

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 18 April 2025 14:26:53 UTC+01:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**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 18/04/2025 2:26 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:	Rusper Stores High Street Rusper Horsham West Sussex
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### Comments Details

Commenter Type:	Parish Council
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>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li></ul>
Comments:	In the event that the officers are minded to propose the acceptance of this application, Rusper Parish Council would ask for it to go to full committee and that the Parish Council is allowed to speak to their objections at the meeting.

It was RESOLVED to strongly object to the planning application. It is an isolated development well outside of any built boundaries contrary to both the existing and emerging local plans. It is off a very narrow country lane more than 2 miles from the nearest public transport and 2.5 miles to the nearest shops. Despite the planning statement, it is clearly visible from lane. Previous contamination was stopped by environmental health 2 years ago, including asbestos(?), yet the Preliminary Contamination Risk Assessment states:

#### 6.1.2 Landfill and other Waste Sites

There are no records of active/recent or historic landfill sites within 500m. See EN/22/0121 : Alleged: Importation of material and raising of land levels at Land North of Hillybarn Farmhouse The Mount Ifield West Sussex, which was closed as the dumping stopped, but there was no documentation of any clear up from that activity.

The planning statement references DC/24/0862 - Erection of 1No. dwelling (in the alternative to permission granted under DC/22/0435 - Prior Notification for the change of use of an agricultural building to residential (Class C3) to form 1no. Dwellinghouse). - South House Farm Marringdean Road Billingshurst RH14 9HH, but this bears little or no comparison with this proposal, as it is for a single dwelling only 1.4 miles from Billingshurst Station and local amenities. This proposal is for 4 dwellings almost double the distance from the nearest station and significantly more to Crawley's amenities. It is under the flight path so aircraft noise will be an environmental issue for anyone living there. The overall design is not in keeping with the rural location. The poor road condition is an additional factor for access to this remote location.

The issues of light pollution are not addressed in the the application and the parish council has concerns about the impact on local wildlife, including bats and owls.

There was no planning notice posted at the site and local neighbours were not informed of the proposals.

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Kind regards

**Telephone:**

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



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