

Sent: 19 March 2026 20:37
To: Planning
Subject: Planning Application DC/26/0103

Categories: Comments Received

This planning objection is late being submitted due to the fact that as an adjoining neighbour backing on to this property we have not received any notification of the application from Horsham District Council. We were only alerted to it via other neighbours in Cross Lane.

I wish to register my objection to the planning application DC/26/0103 for the following reasons;

1. The proposal represents a clear overdevelopment of a modest rural plot. Although the applicant describes the site as "sizeable", the introduction of a full two storey dwelling would substantially reduce the openness that characterises this part of Cross Lane. This part of Cross Lane has eight Edwardian Cottages and the addition of this property would destroy the symmetry and character of the area. Regardless of proposed materials, the form, massing, and visual impact of the new dwelling would appear squeezed into the side of the existing property, disrupting the established rhythm of development and harming the visual amenity of the lane

2. The proposed dwelling would sit extremely close to the boundary with the existing cottage, giving rise to:
- Overlooking of neighbouring gardens
- Loss of privacy
- An overbearing sense of enclosure due to the height and proximity of the structure
Although the applicant asserts that the design avoids being "overbearing", the limited separation distance and two storey form strongly suggest otherwise.

3. The application states that access arrangements have not been considered because they are "not being altered". This approach is inadequate. Cross Lane is narrow, with limited passing places and restricted visibility. It is also the main southern route to and from the village for HGVs, and high sided vehicles making deliveries. Plus large agricultural vehicles from Westons farm to their other farms around Coolham. Also motor homes and caravans travelling to and from Sumners Ponds campsite
An additional dwelling-and the associated increase in vehicle movements-would exacerbate existing safety issues. This would be especially relevant during the build phase. Furthermore, the removal of front garden shrubbery to create parking would reduce natural screening and increase the visual dominance of hardstanding.

4. The applicant claims the site is "not considered to be outside a built up area" and is "near local services". In reality, the location is clearly rural, with no continuous pavements, limited pedestrian infrastructure, and a reliance on private vehicles. This conflicts with the sustainability aims of the NPPF and HDPF Policies 1, 3, 25, and 26, which seek to protect rural character and direct new development to genuinely sustainable locations.

5. The applicant claims this is much needed development when the reality is that there is an abundance of unsold properties already available in the village.
Plus more residential development just south of this proposal at Brooks Green Park
Approving this application would set an undesirable precedent for similar infill development along Cross Lane and other rural lanes. Such incremental erosion of plot sizes would cumulatively undermine the rural character that local planning policy seeks to protect.

6. While the applicant states that the site is "low flood risk" and will connect to existing drainage, no detailed drainage strategy has been provided. Cross Lane and the surrounding area already experience surface water issues during periods of heavy rainfall.

Additional hard surfacing and roof area will increase runoff unless robust mitigation measures are secured. As our property adjoins this application this is of some concern.

7. The Neighbourhood plan does not include any provision for additional development in Cross Lane. To allow this development to proceed is in direct contravention of this plan. Cross Lane is clearly defined as being outside of the built up area of Barns Green, despite the incorrect statement in that application, with other applications being refused on this basis.

8. The applicant has stated that this development is "welcome" but he has failed to canvas the views of the residents in Cross Lane, which clearly show that this development is NOT welcome. For the reasons outlined above-overdevelopment, harm to rural character, highway safety concerns, adverse amenity impacts, insufficient drainage detail, and conflict with key planning policies, I request that Horsham District Council refuse planning application DC/26/ 0103

From

Okewood, Emms Lane, Barns Green, Horsham, Sussex RH13 0QQ

Sent from my iPad

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