



**From:** Planning@horsham.gov.uk  
**Sent:** 06 January 2026 14:21  
**To:** Planning  
**Subject:** Comments for Planning Application DC/25/1954

**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 06/01/2026 2:20 PM.

### 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:	Bulldog Holidays, Hillplace The Mount, Ifield Wood 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"><li>- Design</li><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	<p>Bulldog Holidays, The Mount, Ifield Wood, Crawley RH11 0LF DC/25/1954 And link to DC/25/1963</p> <p>It was less than a decade ago that Horsham council gave us planning permission for a luxury boarding kennels. We run a highly successful, 5 star boarding kennels with customers coming all across the UK to use us and to use Gatwick airport and local hotels. We have top reviews from our customers, and all say they would never go anywhere else, as our property is such a high standard, they are happy to travel hundreds of miles to use us and as we are a bulldog specialist kennel the only one in the UK. We employ local staff and purchase supplies locally. We have planted hundreds of hedges and a huge amount of native trees. We are trying so</p>

hard to look after, enjoy and preserve this rural area. When we planned this kennel it would have been easier and cheaper to of put it closer to the road but because we know the need to keep the dogs away from people, the kennel was planned as far away from houses, roads and people. If dogs see people, if dogs hear people, they will bark, if they become distressed and cross with what they see and or hear they can turn on each other and or the people handling them. We do not allow the dogs to get in this situation; we keep them peaceful and happy. Peaceful and happy means quiet dogs. If we have strange people within a stone throw of their bedrooms and exercise area they will become alarmed, they will not get used to it as it is an ever-changing boarding dogs.

Such a shame to see a rural property with a good size garden and a paddock, with an owner that wishes to concrete over it all, a property that many would love and raise a family, keep chickens, pets and livestock which is what the property was designed to do and as so many detached properties with land are out of financial reach, a semi former farm workers cottage with a bit of land would be a bit of heaven to some.

This is like ground hog day, having to battle one after another planning application, right next to the luxury boarding kennel, we built at huge expense at the far end of the field, so not to disturb people and so the dogs would not be disturbed, ever since, application after application has been put in to build next to the kennels !

#### A few facts

This application would be very detrimental to our business, our future and to our boarding dogs and to our staff.

In general, it is highly challenging to gain approval for a new residential development in close proximity to a commercial boarding kennels due to inherent conflict between expected residential amenity and the unavoidable noise associated with dog boarding.

#### Noise Nuisance

Local authorities typically view noise from dogs barking as a statutory nuisance. Planning applications for new housing developments near existing kennels are often refused because prospective residents would experience an (unacceptable living environment)

#### Protection of Existing businesses

Planning authorities generally aim to protect established businesses from new incompatible developments that might prejudice their future operations. If houses are built nearby and the new residents complain about the noise, the council might be forced to serve a noise abatement notice, potentially leading to the kennels license being revoked or operations severally restricted.

It would be a travesty to curtail such a new thriving business by allowing residential properties in the immediate vicinity, it would cause conflict to any residents and our business. It would curtail any future development/expansion plans for the thriving business.

Anyone at any time day or night that makes a single bit of noise, will set the dogs into complete hysteria, putting six dwellings next to a boarding kennels is complete madness and stupidity. It is not good for the dog's health and welfare to be surrounded by stress and barking and is dangerous for those handling them, as if they can't get to what is upsetting them, they either turn on each other or us. five new properties plus DC/25/1963 a sixth house, possibly 12 or so vehicles going in and out day and night, 12 plus new people living right next to a boarding kennels, it is ridiculous. Our wet weather exercise area is also right next to the proposed site. The land on the proposed site can be very waterlogged and when very bad, it floods a large building in the garden of 2 Hilltop regularly, making the building unusable. So how building and concreting so much of that land with no natural drainage or anywhere to put septic tanks or main drainage is going to work out is baffling.

Also the Newt survey did not survey the pond at 2 Hilltop, the garden has Great Crested Newts in it. There is a nature reserve within walking distance of this site they are preserving it for wildlife and regular bat surveys are carried out there and they are logging many rare endangered species, just a stone throw away So good to see someone taking care of the area and looking out for the wildlife and history of this area.

The noise survey, was done in March, Boarding kennels are seasonal, March we were nearly empty, a noise survey need to be done for a true reading in the height of the summer, when we have all the windows, roof velux windows and doors open and we are full to capacity, and the aircrafts are also flying constantly. I also noted it said on the survey, it said the equipment was on the roof of a container and showed the container at the far end of the old battery chicken shed right opposite the kennels, in fact this is incorrect the container was at the front end of battery chicken shed near the cottages. I request this noise survey be redone in the height of

the summer to get a true reading.  
The light pollution from five new properties plus DC/25/1963 a sixth house would be horrendous to such a beautiful area high up on a hill, it would shine out like an eye sore to all around.

The Mount is a unique area, rural single-track lanes, it is beautiful in the summer and in the winter very bleak and one of the last places to defrost when snow comes, but a wonderful place to live and it needs preserving not concreting over.  
The applicant and partner have a large three bedroom extended home, they do not need a further five houses plus DC /25/1963 which is a sixth house currently going through planning, the area and the roads do not need the traffic and noise that a small village will bring, the land is so waterlogged it is the last place to dry out and there is nowhere for the water to drain to. In the winter driving down the single-track roads your heart sinks if you see another vehicle coming towards you, there are very few pull in areas and if you pull on to a verge you get stuck, do we need another 12 plus vehicles.  
The reason for five houses plus DC/25/1963 sixth house, is a worry, we have had the applicant run an HMO from the house and also renting out the battery chicken shed as housing, all without planning, we had many very undesirable types, drunk and out of control and violent, around this beautiful area and many calls involving the police and fire brigade, no desire to have this happen again.  
This is the wrong area and site for new housing, it is out of keeping, no buses, trains, shops, pavements, streetlights etc the area is very badly affected by aircraft noise, with a promise of more to come from Gatwick.  
And a query the track that gives access to the proposed new housing, is not owned by the applicant, his property 1 Hilltop gives permission to use it in the deeds but if new properties built and sold would the new owners who may purchase the properties have rights to use the track ?  
We need to preserve these pockets of countryside, not concrete it for financial gain.

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Kind regards

**Telephone:**  
**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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**Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB**  
Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane Eaton