

From: Planning@horsham.gov.uk
Sent: 22 January 2026 02:13
To: Planning
Subject: Comments for Planning Application DC/25/1954

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Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 22/01/2026 2:12 AM.

Application Summary

Address:	1 Hilltop Cottages The Mount Ifield West Sussex RH11 0LF
Proposal:	Removal of existing barn building and erection of 5no. detached single storey self-build/custom build dwellings with associated works.
Case Officer:	Hannah Darley

[Click for further information](#)

Customer Details

Address:	2 hilltop cottage Crawley
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Loss of General Amenity- Overdevelopment- Privacy Light and Noise
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Comments:

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Formal Objection
Planning Applications DC/25/1954 & DC/25/1963

I write to formally object to planning applications DC/25/1954 and the associated application DC/25/1963. In my view, these proposals should have been submitted as a single application. Separating them disguises the true cumulative impact of the development, which in reality amounts to six additional dwellings on this rural plot.

It is disappointing that neighbouring residents were not fully informed of the true scale of development being proposed on this sensitive site.

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1. Impact on Residential Amenity

The proposed development would result in a significant loss of privacy through overlooking windows and an overbearing impact that would overshadow areas of my garden, including established conservation zones. The scale, massing and layout are entirely out of keeping with the rural character of the area and do not reflect local architectural styles.

Noise and disturbance will inevitably increase. Construction activity in close proximity to a commercial boarding kennel will cause unnecessary stress and disturbance to animals, which were intentionally located away from residential areas to minimise impacts on neighbours.

Flooding is already a well-established problem on my land due to poor drainage in the proposed building area. Ground disturbance will almost certainly worsen this situation. No adequate or credible drainage strategy has been provided.

The existing sewerage system already serves multiple properties and is under strain. Further connections risk system failure. There is insufficient land available to install alternative infrastructure without impacting neighbouring properties.

I also question the validity of the submitted noise survey. Monitoring took place during an unusually quiet period for both aviation and kennel activity, and before approval of the Northern Runway expansion. Furthermore, the equipment was placed at the furthest possible point from the kennels, not at the location provided on the drawings, failing to reflect realistic living conditions.

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2. Highway Safety

The development relies on access via a privately owned track that is not owned by the applicant. This track already suffers from:

- Poor visibility
- No lighting
- Regular flooding
- Deteriorating surface conditions

This presents serious safety concerns for residents, pedestrians, horse riders and particularly young children. Access to my property may also be obstructed during construction.

Local roads are narrow and poorly maintained, with potholes, eroding verges and frequent flooding. The junction where the track meets the public highway is located on a tight bend with restricted visibility, making additional traffic both inappropriate and dangerous.

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3. Environmental Considerations

This site forms part of a high-value rural ecological landscape that has been carefully enhanced by neighbouring residents over many years. Extensive efforts have been made to protect wildlife, create habitats and improve biodiversity.

Multiple ponds have been created on surrounding land, including my own, which are known to support Great Crested Newts, a European protected species. It is highly likely the development site forms part of their movement corridor between ponds. Any disturbance risks fragmenting habitats and disrupting breeding and migration patterns, potentially placing the development in conflict with wildlife legislation.

Established native hedgerows, wildflower meadows and tree planting provide vital ecological connectivity and support species including:

- Bats
- Owls
- Hedgehogs
- Reptiles
- Amphibians
- Pollinating insects

The nearby Aspect Nature Reserve, only a few hundred yards away, demonstrates the exceptional biodiversity of this area. Through my volunteering work there, I have personally witnessed licensed ecologists recording and protecting:

- Bechstein's bats
- Barbastelle bats
- Natterer's bats
- Pipistrelle bats
- Mink
- Native crayfish
- Snakes and slow worms
- Numerous bird species including owls and woodpeckers

Many of these species are protected under UK and European legislation. Increased lighting, domestic pets, vehicle movements and habitat loss associated with new housing will inevitably increase disturbance, predation and habitat degradation.

This area is already under increasing development pressure. Further housing will result in cumulative ecological harm, fragmenting habitats and undermining years of conservation work undertaken by local residents and volunteers.

No robust Ecological Impact Assessment appears to have been undertaken that adequately considers:

- Presence of protected species
- Habitat connectivity
- Lighting impacts on bats
- Construction disturbance
- Long-term residential pressures

Without this, the true environmental impact of the proposal has not been properly assessed.

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



5. Lack of Local Need

There has already been substantial housing development locally, including:

- 3,000 homes approved in West Ifield
- The Bohunt Estate
- 90 homes in Broadbridge Heath

This application provides no affordable housing and offers no community benefit. The occupants of 1 Hilltop Cottage already have sufficient space, suggesting this proposal is driven solely by commercial gain.

The site has:

- No public transport
- No local amenities
- Poor road infrastructure

Additionally, the approved Northern Runway expansion will result in approximately 70,000 additional annual flights, significantly increasing noise exposure for both existing and future residents.

Conclusion

Taken together, these applications represent overdevelopment of an unsuitable rural site.

They will:

- Harm residential amenity
- Increase flood risk
- Compromise highway safety
- Cause ecological damage
- Facilitate site misuse
- Provide no community benefit

For these reasons, I respectfully request that both applications be refused.

Kind regards,

2 Hilltop Cottage
The Mount
Ifield
Crawley
RH11 0LF

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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