

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 14 February 2026 00:25:31 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0103
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 14/02/2026 12:25 AM.

Application Summary

Address:	1 Pathfield Cottages Cross Lane Barns Green West Sussex RH13 0QF
Proposal:	Erection of a two storey dwelling.
Case Officer:	Bethan Tinning

[Click for further information](#)

Customer Details

Address:	1 Bedford Cottages, Cross Lane Barns Green Horsham
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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
Comments:	I wish to object strongly to this proposal. Firstly, in relation to contentious statements made in the submission: 1. I completely disagree with the assertion that Cross Lane is a "built up" area, implying that further building would be in keeping. It is in fact a group of mainly Edwardian cottages in a completely

rural area.

2. It is not true that there have been no previous planning applications concerning this property. DC/170562 and DC/15/2501 were both attempts to develop the site which were rightly refused planning permission.

3. The proposer asserts that this property would be "much needed", and "a welcome addition ". There is no evidence that this specific property is much needed, and plenty of feeling from the residents of Cross Lane that it would not be a welcome addition - to the contrary in fact. To even suggest this shows some contempt for the views of the residents of Cross Lane

4. The statement "it is not considered to be outside the built up area" is clearly and completely wrong. The planning envelope for Barns Green is clearly delineated, and Cross Lane is well outside this. Other similar planning proposals along Emms Lane between Cross Lane and Barns Green have been rightly refused because they were outside this area.

The neighbourhood Plan which was drawn up after lengthy consultation in the Parish excluded Cross Lane from any further development. To allow further sporadic development here makes a mockery of local planning, and creates a precedent for future proposals. It also runs counter to the HDC's projections for future development of the district.

This proposal would be out of keeping with the character of Cross Lane, which, as I have said, is a small community of mainly Edwardian houses. By attempting to squeeze another dwelling on to the garden of No.1 Pathfield cottages, it constitutes unnecessary overdevelopment. By altering the character of the lane, it would cause some loss of overall amenity.

It would cause more specific loss of privacy, potentially more noise and traffic congestion to the immediate neighbours.

In view of the reasons given for refusal of planning permission on this site in the past, it would be very difficult to justify allowing what is effectively a speculative development now

Kind regards

Telephone:

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