

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 20 January 2026 09:55:33 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 20/01/2026 9:55 AM.

### 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: | Garden Cottage The Mount Ifieldwood |
|----------|-------------------------------------|

### 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><li>- Privacy Light and Noise</li></ul> |
| Comments:            | <p>Objection to Planning Application DC/25/1954</p> <p>I wish to formally object to this planning application.<br/>The proposal involves the erection of five new dwellings within a</p>                    |

very small rural settlement. This must be considered in the context of numerous previous applications from this applicant that have been refused due to well-established constraints. Those constraints remain unchanged. There is also another recent application DC/25/1963 which aligns with this application and these should be one application as it is the same site.

#### Scale and Cumulative Impact

The Mount is a small rural community with a limited number of existing properties. The addition of five dwellings would result in an estimated 30% increase in housing volume, which is a disproportionate and harmful level of development. When considered cumulatively, this represents overdevelopment and would significantly erode the rural character of the area.

#### Unsustainable Location

The site is located in an area with no public transport, no footways and no realistic alternatives to private car use. As such, the development would be entirely car-dependent, increasing traffic along unsuitable rural lanes. The location is not sustainable for housing growth of this scale.

#### Highway Safety and Access

The surrounding road network consists of narrow single-track lanes with limited visibility, no pavements and very few passing places. These lanes are regularly used by walkers, runners, cyclists, horse riders, agricultural vehicles and wildlife, particularly deer.

The increase in traffic associated with five dwellings would materially worsen existing highway safety issues. In addition, it is unclear whether safe and lawful access exists, or whether the applicant owns or controls the access routes required, raising serious concerns regarding deliverability.

#### Flooding and Drainage

The Mount is known to experience regular flooding, and local drainage already struggles during periods of heavy rainfall. The additional hardstanding and roof area associated with this proposal would further increase surface water runoff and exacerbate an existing problem. There is also no mention of how this development will deal with sewage which is a further problem for The Mount.

#### Conclusion

For the reasons outlined above - including disproportionate scale, cumulative impact, unsustainable location, highway safety risks, access uncertainty and flood risk - this proposal represents an inappropriate and unviable form of development for the Mount.

I respectfully request that planning permission be refused.

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Kind regards

**Telephone:**

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



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