

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 27 May 2026 20:52:07 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 27/05/2026 8:52 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: 6 Trinity Fields Lower Beeding

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Overdevelopment
Comments:	Highway Safety and Traffic Impact The proposed development would give rise to significant highway safety concerns due to the creation of two staggered junctions within approximately 50 metres of each other off Sandygate Lane. The introduction of a new access road serving 24 dwellings, almost directly opposite The Gallops development of 22 homes, together with Trinity Fields comprising 36 homes and the private

road serving 11 properties opposite, would substantially increase traffic movements along an already constrained section of roadway.

This part of Sandygate Lane is situated close to an existing junction where vehicles are already known to accelerate to join the road. The addition of further residential access points would increase the risk of accidents caused by turning conflicts and vehicles attempting to join Sandygate Lane where visibility is already restricted. These concerns would be particularly acute during peak travel periods, when residents from multiple developments would be entering and exiting onto a busy road where traffic frequently exceeds safe speeds.

There are also serious concerns regarding pedestrian safety. Sections of Sandygate Lane have no pavement on one side of the road, while existing footpaths are extremely narrow and often force pedestrians into the carriageway. Children and parents walking to and from Holy Trinity school, as well as dog walkers and other residents, regularly use this route and would be exposed to increased danger as a result of higher traffic volumes associated with the proposed development.

The cumulative impact of these developments is likely to create pressure for further highway interventions, including changes to the road layout, traffic-calming measures, or speed enforcement, all of which would place additional costs on public resources. Overall, the scale and concentration of development proposed along Sandygate Lane raises significant concerns regarding traffic flow, children/pedestrian safety, and the suitability of the existing road infrastructure.

Overdevelopment

Already there are plans in place for 50 new properties. It is also relevant that a recent development of 22 homes by Devine Homes has already been completed within the parish. In addition, there are alternative sites identified and supported through the Neighbourhood Plan that are more suitable for development.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton