

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 June 2026 09:19:45 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 9:19 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: 9 Swallows Gate Mannings Heath Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking
Comments:	I have two concerns about the proposal as it stands. 1. Safety issues with junctions between Sandygate Lane and the A281 and B2110. In particular as a Mannings Heath resident I often see near misses on the junction with the A281 as vehicles turn right from Sandygate Lane onto the A281 towards Horsham. These are

more frequent as people wait longer due to congestion at peak hours and tend to take more risk.

The application estimates of 11 two way and 12 two way trips at peak hours of 8-9 and 17-18 seems low considering the amount of deliveries that people take at that time as well as going out for leisure activities - many of which would likely involve travelling towards Horsham.

I do not think there should be this level of additional housing in Sandygate Lane until the safety issues relating to access at either end of the road are addressed.

2. Sewerage and drainage.

The plans to deal with sewerage and drainage seem inadequate. The lack of natural drainage on the site is apparently mitigated by use of a holding tank according to the plan, but this is reliant on the use of a pump. Power interruptions are frequent in this area, particularly during adverse weather conditions, at which point the pump would not work. This increases the risk of flooding to nearby properties.

The local sewerage system is already under strain, and there is no mention of how this issue would be mitigated.

Best Regards

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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