

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 16 September 2026 14:54:01 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0337
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 16/09/2026 2:54 PM.

Application Summary

Address:	Land at Hillybarn Farm The Mount Ifield West Sussex
Proposal:	Demolition of barn and erection of 4no new dwellinghouses.
Case Officer:	Sophie Moore

[Click for further information](#)

Customer Details

Address:	South Lodge, The Mount Ifield Crawley
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Overdevelopment - Trees and Landscaping
Comments:	I'm objecting both because I consider that this application represents over-development in a very rural area, and because there appear to be too many questions that remain unanswered and must be addressed before a decision can be made. 1. The site is at the top of The Mount - a very rural wooded area that still maintains the landscape of a country estate with farmland stretching back centuries. It is sparsely populated and as a result lacking in any amenities, or decent roads. 2. This site is in a sensitive area in terms of habitat and wildlife. It

lies on top of Rusper Ridge, adjacent to ancient and priority woodland, and inside the Rusper Ridge Biodiversity Opportunity Area. I know from experience that the footpath to the north runs along a wonderful tree-line and hedge with many ancient woodland indicators such as Wild service tree, before it joins the designated ancient woodland known locally as 'the Bluebell wood', which also hosts fantastic orchids and birdlife. All of this should be taken into account. A decision should not be made without an up to date and comprehensive assessment of existing biodiversity, and production of an adequate Habitat Management Plan.

3. The proposed development is very poorly provided for in terms of access roads. Hillybarn Road and Prestwood Lane are both extremely narrow country lanes. Hillybarn Road opens onto Ifield Wood in the south via a dangerous T junction. The junction is blind to the right and it is impossible to know whether anything is approaching when exiting onto Ifield Wood. Also, this stretch of Ifield Wood is notorious for flooding and particularly for black ice in the winter. Cars frequently end up in hedges, and last year a lorry carrying gas cannisters slid and turned over onto its side here.

4. The current remains of a 'barn' are in fact what's left of a battery hen shed. As other respondents have noted, the site is contaminated with all sorts of rubbish. It's not clear whether a full survey of the soil has been carried out to determine the degree of mitigation required.

Kind regards

Telephone:

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