

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 June 2026 16:46:41 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 02/06/2026 4:46 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: Gardeners Cottage Sandygate Lane 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 - Other - Privacy Light and Noise - Trees and Landscaping
Comments:	Loss of General Amenity Privacy Light and Noise

Highways and Access Parking

Trees and Landscaping

Flood Risk and Inadequate Drainage

COMMENTS:

Loss of General Amenity:

The application if approved, would create unacceptable harm to the residential amenity of my property, Gardeners Cottage, Sandygate Lane, which immediately adjoins the proposed site along the whole of my Western boundary.

Trinity Fields development immediately adjoins the whole of my Eastern boundary.

The Gallops/Devine Homes development is directly opposite the whole of my Northern boundary,

My property is triangular shaped with no Southern boundary.

As a small bungalow, I would effectively be surrounded on ALL sides by two-storey housing developments if the applicant's application is approved.

Privacy Light and Noise:

I would welcome a site visit to my property by the HDC Planning Committee to see the full impact the proposed development would have on me and adjoining occupiers; in particular my property Gardeners Cottage and my right to privacy, light and noise.

In addition, the visual impact of my frontage from Sandygate Lane on the character of our village would present a ludicrous image; a small 100 year-old bungalow, completely surrounded by two-storey housing developments.

Highways Access and Parking:

Opposite the access to my property there is now the Eastern Bellmouth of the new access road to The Gallops/Devine Homes, which is also partially opposite the applicant's proposed site entrance.

The new speed limit of 30 mph changes to 40 mph opposite the applicant's proposed development and living just inside the 30mph zone I can attest that this limit is usually exceeded by cars and motorbikes.

Recent attempts to develop the applicant's site, ruled there was insufficient visibility to the west to meet the Highways regulations.

This may have changed with the new 30mph but the situation remains that the access to The Gallops, Cedar Cottage, Sandygate and my property Gardeners Cottage are all adjacent to

the new Bellmouth of The Gallops and within a few yards of each other. They're also very close to the road entrance to Trinity Fields and the Church Farms properties' entrance, which are in themselves very close to the junction of the B2110 and B2115 (Sandygate Lane) in the centre of the village. This means that within approximately 121 metres there would be 4 entrances to housing development sites, namely Church Farm Estates, Trinity Fields, The Gallops and the cedar Cottage 24 houses development.

Exiting my own driveway Gardeners Cottage has become even more hazardous since The Gallops has been built due to the volume and speed of traffic, in spite of the new speed limits. The creation of another access road on Sandygate Lane raises serious safety concerns and would make the current traffic situation even worse.

Trees and Landscaping:

The large oak tree at the end of my rear garden is subject to a TPO (TPO/1422 tree number T2). As it is very near where my western boundary adjoins the applicant's, I have concerns for the tree's preservation and potentially extreme removal of it's overhanging branches during proposed construction and building work. The tree is at the far end of my Eastern boundary, very close to to point where it joins the applicant's property. I would welcome a site visit from the PPL Officer to assess this situation.

Flood Risk and Inadequate Drainage Strategy:

Sandygate Lane is known to experience surface water issues during heavy rainfall. The proposed drainage strategy does not convincingly demonstrate that the proposed development will not increase flood risk to neighbouring properties.

I have already experienced this on my other boundary (Eastern) when Trinity Fields was being built; the builders filled in the natural ditch all along our Eastern boundary and as a result I now suffer flooding of my front garden and driveway on my Sandygate Lane (Northern) boundary and pavement.

Summary:

In conclusion, I appreciate that housing in the village is needed but Lower Beeding has an approved Neighbourhood Plan that does not include the applicant's site. I feel that the application is an inappropriate location when other better ones have been identified by our community in our Neighbourhood Plan. I already have large housing developments on two of my three sides; when I moved here we had The Plough Pub vegetable patch and open field on one side, open fields on another and the much smaller

original Cedar Cottage beside me on the applicant's land. During my 25 years here I have experienced a lot of building work around me and an extensive loss of privacy and light and experienced increased noise, as a much larger replacement Cedar Cottage was built overlooking me to a much greater degree on one side; Trinity Fields development was built on another side and The Gallops development built opposite me. I feel a site visit by an HDC committee member would fully illustrate my position.

For the reasons outlined above, I respectfully request that planning permission is refused for DC/26/0640.

Kind regards

Telephone:

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