

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 18 May 2026 16:35:54 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 18/05/2026 4:35 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

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	This is another application by the applicant, which was rejected by Lower Beeding Parish Council's neighbour plan. We voted last year in the referendum to go with the Lower Beeding Parish Council's plan. Despite these robust measures, the applicant has

bi-passed and gone straight to HDC.

Whilst I appreciate 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, the proposal would result in overdevelopment of a sensitive village-edge location and would have a harmful impact on highway safety, residential amenity, local character and environmental quality.

Highway Safety and Traffic Impact

The proposed development would intensify use of Sandygate Lane to a significant degree. Replacing a single dwelling with 24 residential units would inevitably generate a substantial increase in vehicle movements, delivery traffic and service vehicles on a road network that is rural in nature and not designed for development of this scale.

Sandygate Lane and the surrounding roads are already constrained in places and are regularly used by pedestrians, cyclists, dog walkers and local residents. Concerns remain regarding the suitability of the proposed access arrangements, increased traffic generation, visibility, manoeuvrability and the cumulative impact on highway safety.

The construction phase would also involve prolonged heavy goods vehicle activity, 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 appear excessive in relation to the existing character of the area. The site currently forms part of the open and attractive landscape setting surrounding Lower Beeding, and the introduction of 24 dwellings would materially alter the visual and spatial character of the 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 open landscape would be significantly eroded by development of this intensity.

Residential Amenity

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

Environmental and Ecological Concerns

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

It is important that the Council is fully satisfied that sufficient 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 outlined above, I respectfully request that Horsham District Council refuse this application. I do not believe the proposed development is appropriate for this location, nor that it adequately protects the character, amenity and infrastructure of the surrounding area.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

