

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 June 2026 10:47:58 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 10:47 AM.

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: The Hawthorns Sandygate Lane HORSHAM

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other - Overdevelopment - Trees and Landscaping
Comments:	I wish to log a follow up objection to the proposed residential development at Cedar Cottage, Sandygate Lane, Lower Beeding Objections 1. Trees and landscape 2. Drainage and flood risk

Objection

Having lived on Sandygate Lane for a number of years I am used to the high water table that results in Sandygate Lane flooding on a daily basis even in the summer months, on water cascading down the road from outside Cedar Cottage and covering the road as it reaches the fields. In the winter months the fields to the West of the Hawthorn flood with between one to two inches of water as the shallow ditches struggle to cope. However, the residential areas do not flood because of years of good field, ditch, hedge and tree management that have dutifully protected the residence from that risk. With riparian responsibility for the ditch beside my property I watch the enormous water flows that originate from a large culvert under the road, I watch my fields and those of my neighbours as the water makes its way to the lower ditch level and I am enormously grateful for Leech Pond that absorbs the cascades of water from the surrounding fields and ditches, and most of all the planners who installed the flood overflow weir under the road that feeds the ditches and land in the High Weald AONB.

My objection comes because the protections put in place over years are being ignored in this planning application. Much thought was given in the Lower Beeding Neighbourhood Plan to the weakness of Lower Beeding as a development site.

The high water table means that even those sites on the high levels of Lower Beeding and flat land, such as The Gallops DC/22/0708, still require storage tanks and pumps to manage surface water drainage.

Maps and data provided show that Cedar Cottage is near, if not on, an old clay pit site, it has a 1:35 gradient that falls towards a residential property. It has a sewage pipe crossing the site, requiring added protection, and the high water level means it also needs a surface water storage tank (589.5 cubic square meters than when full of water will weigh 589 tons) that is positioned near a residential property. Unlike other proposed sites the water must be pumped uphill and along Sandygate Lane to Trinity Fields. The tanks are there to provide flood risk protection but with manual operation. Southern Water have offered to take 4 liters per second from the site which means it will take two days to empty which leave me with the following risk that remain unanswered in the various documents

- a) what if there is a deluge of rain/storm and power cut
 - b) what if both The Gallops and Cedar Cottage want to empty the tanks at the same time?
 - c) what impact will the manual private emptying of tanks have on the surface water run off that feeds into Leech Pond and the surrounding areas. Are we not just pushing flood risk into the ditches of The Weald AONB? Who will maintain the pumps and provide emergency service.
 - d) With one site already feeding surface water into Trinity Fields, will the addition of the Cedar Cottage site mean other sites on the Local Plan become excluded by lack of capacity?
-

e) what will be the effect on the numerous trees, including mature oak trees, that have protected the surrounding land from flooding and gained from the surface water from the Cedar cottage field when this surface water is diverted via a pump towards Leech Pond.

f) lastly, what are the risks of placing SuDS tanks in high water table areas and who will address the risk of primary buoyancy (tanks floating like boats) while being emptied and structural collapse from external water pressure.

Based on the above, I respectfully request that Horsham District Council refuse this planning application.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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