

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 June 2026 19:28:49 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 01/06/2026 7:28 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: Newells Lodge Brighton Road 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 - Overdevelopment - Privacy Light and Noise
Comments:	There are numerous grounds for objection to this proposal. Firstly, the development appears to fall outside the scope of the agreed Village Development Plan, and it is understood that the Parish Council has also raised objections. The proposal would generate additional traffic in an area of

Sandygate Lane that already experiences congestion, with two roads converging at the same point. There appears to be no clear assessment or approval from the Highways Agency regarding the impact of this increased traffic.

There are also serious concerns about the capacity of local infrastructure. The sewerage system previously required upgrades to accommodate the Trinity Fields development, and further pressure has since been added by the Gallops development. The addition of 24 more properties would place even greater strain on the sewerage network and other essential utilities.

Furthermore, previous development proposals located further from the sewage treatment works have reportedly been refused due to their proximity to the site. It is therefore difficult to understand how this application can be considered acceptable. The proposed arrangements for surface water drainage and sewerage disposal are inadequate and raise significant concerns. In particular, there is a substantial risk of flooding and sewage overflow affecting neighbouring properties, Leechpond, and the downstream environment, including Leonardslee Lakes and Gardens, into which the water ultimately flows.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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