

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 15 January 2026 14:59:15 UTC+00:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**Subject:** Comments for Planning Application DC/25/1954  
**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 15/01/2026 2:59 PM.

### Application Summary

Address:	1 Hilltop Cottages The Mount Ifield West Sussex RH11 0LF
Proposal:	Removal of existing barn building and erection of 5no. detached single storey self-build/custom build dwellings with associated works.
Case Officer:	Hannah Darley

[Click for further information](#)

### Customer Details

Address:	The Mount Barn 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"><li>- Design</li><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li></ul>
Comments:	I strongly object to this application, The Mount is a small residential Hamlet which is surrounded by stables and farming land. There are no bus services or retail outlets in the area therefore requires vehicles to get to any amenities. The whole area is covered by single track lanes which do not have any

footpaths. The lanes are so narrow which causes problems with approaching traffic. Most days you encounter horse riders, horse carriages and dog walkers which become more frequent weekends. The access track to the proposed site is again a narrow single track however the applicant does not own this track and I cannot see any evidence that permits access to the residential properties subject to this application. There are dog kennels immediately next door to this track and within metres of the proposed site and because of this and other factors a previous application for a residential property by the track was refused planning. I also note that the application is silent on how it deals with sewage disposal and drainage. The area around the proposed site does flood when we have excessive rainfall and existing drainage ditches just about cope with storm water as it is so proper drainage for the new properties will be paramount. The applicant has made several planning applications in the past and looking at the planning history all have been refused. This application is an over development of a rural community and should be refused in order to protect our countryside, this is not a brownfield site.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**

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