

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 27 February 2026 15:23:15 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 27/02/2026 3:23 PM.

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:	Cross Lane Cottage Cross Lane Barns Green
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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 - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I wish to submit my objection to planning application DC/26/0103. I live directly opposite this proposed development, which if the development goes ahead will have a significant negative impact on us in addition to the issues set out below, we will lose light into

the front of our property, and the rooms at the front of our house (lounge and bedroom) will be directly overlooked. This will in turn have a major adverse effect on my mental health.

1. Scale of Development and Impact on Local Character. The scheme amounts to an overdevelopment of what is, in reality, a modest rural plot. Although the applicant describes the land as "sizeable", the introduction of a full two storey dwelling would markedly diminish the openness that defines this stretch of Cross Lane.

This part of Cross Lane is characterised by a row of eight Edwardian cottages, forming a coherent and symmetrical group. The proposed new dwelling would appear tightly inserted beside the existing cottage, interrupting the established pattern of development and harming the visual qualities of the lane. Even if sympathetic materials were used, the bulk, height, and positioning of the building would be out of keeping with its surroundings.

2. Inconsistency with the Neighbourhood Plan. The Neighbourhood Plan contains no allocation for additional housing along Cross Lane. The lane lies outside the built up area boundary of Barns Green, contrary to the applicant's claim. Previous applications in this location have been refused on this basis, and allowing this proposal would undermine the spatial strategy set out in both the Neighbourhood Plan and the Horsham District Planning Framework.

3. Highway Safety and Access Concerns. The applicant states that access arrangements have not been addressed because they are "not being altered". Simply saying this is not adequate. Cross Lane is narrow, with limited opportunities for larger vehicles to pass and restricted visibility. A further dwelling would increase traffic movements and intensify existing safety issues, particularly during the construction of the new property. In addition, the removal of the front garden planting to create these parking spaces would reduce natural screening and increase the prominence of hardstanding.

4. Harm to Neighbouring Amenity. The proposed dwelling would sit extremely close to the boundary with the existing cottage, creating several amenity issues:

- Overlooking of neighbouring gardens
- Loss of privacy
- A dominating and enclosing effect due to the height and proximity of the structure

Despite the applicant's assertion that the design avoids being "overbearing", the minimal separation distance and two storey form strongly indicate otherwise.

5. Lack of Drainage Detail. Although the application states that the site is "low flood risk" and will connect to existing drainage, no drainage strategy has been provided. Cross Lane and the

surrounding area already experience surface water problems during heavy rainfall. Additional hard surfaces and roof area will increase runoff unless appropriate mitigation measures are clearly set out.

6. Unsustainable Location Contrary to Policy. The applicant suggests the site is "not considered to be outside a built up area" and is "near local services". In reality, the location is rural, with:

- No continuous pavements in Cross Lane and adjacent roads
- Very limited pedestrian facilities
- Dependence on private vehicles

This conflicts with the sustainability objectives of the NPPF and HDPF Policies which aim to safeguard rural character and focus new development in genuinely sustainable locations.

7. Risk of Setting a Precedent. Granting permission would create an unwelcome precedent for similar infill development along Cross Lane and other rural lanes. The gradual reduction of plot sizes would, over time, erode the rural qualities that local planning policy seeks to protect.

8. Absence of Local Support. The applicant claims the proposal is "welcome", yet absolutely no engagement with local residents has taken place. This suggests a large degree of arrogance from the developer who clearly has taken no account of the views or feelings of the people living in Cross Lane.

Kind regards

Telephone:

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