
From: Planning
Sent: 11 June 2026 16:48
Subject: FW: Comments for Planning Application DC/26/0640

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

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 27 May 2026 09:08

Subject: Comments for Planning Application DC/26/0640

Comments for Planning Application DC/26/0640

Dear Sir/Madam,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

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](#)

Address:

Ryders Slaugham Place Slaugham RH17 6AL

Comments Details

Commenter
Type:

Member of the Public

Stance:

Customer objects to the Planning Application

Reasons for
comment:

- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment

Comments:

Dear Sir/Madam

I object to this application as a member of the public who previously lived in Trinity Fields and whose child attended Holy Trinity Primary School. While I recognise the need for housing, this proposal gives rise to clear and demonstrable planning harm which, in my view, outweighs any benefits.

The proposal is in direct conflict with the development plan. The Lower Beeding Neighbourhood Plan, made in October 2025, is recent and carries significant weight. This site is not allocated for housing, and a scheme of 24 dwellings is far beyond what could reasonably be considered a windfall development. Granting permission would undermine a newly adopted, community-led strategy that has already identified appropriate locations for growth, including land to the north of Sandygate Lane being developed by Devine Homes.

The proposal would also materially worsen highway conditions and would not represent safe or sustainable development. It would replace a single dwelling with 24 homes accessed from Sandygate Lane, creating a significant increase in vehicle movements. Although parts of Sandygate Lane are now subject to a 30mph limit, traffic levels remain high, particularly at peak times, and the road retains a constrained, semi-rural character. The cumulative impact of this scale of development would place additional pressure on a road network that is not suited to it.

There are particularly serious concerns regarding pedestrian safety in relation to the village school. The development would inevitably lead to additional children attending Holy Trinity Primary School and therefore increased walking journeys. However, the existing infrastructure does not support safe pedestrian movement. There is no footpath by The Plough Public House, access is frequently obstructed by refuse bins, and there is no safe crossing point across the busy B2110 at this location. These issues are especially acute during school drop-off and collection times when traffic is at its heaviest. In this context, the proposal fails to provide safe and suitable access for all users, particularly children.

It is also understood that as part of the previous s106 agreement with the Local Authority & Charles Church (Trinity Field Developer) that a roundabout was going to be put in to, replace the dangerous junction by the Plough Pub, along with a village shop. Although there were concerns about a village shop surviving in a rural setting, the most concerning thing was that the Local Authority never adopted putting in place a roundabout, so obviously at the time there were concerns back then. Further at the bottom of Sandygate Lane (by the Old Cisswood Hotel) at the dangerous T junction there, the road was closed yesterday afternoon (26/05/26) due to a significant accident happening at the T- junction. The increase in traffic if this proposed development goes ahead is of great concern for the safety and well being of road users, the public and children.

The scale and density of the development would also result in an urbanising effect that is out of keeping with this sensitive village-edge location. The site currently contributes to the softer, greener edge of the settlement, and its redevelopment at this intensity would erode the character of Sandygate Lane and the transition to open countryside, contrary to established

local policy objectives.

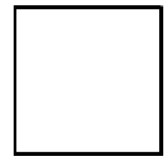
In addition, the proposal would lead to a reduction in green infrastructure through the loss of hedging and vegetation, alongside increased noise, disturbance and environmental impact both during construction and once occupied. These impacts are cumulative and material to the planning balance.

In summary, the proposal conflicts with a recently adopted development plan, would intensify traffic on an already constrained road, introduces clear and unresolved pedestrian safety concerns for schoolchildren, and represents overdevelopment of a sensitive location. For these reasons, I urge the Council to refuse planning permission.

Kind regards

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