

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 21 May 2026 12:23:34 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 21/05/2026 12:23 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: Longmeadow Ifield Road Charlwood

Comments Details

Commenter Type:	Member of the Public
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:	- Trees and Landscaping 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. The site is highly rural along extensive single track roads and

which are frequented by numerous equestrian riders, walkers and dog walkers. There is no footpath for pedestrians
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, would need to drive to any any local amenities, thus increasing the current challenges using the single track road. The infrastructure simply cannot sustain a development of this size.

There are personal dog kennels, next door to the proposed development which will inevitably causes complaints and disharmony.

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. This road also does not have the capacity to handle construction vehicles and would place an additional burden on already difficult traffic condition.

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 financially driven development and entirely unnecessary and will will blight the highly rural area.

Kind regards

Telephone:

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