

From: Planning@horsham.gov.uk
Sent: 18 August 2026 19:50
To: Planning
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 18/08/2026 7:50 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:	Nicola Pettifer

[Click for further information](#)

Customer Details

Name:	
Email:	
Address:	24 Trinity Fields Lower Beeding

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking
Comments:	Objection to Proposed Access - Visibility Splay and Existing Hedge I wish to object to the proposed access arrangements on highway safety grounds, specifically in relation to the proposed visibility splays and the reliance on trimming the existing roadside hedge. The submitted Site Access and Visibility Splays drawing (Drawing No. 8240636/6101, Rev G) identifies visibility splays of approximately 50.7 metres based on a recorded speed of 33.7 mph and 120.7 metres based on a recorded speed of 44.0 mph. The drawing also explicitly identifies the existing hedge as "Existing hedge overhanging the highway to be trimmed." This raises concerns because the required visibility does not appear to be available without

first cutting back the existing hedge and subsequently maintaining it at a sufficiently reduced extent. The application should demonstrate that the required visibility can be provided and maintained on a permanent basis, rather than relying on regular future trimming of vegetation.

There is no clear information on the submitted drawing confirming who owns the hedge, who would be responsible for maintaining it, how frequently it would need to be cut back, or how it would be ensured that the hedge does not subsequently grow back into the visibility splay. If the hedge is not within the applicant's ownership or control, there is particular uncertainty as to whether the applicant can guarantee that the required visibility will remain unobstructed throughout the lifetime of the development.

In my view, a safe access should not depend upon the continuing goodwill or regular maintenance of a roadside hedge unless there is a clear and enforceable mechanism ensuring that the required visibility will remain unobstructed. The application has not, from the information currently provided, adequately demonstrated this.

For these reasons, I ask the Local Planning Authority and Highway Authority to carefully review the proposed visibility splays and hedge arrangements and to withhold approval of the access unless it can be demonstrated that the required visibility can be achieved and maintained safely and permanently.

I would also ask the Local Planning Authority to consider this objection alongside the other objections raised in relation to this planning application. I support the concerns raised in those representations and wish to make clear that my objection extends to those matters as well as the specific concerns set out above regarding the visibility splays and existing hedge.

Where did you hear about this application?	Word of Mouth
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Kind regards

Telephone:
Email: planning@horsham.gov.uk



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