

[REDACTED]

From: Planning
Sent: 12 June 2026 09:33
Subject: FW: Re: Subject: DC/26/0640 – Cedar Cottage, Sandygate Lane, Lower Beeding, Horsham – Highway Safety and Access Concerns

Telephone:
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Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

[REDACTED]

Sent: 11 June 2026 17:05
To: Alice.Johnson [REDACTED]
Cc: Planning [REDACTED]
Subject: Re: Subject: DC/26/0640 – Cedar Cottage, Sandygate Lane, Lower Beeding, Horsham – Highway Safety and Access Concerns

Dear Alice

Thank you for your email, apologies for the delay in replying, [REDACTED]

Please can you record my comments as an objection to planning application DC/26/0640.

The Transport Statement accompanying the application, prepared by Glanville and dated 13 April 2026, states at Appendix G, Drawing No. 8240636/6101, that "the existing hedge overhanging the highway to be cut back". Furthermore, at clause 3.7 it states that: "...based on the recorded speeds the proposed site access junction on Sandygate Lane would require visibility splays of 2.4m x 120.1m eastbound and 2.4m x 50.7m westbound. As shown on the site access drawing at Appendix G, these visibility splays can be achieved in both directions within land that is highway maintainable at public expense, without the need for third party land. The access is therefore expected to operate safely."

However, having measured the footpaths along Sandygate Lane, at no point are they 2.4m wide. As set out below, the pavement widths measure between 1.24m at the narrowest point and 1.89m at the widest point. These measurements were taken from the kerb edge to the end of the metalled pavement surface:

Description of Measurement Point | Pavement width
Water gully outside Little Paddocks | 1.35m
Dropped kerb outside White Gables | 1.24m
Metal BT chamber outside Sandygate | 1.32m
Telegraph pole outside Sandygate | 1.57m
Pedestrian access gate to Sandygate | 1.50m
Concrete BT chamber outside Sandygate | 1.48m
Layby outside Sandygate/Cedar Cottage | 1.38m
Access to Gardeners Cottage | 1.67m
Metal BT chamber outside 33 Trinity Fields | 1.79m

Grassed area to west of Trinity Field junction | 1.81m
Boarded fence of The Plough Public House | 1.89m

It would therefore appear that the measurements and assumptions referred to in clause 3.7 are the result of a desktop exercise rather than a physical survey on site. Had a site survey been undertaken, it would have been apparent that the required visibility splays are not achievable without cutting back, interfering with, or removing hedgerows located on neighbouring private property.

This is a fundamental concern. The application appears to rely on inaccurate assumptions regarding the deliverability of the proposed access and the ability to achieve the necessary visibility splays within highway land. If the visibility splays cannot be lawfully achieved and permanently maintained without works to third-party private land, then the proposed access cannot properly be regarded as safe or deliverable.

For these reasons, I object to the application and request that this objection is formally recorded on the planning file.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]