From: Planning@horsham.gov.uk
Sent: 19 November 2026 11:59
To: Planning
Subject: Comments for Planning Application DC/26/1471

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 19/11/2026 11:59 AM.

Application Summary

Address:	Land West Side of Tiptoe Sandgate Lane Storrington West Sussex
Proposal:	Erection of a detached chalet bungalow, associated access, car parking and landscaping.
Case Officer:	Sam Nye

Click for further information

Customer Details

Address:	Little Coppice Sandgate Lane Storrington

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise
Comments:	Objections by [redacted], Little Coppice, Sandgate Lane, RH20 3HJ to the proposed development of a new house on Sandgate Lane, RH20 3HJ adjacent to and directly in the line of sight of Little Coppice General we cannot see how the construction of a new unit on a green meadow and field, which is essentially integral to the conservation area of Sandgate Park and outside of the allowed building zone be considered at all, this especially when a previous application was refused by Horsham Ditrict Council and then again on independent Appeal? This development would comprise an Overbearing obstruction to the Amenity we enjoy along

with the house [redacted]' immediately behind the proposed new building given our presently uninterrupted view of Sandgate Park Conservation Area which we are allowed at Little Coppice from both ground and first floor windows to our South/West Elevation.

Loss of Privacy: The plans indicate that from the house's first floor windows facing Sandgate Lane there will be a line of sight on our West Elevation. We would request that all windows facing the lane comply with the same Privacy legislation that required all first floor North facing windows of Little Coppice be opaqued and frosted. As a new build, this would be of further relevance to the house [redacted].

Sandgate Lane has an interesting mix of contemporary and period architecture, the proposed build will directly face an Architect designed frontage which presents an engaging elevation to those using Sandgate Park recreationally - the design of this proposed property is sadly moribund and will compliment nothing and obscure this view from the park.

No need: Our surrounding countryside represents the lungs of where we live, with considerable greenfield sites being excavated all around Storrington for hundreds of new builds, this single unit will add pressure to all on the lane through the intensified use of services and amenities on this rural unadopted thoroughfare. There is no mains supply for water or electricity and planners should note that Little Coppice required full separate mains pressure supply to allow fire Sprinkler Installation as a condition of building permission.

Traffic and Lane safety: The developers obviously have not had the chance to study the logistics of traffic movements on this un-made-up loop of Sandgate Lane. Noting that the majority of vehicles travel the loop in a clockwise direction, the apparent leading direction of the drive outfall of the property can only drive traffic in an anticlockwise circuit towards any oncoming traffic coming from a blind bend. Traffic coming clockwise is travelling down hill and gathering momentum on a blind bend as it is then confronted by the proposed new driveway exit. If a car was leaving the new driveway in an anti clockwise direction (the plans do not look as if a clock wise left turn is possible) it could immediately be facing a vehicle travelling in the opposite direction and at speed. It represents to the lay observer an accident waiting to happen.

Flood Risk - Drainage: The new build is plotted to lie at the S.E. End of the meadow site, while water drainage tests have been submitted by the developers they have not considered the established lack of drainage in the corner/end of the site where the proposed build soakaway and septic waste water treatment system are proposed to be situated. The soakaway tests, were observed to be done in the middle of this summer when it hadn't rained for weeks. The tests should be done in the winter when the ground in this particular area can regularly be saturated to the extent that it pools adjacent to the bottom SE end of the plot where the small footpath gives onto Sandgate Park and Conservation Area. The Sandgate Lane 'Loop' has its lowest point on the bend where the proposed new driveway has its outfall onto the lane. In summer and winter it rains; when it rains noticeably, water flows from the West and East slopes of the Lane to this low point such that it pools and gathers at the head of the footpath which it then flows down, this forms an active stream which traverses the end of the proposed plot, gathering on its outside corner and pools until it eventually soaks away. The proposed soakaway and septic waste system are next to this land which regularly appears saturated. The land should be re surveyed considering this and its inappropriate siting.

Ecology and biodiversity: we note that an ecology and biodiversity survey has been submitted which not doubt ticks the necessary boxes (no mention of bat boxes or swift/martin nesting boxes?) Living here we can attest to the varied fauna present on the heath and grassland, Slow Worms, Toads, Frogs, Newts, Stag Beetles, Deer, Mice etc, are all frequently seen in our garden. Any building on this meadow is going to compromise the habitat of the wildlife here, on what we understand, is supposed to be a last buffer zone between Sandgate Park Conservation Area and the present housing around Sandgate Lane, this is arguably already over developed through people splitting property's land and arguably again some of these builds should not have been permitted either, there is no need nor demand for another house on Sandgate Lane.

Please refuse planning permission for this previously appealed and rejected similar application.

Kind regards

Telephone:
Email: planning@horsham.gov.uk

Horsham District Council

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