

[REDACTED]

From: Planning
Sent: 29 June 2026 15:20
To: [REDACTED]
Subject: RE: Subject: DC/26/0640 – Cedar Cottage, Sandygate Lane, Lower Beeding, Horsham – Highway Safety and Access Concerns

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

[REDACTED]

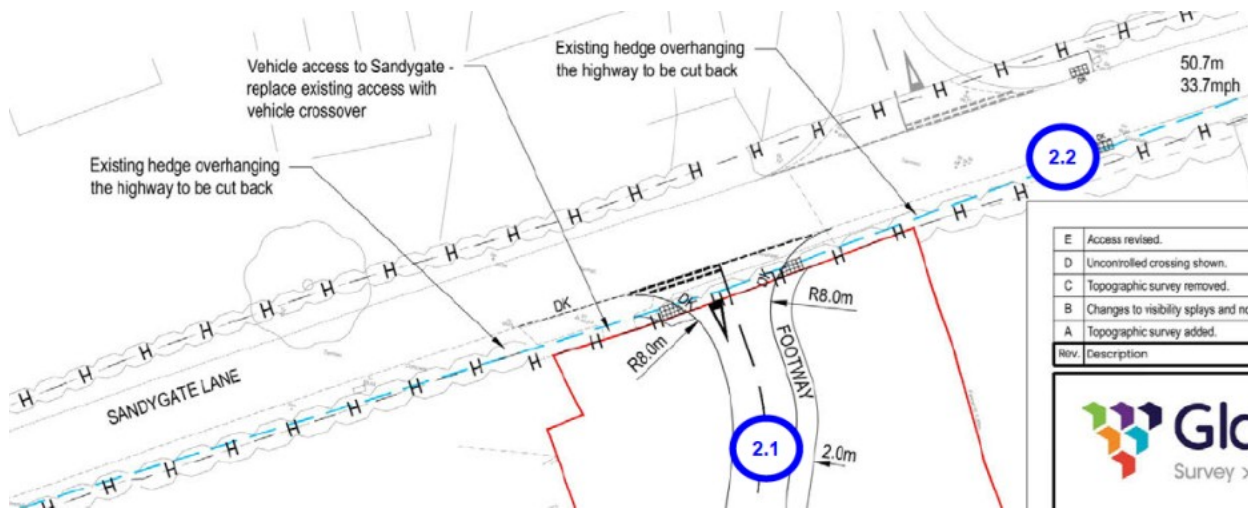
Sent: 26 June 2026 16:32
To: Alice.Johnson [REDACTED]
Cc: Planning [REDACTED] Lower Beeding Clerk [REDACTED]
Subject: [REDACTED] RE: Subject: DC/26/0640 – Cedar Cottage, Sandygate Lane, Lower Beeding, Horsham – Highway Safety and Access Concerns

Dear Alice

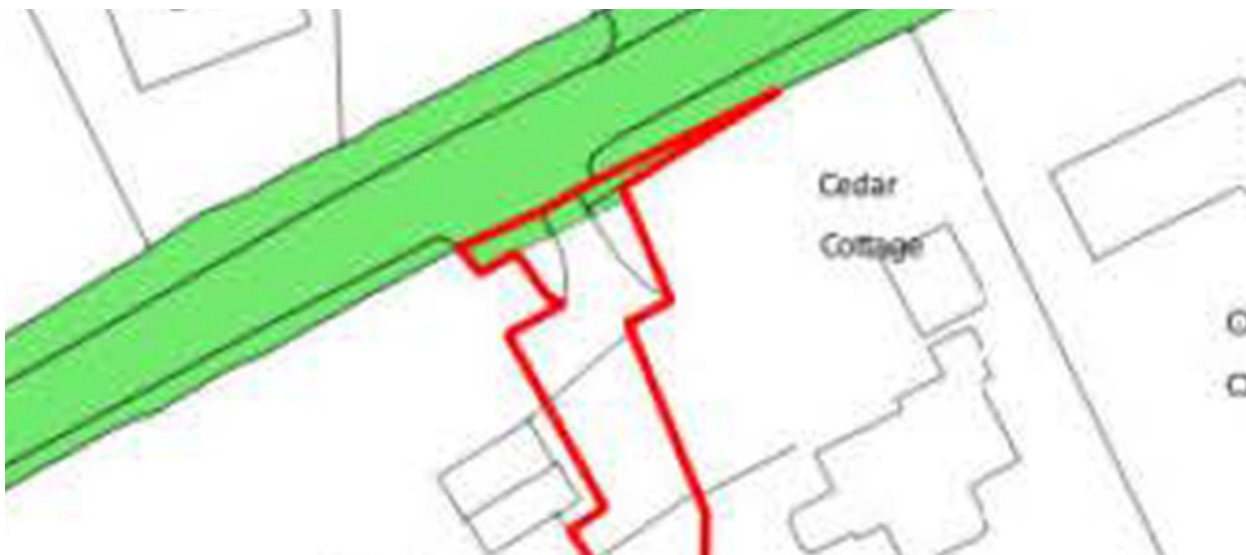
Further to our recent emails I note with interest that the Proposed Site Access Arrangements and Associated Highways Works has again been submitted as part of the application responses, on 18 June 2026.

Having reviewed that document alongside the Design & Access Statement dated April 2026 prepared by BlackOnyx Group, the Transport Statement (Issue 2) dated 13 April 2026 prepared by Glanville, and the proposed Site Access Arrangement & Associated Highways Works Stage 1 Road Safety Audit dated April 2026, I note a number of contradictions and inconsistencies within the documents themselves and, importantly, with the public footpath, public highway and private hedgerows as they exist on site.

By way of example, the Proposed Site Access Arrangements and Associated Highways Works states that the “existing hedge overhanging the highway to be cut back”. Importantly, it also shows incorrectly the highway boundary referenced by the letter “H” as being some 1m within our property boundary. Interestingly, the proposed visibility splay follows the same line, as can be seen from the extract of the Proposed Site Access Arrangements and Associated Highways Works report below (page 9 of 9):



Section 1a of Appendix C (Highway Extents Plan) of the Transport Statement (Issue 2) quite clearly shows, shaded in green, the “highways maintainable at public expense as defined under S36 of the Highways Act”. Importantly, as can be seen from the extract below, this shows the correct boundaries that exist on site, edged red, between the public highway, the application land and my own property:



As can be seen from the photograph below, a close boarded timber fence forms part of the boundary to the south and west of the layby on Sandygate Lane, while the hedge forms the boundary of our property, and neighbouring properties, fronting Sandygate Lane itself:



The Existing Site & Context Plan on page 13 of the Design & Access Statement clearly states that “deep green frontages to existing properties contribute to leafy character of Sandygate Lane – proposed development should retain and enhance”. An extract of this plan is also shown below. However, the apparent intention of the developer is to remove these deep green frontages in order to achieve their sight lines, albeit this is not possible because the land in question is not within the ownership of the applicant. Interestingly, this plan does show the correct site boundaries in red verge:



In light of the above, I believe the surveys that have been undertaken are questionable in their findings and recommendations. I also believe that the design is misleading, reliant on falsehoods and is not capable of safe delivery.

As such, I would urge both the Highways Authority, which I understand operates on the basis that it presumes the information procured and provided by the applicant and its advisers to be accurate, and the Planning Officer to visit the site. This would allow them to reconcile what has been suggested in the submitted material with the actual highway layout as it exists on site, where they will see that it is materially different.

Please note that I would like these comments to be recorded as an objection to the application.

Regards

[Redacted signature]

[Redacted address line 1]

[Redacted address line 2]