

From: Planning@horsham.gov.uk
Sent: 20 May 2026 12:14
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 20/05/2026 12:14 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:

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I am writing to object to planning application DC/26/0640, which proposes the demolition of the existing dwelling and the construction of 24 new dwellings, along with a new vehicular access from Sandygate Lane. While I recognise the need for appropriate housing, this proposal represents a significant overdevelopment of the site and would cause substantial harm to the local area. My objections are based on the following material planning considerations. 1. Severe Highway and Access Concerns: Sandygate Lane is a semi-rural road not designed to accommodate the traffic generated by 24 additional homes. The creation of a new access point on this stretch raises serious safety

concerns:

- Limited visibility for vehicles entering and exiting the site
- Increased risk to pedestrians and cyclists
- Additional congestion on a road already constrained by its geometry

2. Overdevelopment and Disproportionate Intensification:

Replacing a single dwelling with 24 units represents a dramatic and inappropriate intensification of the site.

The scale and layout would appear intrusive, eroding the semi-rural character of Sandygate Lane.

3. Impact on Residential Amenity:

The positioning of the proposed dwellings risk causing:

- Overlooking of neighbouring gardens and windows
- Loss of privacy
- Overshadowing and loss of natural light

The development would materially harm the amenity of existing residents.

4. Environmental and Biodiversity Impact:

The site currently includes mature vegetation and green space that support local wildlife. The proposed development would result in:

- Loss of habitat
- Reduction in biodiversity
- Removal of natural features that contribute to the character of the area

5. Flood Risk and Inadequate Drainage Strategy:

Sandygate Lane and surrounding areas are known to experience surface water issues during heavy rainfall. The proposed drainage strategy does not convincingly demonstrate that the development will not increase flood risk to neighbouring properties or the wider area.

For the reasons outlined above, I respectfully request that Horsham District Council refuses planning application DC/26/0640.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

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