From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 November 2026 06:30:35 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1678
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 09/11/2026 6:30 AM.

Application Summary

Address:	Wildacres Bashurst Copse Itchingfield Horsham West Sussex RH13 0NZ
Proposal:	Permission in Principle for the construction of a two storey dwelling with new vehicle access from Bashurst Hill, creation of driveway and car parking
Case Officer:	Daniel Holmes

Click for further information

Customer Details

Address:	Woodlands Chase Bashurst Hill Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Overdevelopment
Comments:	I am writing as a resident of Bashurst Hill to formally object to the application for Permission in Principle for an additional dwelling at Wild Acres. My objection concerns the suitability of the site for further residential development, particularly its impact on the established character of Bashurst Copse, the surrounding woodland environment and the proposed new access from Bashurst Hill. I recognise that Permission in Principle principally concerns the location, land use and amount of development. My

objections therefore focus on these matters rather than the detailed design of the proposed dwelling.

1. Established character and development pattern of Bashurst Copse. Bashurst Copse is a small residential cul-de-sac comprising just 11 houses, predominantly substantial detached properties set within extensive woodland gardens ranging from approximately 1 to 11 acres, with an average plot size of around 2 acres. Importantly, all 11 properties retain their original plots, and none has been subdivided to accommodate an additional independent dwelling. This well-preserved pattern of spacious, low-density development within mature woodland is a defining characteristic of Bashurst Copse and contributes significantly to its distinctive rural character. The proposed dwelling would be constructed behind the existing house at Wild Acres, creating a separate residential plot and introducing a form of development that is not characteristic of the locality. The substantial gardens and woodland separating the existing properties are not simply unused land available for development; they are integral to the established landscape and residential character of the area. I consider that the proposal would represent an inappropriate intensification of development and undermine this distinctive settlement pattern.

2. Inappropriate backland development rather than genuine infilling. The applicant's Planning Statement seeks to justify the proposal as limited infilling within an existing group of houses. I respectfully challenge this interpretation. The proposed dwelling would not occupy a gap between existing houses along an established residential frontage. Instead, it would be positioned behind the existing dwelling at Wild Acres, within its original residential grounds.

This is more accurately characterised as backland development. There is no established pattern of such development within Bashurst Copse, where all 11 properties remain on their original plots. I therefore request that the council carefully considers whether the proposal genuinely constitutes acceptable limited infilling or represents an inappropriate departure from the existing settlement pattern.

3. Countryside protection - Horsham District Planning Framework Policy 26. The applicant's Planning Statement acknowledges that Wild Acres lies outside the defined built-up area boundary. The proposal must therefore be assessed against the relevant countryside protection policies, particularly Policy 26 of the Horsham District Planning Framework. This policy seeks to protect the rural character of the countryside, including its established development pattern, landscape qualities, woodland and sensitivity to change. Bashurst Copse is characterised by precisely these qualities. The introduction of an additional independent dwelling, together with a new driveway, parking and associated residential activity, would increase development within this sensitive woodland setting. I do not consider that the application adequately demonstrates that the proposed location is compatible with the established character of the area or the

objectives of Policy 26.
4. Potential impact on ancient woodland and mature trees. Bashurst Copse and its surroundings contain extensive mature woodland, including areas understood to be ancient woodland. Although the proposed dwelling may be located on an existing area of lawn, I am particularly concerned that the proposed driveway and new vehicular access from Bashurst Hill may pass through or immediately adjacent to ancient woodland and established trees. Construction could potentially damage tree-root systems, disturb woodland habitats, alter drainage and require the removal of vegetation. National planning policy affords significant protection to ancient woodland and ancient or veteran trees. Natural England and Forestry Commission guidance recommends a minimum 15-metre buffer from ancient woodland, with greater separation where necessary. I request that the council establishes the precise relationship between the proposed development, its access and any protected woodland or trees before determining that the site is suitable for residential development in principle. Fundamental environmental constraints should be considered at this stage rather than automatically deferred to a subsequent Technical Details Consent application.
5. Proposed access from Bashurst Hill The development would require a new vehicular entrance from Bashurst Hill and a driveway extending through the existing grounds of Wild Acres. I am concerned that this additional infrastructure could adversely affect the established woodland environment, roadside vegetation and rural landscape character. The council should satisfy itself that suitable access is achievable without unacceptable environmental harm before granting Permission in Principle. Although detailed highway design can be considered subsequently, any fundamental constraints affecting the suitability of the location should be addressed now.
6. Cumulative impact and housing supply I am concerned that permitting the subdivision of one of the original residential plots could contribute to the progressive erosion of the distinctive low-density woodland character of Bashurst Copse, particularly if similar proposals follow. While each application must be considered on its merits, the potential cumulative effect of such development on the established settlement pattern is a legitimate planning consideration. I recognise the district's need for additional housing. However, housing supply considerations do not automatically justify development in locations that may conflict with countryside protection policies or cause unacceptable environmental harm. The contribution of one additional dwelling must be weighed against the potential harm to the established character and environmental qualities of this particular location.
7. Conclusion For the reasons outlined above, I object to the granting of Permission in Principle for an additional dwelling at Wild Acres. My principal concerns are: The departure from Bashurst Copse's established pattern of 11 houses within original, substantial woodland plots. The inappropriate introduction of backland development rather than genuine infilling. The potential

conflict with Policy 26 of the Horsham District Planning Framework. The possible impact of the new driveway and access on ancient woodland, mature trees and the surrounding landscape. The potential cumulative erosion of the area's distinctive rural and woodland character. I respectfully request that Horsham District Council refuses Permission in Principle on the grounds that the proposed location is unsuitable for an additional independent dwelling, having regard to the established settlement pattern, countryside character and potential environmental constraints

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Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council