

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 19 May 2026 17:42:50 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0664
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 19/05/2026 5:42 PM.

Application Summary

Address:	Land To The North of Hillybarn Farmhouse Hillybarn Road Ifield West Sussex
Proposal:	Prior Notification for Change of Use of Agricultural Building to 5nos dwellinghouses (C3 Use class).
Case Officer:	Sophie Moore

[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:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	This application is a simple re-run of DC/26/0214 which was rejected on technical reasons. My objections submitted on that Application should be fully taken into account on this replacement

application. These were:

This site has been the subject of several applications to turn the derelict former chicken sheds into 4 or 5 houses. Notably, DC/25/0447 (which has not been referred to in the application) rejected the planning application and HDC are invited to consider the reasons for that refusal - since this application is not dissimilar.

But, critical to the current application, previous stated concerns still stand. The site is highly rural along extensive single track roads and which are frequented by numerous equestrian riders and dog walkers.

It is a considerable distance from any built-up areas providing access to shops and businesses and since there is no public transport within several miles, any proposed occupiers would be forced to rely on motor vehicles. The immediate narrow roads to Crawley, Rusper, Horsham etc are notorious for sharp bends with poor visibility lines.

The proposed houses would be highly visible since the site is on the summit of a hill and adjacent to a public footpath and the proposed development is close to the single-track road.

The site is also under Gatwick's flightpath and would thus fall foul of the general policy to limit development under flightpaths, particularly one so close to the airport. Aircraft are flying at only 1,500 ft or less at this stage of their landing approach.

Additionally, the Parish of Rusper has recently 'gained' a considerable number of new housing permissions - the majority of which are within the village itself. Hence Rusper is already meeting more than its fair share of housing allocations within Horsham District Council.

This is a purely speculative development and is unnecessary and will blight the highly rural area.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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