, there are alternative sites identified and supported through the Neighbourhood Plan that are more suitable for development.

Highway Safety and Traffic Impact

The proposed development would significantly intensify the use of Sandygate Lane. Replacing a single dwelling with 24 residential units would inevitably generate a substantial increase in vehicle movements, including delivery and service traffic, on a road network that is rural in nature and not designed to accommodate development of this scale. Further residential expansion is not compatible with the existing road layout within the village, particularly along Sandygate Lane.

Sandygate Lane and surrounding roads are already constrained and are regularly used by pedestrians, cyclists, dog walkers and local residents. There are ongoing concerns regarding the suitability of the proposed access arrangements, increased traffic generation, visibility, manoeuvrability and the cumulative impact on highway safety. The development would be almost directly opposite the recently completed Devine Homes development on Sandygate Lane, necessitating layout changes that would affect traffic flow within the village.

The construction phase would also involve prolonged heavy goods vehicle movements, machinery and associated disruption on roads that are limited in width and rural in character.

Overdevelopment and Impact on Character

The proposed density and scale of the scheme are excessive in relation to the existing character of the area. The site currently forms part of the open and attractive landscape setting around Lower Beeding, and the introduction of 24 dwellings would materially alter the visual and spatial character of this location.

The proposal risks creating an urbanising effect that would be out of keeping with the established pattern of development and the semi-rural nature of the surrounding area. The transition between the village and the open landscape would be significantly eroded by development of this intensity.

The development would sit adjacent to, and effectively butt up against, the Trinity Fields development, resulting in two separate housing schemes positioned side by side rather than a cohesive, integrated development. This would create a fragmented and disjointed form of development within the village.

Residential Amenity

The proposal would have a detrimental impact on neighbouring residential amenity through increased activity, vehicle movements, noise, lighting and general disturbance associated with both the completed development and the extended construction period.

A development of this scale would inevitably result in prolonged demolition, excavation and construction activity over a considerable timeframe, including heavy machinery, contractor traffic, dust and noise in close proximity to existing homes. This would represent a significant change to the living conditions currently experienced by neighbouring residents.

There are also concerns regarding overlooking, loss of privacy and the cumulative impact of intensified residential development adjacent to existing properties. Many residents choose to live in the village to enjoy its semi-rural character, accepting reduced accessibility to the town centre as part of that balance.

Environmental and Ecological Concerns

Given the open nature of the site and surrounding land, careful consideration should be given to impacts on biodiversity, wildlife habitats, mature trees, hedgerows and drainage infrastructure.

It is important that the Council is fully satisfied that appropriate ecological and environmental assessments have been undertaken, and that the proposal would not result in long-term harm to the environmental quality and character of the area.

Conclusion

For the reasons set out above, I respectfully request that Horsham

District Council refuse this application. I do not consider the proposed development to be appropriate for this location, nor do I believe it adequately protects the character, amenity and infrastructure of the surrounding area.

Kind regards

Telephone:

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