

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 10 September 2026 10:44:29 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 10/09/2026 10:44 AM.

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:	Little prestwood farm Prestwood lane Ifield
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	we are writing to object about the proposed development of 4 very large detached houses on this site. Our land neighbours on to the proposed area but we have not been informed by Horsham District Council of any proposals . Our objections are Highway Access and parking There was only ever one access to the site - which as immediately

next to Hillybarn farmhouse , but then some time ago several established trees were removed from the roadside and a new entrance was created with no regard for the ditch/ rainwater course.

Hillybarn lane and Prestwood Lane have become at least 400% busier in the time we have lived on Prestwood lane which is a single narrow lane with sharp bends and deep ruts either side of the narrow road.Both in the development stage and ultimate use of the area (should permission be granted) would result in an unacceptable increase and potential accidents waiting to happen.As the proposal is for large dwellings this would possibly increase to parking for 15 cars where previously there were no parking so unsightly and loss of general amenity.The proposal is just overdevelopment of a hen building.

Loss of General Amenity

Prestwood Lane lies in the green belt where housing development is not within the Horsham District planning framework. This proposal is very substantial and could possible lead to further houses on that site, and yet this is very near the Gatwick flightpath which is set to increase massively with the new runway. The residents of said new homes would be subject to substantial noise nuisance especially as the site is on higher ground than the rest of Hillybarn lane/Prestwood Lane. Erection of 4 large detached houses would certainly detract from the county area it is,where horses and walkers and cyclists use on a daily basis.

Over development

This is clearly overdevelopment of an old barn - 4 large detached houses in one block - is excessive and not in keeping with any other house layout design in the area .

Privacy Light and Noise

There is no escaping that this will be a huge loss of privacy and introduction of light 24/7 in a country area. There is the Aspect Nature Reserve which operates literally yards away from the proposed development, which seeks to provide habitats to rare species including bats and encourage ecological biodiversity, This will be a disaster if 4 large houses are erected so close to this.

Trees and Landscaping

Large established trees have already been removed to create a new driveway, so there is loss occurred already. The proposed development represents over intensification of previously quiet site. To our knowledge their site cannot demonstrate the volume of water that would be used in the development compared to its current use and similarly electricity clearly not water neutral .

We object to this proposal as it is a clear over intensification of a small site asking to build 4 detached large house and would detract from the rural character of the area.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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