

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/Z3825/W/25/3371828

DETAILS OF THE CASE

Appeal Reference

APP/Z3825/W/25/3371828

Appeal By

MR, MS MICHAEL, MARIA AND GOSSAGE PILLA AND GOSSAGE

Site Address

Land at Hillybarn Farm, Hillybarn Road
The Mount
Ifield
West Sussex
RH11 0LF

SENDER DETAILS

Name

[REDACTED]

Address

155 Heath Way
HORSHAM
RH12 5XX

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: Hillybarn planning.docx

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

155 Heath Way
Horsham

Planning refs:

Horsham District Council: DC/25/0447

Planning Inspectorate: APP/Z3825/W/25/3371828

28th September 2025

Dear Sir/Madam

Representation/objection to planning application and agreement with HDC's refusal to grant planning permission for four new build houses and amended access.

I am making representation in relation to the above planning matter as an interested party in that I am an equestrian who regularly uses the narrow lanes surrounding the application site to ride a horse kept within the vicinity.

I ride along Prestwood Lane, Hillybarn Road and The Mount with much caution as there is very little room for vehicles to pass and a lack of passing places. Visibility around these lanes is limited due to the frequent bends and rises and the risk of accident between horse and a vehicle is very real. Building additional residential properties in the area will result in a big increase in traffic in this quiet location as there are no public transport links to use as an alternative. The increase in traffic will mean greater risk to equestrians, their horses, pedestrians and walkers who also use the roads around the proposal site. Safety of non-car users has to be a priority in this rural area. I note that the WSCC Highways report in April failed to mention anything other than motorised vehicles or bicycles but the roads in this neighbourhood are in frequent use by walkers and those riding horses. Many horses are kept in the locality and these roads have to be used out of necessity in order to reach any local bridle path.

During the proposed works, horses living nearby will in effect be trapped within the confines of the grounds of the properties they live at as the noise and vibrations made by heavy machinery traffic, such as excavators, will create safety issues and prevent their safe exit and would create a need to avoid riding past the site. Mud from the site would also be a slip hazard to horses, pedestrians and cyclists. I would suffer loss of amenity from being prevented from enjoying my usual riding routes. The owner of the neighbouring property, [REDACTED], would suffer immense loss of amenity as her hobbies rely on the relative isolation and quietness of the countryside, with no adjacent neighbours, in order to enjoy her past-time of rearing and caring for top show dogs undisturbed. She also has stabling for horses alongside the boundary of the proposed development which would be seriously impacted by noise and vehicle movements both before and after any home occupations, giving cause for concern for animal welfare.

The building of new properties would cause significant disruption and loss to wildlife in the area. I often see deer, birds of prey and other less common animal species whilst riding in the area. The noise and light pollution created by the addition of four new houses will have a detrimental impact on the existing wildlife which would be deterred from nesting/eating/living there due to these disturbances.

The site of the new homes would be highly visible from the road as it is on the summit of the high ground and situated very close to the road. This rural area would become over-developed with the density and location of the dwellings, spoiling its character.

Within a five mile radius of the proposed site, there are several new housing estates currently under construction, just completed, or are waiting to start having been given planning consent. People in need of housing locally can already find suitable properties to purchase from among these. There is no housing need in the specific area of Hillybarn Road.

An increase in housing will bring about an increase in demand for amenities such as water. I do not believe that the appellant's proposals to reclaim rain water for the houses will be a workable option. If connected to the mains, as is a right, the water pressure for existing houses may well decrease when it is already low. In addition, an increase in hardstanding for driveways and new roads within the proposed development would create a loss of drainage for water which may cause flooding.

I am concerned that with the development of housing will come the destruction of trees and hedgerow, not only beneficial to the countryside landscape for visual impression but essential to local wildlife. We need to retain native tree species for the benefit of the soil and to retain a green presence amongst creeping urbanisation. The countryside characteristics of this area must be preserved.

The proposed new development would be under the flight path of Gatwick Airport. Given that a second runway has been given the go-ahead, aircraft noise will become greater and more frequent so the position of the new homes is not in any way ideal.

Thank you for your consideration of these points.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.