

From: Planning@horsham.gov.uk
Sent: 08 September 2026 19:35
To: Planning
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 08/09/2026 7:34 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:	1 Hillybarn Place The Mount Crawley
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise
Comments:	Application Reference: DC/26/0337Site Address: Land at Hillybarn Farm, The Mount, Ifield Reason for Objection: Strong Objection based on Material Planning Considerations (Loss of Privacy and Harm to Local Character) To the Case Officer, I am writing as a local resident to object in the strongest possible terms to planning application DC/26/0337 for the demolition of the existing barn and the erection of 4 new houses. While I understand the principle of converting or updating redundant agricultural space, the scale, density, and design of the proposed development represent severe overdevelopment that directly violates local planning guidelines.

My specific objections are detailed below:

1. Severe Loss of Privacy and Overlooking The proposed construction of four residential dwellings will cause an uncharacteristic and invasive loss of privacy to the surrounding established properties. Hillybarn Farmhouse and its immediate neighbour sit on a distinct geographic crest elevation (The Mount). Introducing multi residential buildings at this specific topological height creates a severe overlooking impact on my property which sits below.

The windows, habitable rooms, and potential outdoor amenity spaces of the proposed dwellings will look directly into the private gardens and windows of existing homes. This fundamentally breaches our right to privacy and peaceful enjoyment of our properties. The separation distances and orientation of the proposed buildings fail to mitigate this impact.

2. Harm to Local Character and Landscape

The replacement of a single agricultural barn with a dense cluster of four separate houses is entirely out of keeping with the distinct semi-rural, low-density character of The Mount and the surrounding Ifield/Rusper fringe context. The surrounding area is characterized by open linear spaces, rural boundaries, and distinct spacing between substantial plots.

Compressing four modern residential units into this layout represents an aggressive urbanisation of a rural boundary site. The suburban design, massing, and footprint of these houses fail to respect the local vernacular and will severely degrade the visual amenity and landscape character of the immediate area.

3. Leaching of contaminated water

Due to the proposed site sitting at the top of a tight geographic crest, contaminated surface water will seep towards our property. Our property is an Equestrian & Small Holding property where horses and livestock graze our grassland in addition we hay cut approx. 50% of our land for winter feeds. If the development is granted permission I am deeply concerned that this will have a huge detrimental impact on our ability to sustain the keeping and grazing of Horses and livestock

4. Out of date & Inaccurate Surveys

The Habitat Management & Monitoring Plan is invalid as it is for my property (Hillybarn Place) which is a completely separate entity to the application property.

The Bat survey that was submitted was grossly out of date. Therefore neither survey cannot be relied upon in terms of making an assessment of the relevant ecological implications of the proposal

5. Conflicts of planning framework

The appeal for the previous planning decision clearly sets out multiple conflicts of policy 31 within the Horsham District Planning Framework. This clearly demonstrates that the application will be detrimental to the local environment

Conclusion

The proposal represents a textbook example of overdevelopment that will actively harm the local landscape, clash with local character, and unacceptably erode the privacy of existing residents as well as having an Environmental impact on adjoining land.

I urge Horsham District Council to refuse planning permission for this application.

Yours faithfully,

[Redacted Signature]

1 Hillybarn Place

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton