[redacted]

From: Planning@horsham.gov.uk
Sent: 10 November 2026 10:18
To: Planning
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 10/11/2026 10:17 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:	Silver Birches, Bashurst Hill Itchingfield Horsham

Comments Details

Commenter Type:	Neighbour
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:	We are writing as residents of Bashurst Hill to object formally to the application for Permission in Principle (PIP) for an additional dwelling and associated driveway at Wildacres in Bashurst Copse. Please take account of the following reasons. 1 In the County Times published on 5th November 2026 the Horsham District Council advertised that "The proposed development [Wildacres] does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated".

2 The triangle of land forming this site is classified as "Existing Woodland" in the Natural England Open Data Publication. However, we understand that it is classified as "Ancient Woodland" in the Horsham District Council Local Plan.

3 The plans show that a very large proportion of the site would be utilized just for the house and driveway. Add to this at least the same amount of land for domestic garden and lawns, particularly on the West, South and Southeast areas of the site, then nearly the whole plot will be developed for domestic use.

4 The plot is heavily wooded with tall, mature trees (many of them oaks) both in the centre and around the perimeter. Taking account of paragraph 3 above this means that a very large number of mature trees will need to be felled to accommodate the development. It would be completely unacceptable to sacrifice the majority of large trees on a site of "Existing Woodland" for development and it would certainly not be permitted under any circumstances on "Ancient Woodland".

5 The Planning Statement makes no mention of the impact on the site's woodland, mature trees, or any other ecological matters. This is a very serious omission and the PIP application should not even be considered until this is rectified. A full arboricultural survey should be undertaken showing the location and types of all trees on the plot. All the trees that will then be cut down for the development of the house, the driveway, the garden and the access onto Bashurst Hill should be identified.

6 Permission to build another house on an existing plot would be an example of infilling or back-land development. This would provide a dangerous precedent and open the flood gates to similar applications from many houses with large plots on Bashurst Hill.

7 The width of the potential driveway access onto Bashurst Hill between the northern edge of the footpath and the southern edge of the entrance into the adjacent field is only about 8 metres. We suggest that West Sussex County Council would require a minimum splay width of about 10 metres at the roadside for an access onto Bashurst Hill. It would appear, therefore, that there is insufficient width at the Northern end of the plot of Wildacres to build a serviceable driveway access. The application for a PIP may therefore fail on this matter alone.

8 The visibility from a potential driveway access onto Bashurst Hill, particularly Southwest up the hill, is inadequate for traffic coming down the hill at speeds of up to 60 mph.

9 The house proposed on the plot would be only 25 metres from Stone House. The noise from the new house and its garden would be unacceptable to the residents of Stone House who have always enjoyed a quiet rural environment. Also, with the potential felling of trees on the Western perimeter of Wildacres, the occupants of the proposed house could overlook the house, the garden and the swimming pool of Stone House. This would be a serious intrusion of their privacy which until now has never been an issue.

10 The PIP application conflicts with a number of the Policies in the Itchingfield Neighbourhood Plan which was introduced on 8th October 2025.

POLICY 1 Green Infrastructure conservation: Proposals which would result in the loss of existing green infrastructure will not be supported unless it can be demonstrated that the development proposals bring new opportunities which mitigates or compensates land loss, whilst ensuring the protection of the existing ecosystem.

POLICY 2: Biodiversity conservation: Proposals shall incorporate measures that seek to ensure and enable the protection, conservation and enhancement of the parish's biodiversity and ecology including its hedgerows, ponds, orchards, roadside verges and woodland, including shaws and ancient and veteran trees.

POLICY 5: Protection of green infrastructure: Development proposals shall incorporate measures that will protect and enhance the green infrastructure and valued landscape features of the parish, and which include Copses and woods, ancient woodlands and veteran trees;

POLICY 12: Design of housing: Proposals will be supported where their character and design protect existing landscape features and contribute to the parish's Green Infrastructure network.
On the basis of the reasons above, we respectfully request you to refuse this application for Permission in Principle for an additional dwelling and driveway at Wildacres.

[redacted]
Siver Birches
Bashurst Hill
RH13 0NY

Kind regards

Telephone:
Email: planning@horsham.gov.uk

Horsham District Council

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