

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 20 February 2026 08:00:49 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0214
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 20/02/2026 8:00 AM.

Application Summary

Address:	Hillybarn Farmhouse The Mount Ifield West Sussex RH11 0LF
Proposal:	Prior Notification for Change of Use of an Agricultural Building to 5no. dwellinghouses (C3 Use Class).
Case Officer:	Sophie Moore

[Click for further information](#)

Customer Details

Address: Rusper Stores High Street Rusper Horsham West Sussex

Comments Details

Commenter Type:	Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	It was RESOLVED to strongly object to the planning application. It is an isolated development well outside of any built boundaries contrary to both the existing and emerging local plans. It is off a very narrow country lane more than 2 miles from the nearest public transport and 2.5 miles to the nearest shops.

Despite the planning statement, it is clearly visible from lane. Previous contamination was stopped by environmental health 2 years ago, including asbestos(?), yet the Preliminary Contamination Risk Assessment states:

6.1.2 Landfill and other Waste Sites

There are no records of active/recent or historic landfill sites within 500m. See EN/22/0121 : Alleged: Importation of material and raising of land levels at Land North of Hillybarn Farmhouse The Mount Ifield West Sussex, which was closed as the dumping stopped, but there was no documentation of any clear up from that activity. The planning statement references DC/24/0862 - Erection of 1 No. dwelling (in the alternative to permission granted under DC/22/0435 - Prior Notification for the change of use of an agricultural building to residential (Class C3) to form 1 no. Dwellinghouse). - South House Farm Marringdean Road Billingshurst RH14 9HH, but this bears little or no comparison with this proposal, as it is for a single dwelling only 1.4 miles from Billingshurst Station and local amenities. This proposal is for 4 dwellings almost double the distance from the nearest station and significantly more to Crawley's amenities.

It is under the flight path so aircraft noise will be an environmental issue for anyone living there.

The overall design is not in keeping with the rural location.

The poor road condition is an additional factor for access to this remote location.

The issues of light pollution are not addressed in the application and the parish council has concerns about the impact on local wildlife, including bats and owls.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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