
From: Planning@horsham.gov.uk
Sent: 20 April 2025 18:16
To: Planning
Subject: Comments for Planning Application DC/25/0447

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 20/04/2025 6:16 PM.

Application Summary

Address:	Land at Hillybarn Farm The Mount Ifield West Sussex
Proposal:	Erection of 4no. new build dwellings and amended access details. (Alternative to permission granted under DC/22/1918 Prior Approval of Proposed Change of Use of Agricultural Building to form 5 dwellinghouses).
Case Officer:	Hannah Darley

[Click for further information](#)

Customer Details

Address:	Hillybarn Farmhouse, The Mount Ifield Crawley
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment- Privacy Light and Noise- Trees and Landscaping
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Comments:	I object to this development.
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I am the owner of Hillybarn farmhouse and have lived here for over 35 years. I am an avid gundog lover and show/breed/judge my pointers. This planning application will be invasive to my lifestyle as i choose to live in an isolated spot carrying out my hobby and riding my pony along quiet roads.

The plans submitted detail accommodation for 28 people, this would represent a huge increase in the number of residents within the surrounding area. There would be a greater demand on utilities that regularly fall with the current demand and will impact on existing residents enjoying

the local area.

There would be a significant increase in vehicle movements on the already over used local roads such as Hillybarn Road/Prestwood Lane and The Mount, these are narrow lanes with limited passing points, and they are regularly used by horse riders and pedestrians.

The site is clearly visible from public vantage points in contradiction to the applicants supporting statements.

The light pollution at night time would be excessive and be visible from a great distance.

There is a footpath adjacent to the proposed houses which is used by Ramblers, dog walkers and joggers. This is only a few metres from the proposed New Build Houses.

The place has been neglected since change in family ownership. A fire recently caused damage to the buildings. Cause unknown.

These 4 Buildings would not assist the local House shortages they are not affordable family housing. There are no shops, schools or bus services near Ifield Wood. Over 1,000 houses are planned in Ifield West which will have full facilities laid on.

The road is single track with relatively few passing points and is in poor condition with potholes. Horse riders and dog owners use this road regularly as it is quiet and tranquil. Four new Houses would create further traffic burden with the prospective owners using roads frequently. At present there is only one house on Hillybarn Road.

The site is directly under the main Gatwick flight path with plans for a further runway.

The area is surrounded by ancient woodland with sussex wildlife releasing foxes and other wildlife on a regular basis. [REDACTED] deer, mink and other wildlife live in the adjacent fields. Bats roost in my house and locally. Raven and buzzards frequent the surrounding area.

My house next door has extremely low water pressure and a further four houses would exacerbate this problem. Water neutrality is also an issue. Due to climate change it would be difficult to harvest water regularly in large tanks as suggested by the applicants planning information. This would be on a rainwater retrieval system. There has been no rain recently for at least 6 weeks in the Ifield road area.

The proposed houses would be built at the top of a hill and would create unavoidable light pollution and would be easily visible from a great distance.

Since this application has been made there has been no visible written notification at the proposed site. This is a legal requirement allowing people to voice their opinions.

The site has had industrial waste laid in great amounts which the enviromental health stopped when they were informed of the excessive amount of lorries travelling up and down Hillybarn road .

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

