

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 February 2026 17:42:22 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 19/02/2026 5:42 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 - Overdevelopment
Comments:	I wish to register my objection to planning application DC/26/0103. 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 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.

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. 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 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.

5. 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.

6. 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.

7. 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.

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.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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