

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 23 April 2025 15:01:58 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 23/04/2025 3:01 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:	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">- Design- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment
Comments:	There are multiple reasons for objecting to this proposed development of a long derelict chicken shed. We live nearby and several points in the application are either wrong or unreliable. Firstly, and obviously, the site is highly visible being on the summit

of the high ground and close to the road and would result in a massive over-development of this highly rural area.

It is important to note that the location is accessible only via narrow single track roads for well over a mile in any direction. The impact of the likely significant increase in traffic has to be taken into account.

The area around the location is subject to a significant amount of equestrian traffic as well as a plethora of dog walkers etc - giving rise to material risks and danger to them.

Of increased relevance is the issue of water neutrality - the proposal states that this can be entirely offset by using recycled rainwater. The report supporting this simply does not accord with common sense. But, even leaving this aside, such a proposal would inevitably make the sale of the new properties wholly commercially unviable. Hence, it is evident that as soon as the proposed houses are built, the purchasers or developers would apply to have mains water supply fitted (as is understood to be a statutory right) and thus such would completely negate the water neutrality rules.

As to accessibility, the site is several miles away from any public transport - and such as there then is, it is infrequent. Car travel is thus the only realistic option and given the number of proposed inhabitants, there is also insufficient parking spaces provided.

It is also important to note that the location is under the Gatwick flightpath and there is a general policy to limit additional residential accommodation in such areas. These rules are in the process of being updated and is a matter currently out for governmental consultation.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton