

From: Planning@horsham.gov.uk
Sent: 22 December 2025 13:33
To: Planning
Subject: Comments for Planning Application DC/25/1963
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 22/12/2025 1:33 PM.

Application Summary

Address:	1 Hilltop Cottages The Mount Ifield West Sussex RH11 0LF
Proposal:	Demolition of existing outbuilding. Erection of 1no. detached two storey self-build/custom-build dwelling with associated works.
Case Officer:	Hannah Darley

[Click for further information](#)

Customer Details

Address:	Hillplace, The Mount, Ifield Crawley
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	[REDACTED] "Hillplace", The Mount, Ruser. RH11 0LF. Re- DC/25/1963 1, Hilltop Cottages. I strongly object to the proposed development of residential properties at and to the rear of 1, Hilltop Cottage, the site is most inappropriate for residential development being so close to our

commercial breeding and boarding kennels, any development so close to it will have an adverse effect on the business, staff and dogs in our care.

The noise survey is misleading in the fact it was done in early March when the kennels are at a very low occupancy, also the weather at that time generally makes dog recreational time short and the windows/doors to sleeping living areas would be shut to preserve heat to the building.

During Spring, Summer and Autumn months with high occupancy the dogs require a lot more recreation time and freedom, this would be a more appropriate time for a noise survey, although that would still not reflect the difference that the proposed residential activity next to the kennels disturbing our resident and boarding dogs would have on the survey.

Ventilation, fresh air and natural light is vital for disease control and welfare of dogs in our care, Roof velux's and windows in dog sleeping/living areas when possible will be open 24 hours a day, this currently works well as the dogs are not being disturbed, if more residential properties are to be built in such close proximity to the dogs recreational and living areas then the dogs are going to be disturbed, distressed, vocal and reactive.

An important part of our business and for the welfare of dogs in our care is that they must be able to have rest, sleep, exercise and recreation free from disturbance and stress. The proposed development would be too close and prevent this.

Our business will be unable to develop in the future as inevitably residents that close to our business would seek to put restrictions on the number of dogs in our care and look to restrict the current activities of them, the occupiers of the proposed properties recreational time outside and in amenity areas will agitate dogs which will undoubtedly result in complaints about kennel noise and increase our staff workload.

Currently the dogs enjoy a tranquil area opposite the proposed development for recreational and training activities but the proposed development will be just metres away from them, this is unreasonable and unsafe for ourselves and staff who will have to work and deal with agitated/reactive dogs, it is not good for our business if we cannot care for dogs in a stress free environment, it should not be influenced by constant changing external factors both in and out of our business hours that are beyond our control.

The plot is not served by mains sewerage and I would suggest the area to the Southern end of the plot and a few metres away from the kennels that I assume would have a treatment plant and soakaway is too small and unsuitable being waterlogged heavy clay, the groundworks for a soakaway to try and cater for surface water and sewerage from the proposed properties on the 2 part application would be very disruptive to our business and likely ineffective as there is nowhere for treated sewerage to disperse and the land is already too heavily waterlogged to cope with that or the properties surface water.

The grass area for sewerage plant and soakaway would also be current land habitation/hibernation area for GCN and smooth Newts and a direct route between pond 1 and pond 2 as highlighted in the supplied ecological survey pond map, it should be noted the survey has not included the nature pond that has a thriving population of GCN and smooth newts in the rear garden area of neighbouring no.2 Hilltop Cottage.

The noise survey also mentioned air traffic and like with the kennels this was conducted at low season for air traffic from Gatwick, since the survey we and neighbouring properties have recently been informed by Gatwick of the granting of the Northern Runway project that they state will adversely affect us at our location as we are under the flight path with some extra 100,000 flights predicted annually, insulation and double glazing cannot protect amenity and leisure areas outside of living areas from noise from either dogs or aircraft.

Our residence is already overlooked by No1 Hilltop, as part of the 2-part application a 2 storey 3 bed roomed detached property is proposed in their front garden a few metres from their extended 3 bed semi and even closer to us? It is totally out of character and unnecessary in a rural setting that we are currently trying to enjoy.

The Mount is a single-track road and passing other vehicles is difficult at the best of times the demolition and removal of the barn, the removal of hundreds of tonnes of heavy clay for soakaway, treatment plant, footings for properties and materials required for this proposed project would be very disruptive to local residents and neighbouring properties and businesses.

The access to the proposed properties and their parking is from a private farm track from the Mount and has access only for "Hillplace", The Mount Farmhouse, no.1 & no.2 Hilltop Cottage, how will the new residents of the proposed new development access their property?

██████████ the owner of the farm track lives abroad so probably is not even aware of the application, I suppose the council will know if he has been informed? as he is a neighbour and would be an interested party.

The applicant proposes building 6 residential Properties as part of the 2 part application on the land to the rear and in the garden area of a rural 3 bed extended farm workers cottage that is located under the existing Gatwick flightpath and more so the flightpath of the newly approved Gatwick Northern runway project which we have recently been informed by Gatwick will adversely affect us in our location.

The proposed development would be in the very close proximity of an established Commercial Boarding and Breeding Kennels that is currently licenced for 44 dogs. Any development close to it would be highly detrimental to the business and welfare of the dogs in our care and most unsuitable for residential development.

██████████.
Bulldog Holidays

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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