

From: [REDACTED]
Sent: 13 July 2026 16:18
To: Planning
Cc: [REDACTED]
Subject: FW: DC/26/0640 – Cedar Cottage, Sandygate Lane, Lower Beeding, Horsham – Highway Safety and Access Concerns

Categories: Comments Received

Good afternoon,

Please can this representation be added to the application.

Kind regards,

[REDACTED]
Senior Planning Officer

Telephone: [REDACTED] | [REDACTED]
Email: [REDACTED]



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

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From: [REDACTED]
Sent: 10 July 2026 12:08
To: [REDACTED]
Cc: Planning <planning@horsham.gov.uk>
Subject: Re: DC/26/0640 – Cedar Cottage, Sandygate Lane, Lower Beeding, Horsham – Highway Safety and Access Concerns

Dear Alice

Further to our recent telephone conversation, I am writing in respect of Planning Application DC/26/0640 relating to Cedar Cottage, Sandygate Lane, Lower Beeding. I would be grateful if the comments set out below could be taken into account in the Council's consideration of the application.

Please accept my apologies for the lateness in the process in sending these comments through but as you will understand, the position has developed following the recent publication of the amended Horsham District Local Plan 2023–2040 Schedule of Proposed Main Modifications, which was only considered by Horsham District Council on Monday 6 July. Having now reviewed the relevant material, I consider it important that these matters are brought formally to your attention before the application is determined.

As you know I am the owner of Sandygate, identified as Site SA729, which adjoins the application site at Cedar Cottage, identified as Site SA657. I am concerned that the submitted scheme does not appear to reflect the recommendations contained within the Council’s June 2026 Site Assessment Update.

As you will be aware, the Council has identified both SA657, Land at Cedar Cottage, and SA729, Land at Sandygate, as sites with potential for residential allocation within the emerging Local Plan.

The assessment for SA657 concludes:

“When considered together, the sites have the potential to form a logical and well-contained extension to the village. A comprehensive approach would enable a coherent layout, including a single point of access from Sandygate...”

It continues:

“If a comprehensive scheme cannot be achieved, any standalone proposal must clearly demonstrate that it would not prejudice the future development of adjoining land... Proposals that would unreasonably constrain or sterilise the development potential of adjacent land will not be supported.”

The assessment for SA729 repeats these principles, confirming that any standalone proposal should not prejudice the future development of adjoining land and should provide for future connectivity. Having reviewed the submitted plans, I am concerned that the application appears to have been designed as a self-contained development, indeed I have been unable to identify:

- any safeguarded vehicular connection into SA729;
- any reserved corridor for future access;
- any provision for future pedestrian or service connectivity; or
- any indication that the proposed layout has been designed to facilitate the comprehensive development envisaged by the Council’s own Site Assessment.

Given the Council’s recently published evidence base, I would be grateful if you could explain how the application has been assessed against these recommendations, in particular, I would appreciate clarification of the following:

1. How does the proposed layout preserve the future development potential of SA729?
2. How has the Council concluded that the proposal does not prejudice or sterilise the future development of SA729?
3. Has the applicant submitted any masterplanning work demonstrating how SA657 and SA729 could ultimately be developed in the manner envisaged by the Site Assessment?
4. If not, on what planning basis has the Council concluded that this standalone proposal accords with its own published evidence?

As the owner of SA729, my concern extends beyond that of an adjoining resident. The Council has itself identified my land as suitable for approximately eight dwellings within the emerging Local Plan evidence base. The way in which application DC/26/0640 is determined therefore has the potential to directly affect the future

deliverability of a site which the Council has assessed as capable of contributing towards its future housing supply.

I also note that the Council's June 2026 Site Assessment Update represents the Council's most recent professional assessment of both sites. If the planning application was submitted before publication of this updated evidence but is to be determined afterwards, I would respectfully ask that the officer's report clearly explains how this more recent evidence has been taken into account in reaching a recommendation. As the decision will be made after publication of the Site Assessment Update, it would be helpful to understand the weight that has been given to this evidence and, if the recommendation differs from the approach advocated within it, the planning reasons for doing so.

Should the Council ultimately be minded to approve the application, I respectfully request that the officer's report provides a clear and reasoned explanation of:

- how the proposed development is considered not to prejudice the future development of SA729;
- how the proposal accords with the Council's recommendation that SA657 and SA729 should be comprehensively planned wherever possible;
- why the proposed layout is considered acceptable despite the absence of any obvious safeguarded future connection to SA729, if that is indeed the Council's conclusion; and
- how the decision is consistent with the Council's own statement that proposals which would "unreasonably constrain or sterilise the development potential of adjacent land will not be supported."

If the Council concludes that planning permission should nevertheless be granted, I would ask that serious consideration is given to amending the layout or imposing appropriate planning conditions to safeguard the future comprehensive development of SA729. This could include preserving a suitable vehicular and pedestrian connection, reserving an appropriate future access corridor, or requiring the applicant to demonstrate through appropriate masterplanning how SA729 can still come forward in accordance with the Council's emerging Local Plan evidence.

I trust these matters will be given careful consideration and would appreciate a response to the above before the application is determined.

Yours sincerely

[REDACTED]

[REDACTED]