

From: Planning@horsham.gov.uk
Sent: 08 January 2026 16:25
To: Planning
Subject: Comments for Planning Application DC/25/1963

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 08/01/2026 4:25 PM.

Application Summary

Address:	1 Hilltop Cottages The Mount Ifield West Sussex RH11 0LF
Proposal:	Demolition of existing outbuilding. Erection of 1no. detached two storey self-build/custom-build dwelling with associated works.
Case Officer:	Hannah Darley

[Click for further information](#)

Customer Details

Address:	North Gates The Mount Ifield
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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">- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment
Comments:	We are residents on The Mount which is a former farming site [REDACTED] [REDACTED] which was sold off some fifty years ago - but still has a unity and minimal change since then.

This application is connected to DC/25/1954 which is a proposed development of a further five houses and we believe these applications should be considered together as a single application.

We object strongly to the proposals. The access to the properties is via an unmade private drive which we understand is owned by a non-resident who may thus be unaware of the applications. This access is on a sharp bend on a single-track road.

Indeed access to the area is by single-track roads of in excess of one mile from two-lane highways and most access roads have blind bends or other hazards on them - which has been the frequent cause of accidents and incidents.

Furthermore, it is vitally important to note that The Mount and the adjacent roads are frequented by horses and riders since the whole area has numerous equestrian sites and activities, including some in the immediate vicinity. They are also very frequent dog walkers - including several kennels in the immediate area.

There are minimal services in the area - no sewerage or gas. There is no regular public transport or shopping facilities within three miles. Any increase in residences will thus lead to an increase in road traffic and in particular inevitably additional large delivery vans who have difficulties with the narrow roads.

The site is essentially within a rural area - well outside of Ruster (or any other) village. While the postal address is Ifield - it is geographically Ifieldwood - several miles from the built-up Ifield.

It is also situated under the Gatwick flightpath and while there is a Noise Impact Assessment, this was undertaken in March 2025 - which is the time when movements at Gatwick are just about at their lowest - it understates significantly the summer noise levels.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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