

From: Planning@horsham.gov.uk
Sent: 31 December 2025 13:49
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 31/12/2025 1:48 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:	2 hilltop cottage 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:	Formal Objection to Planning Application DC/25/1963

I write to formally object to the above planning application for additional market housing at 1 Hilltop Cottage. While it is unfortunate, it is not surprising to learn of yet another proposal for development on this sensitive rural site. My objection is based on the following grounds:

1. Harm to Neighbouring Amenity

The proposed development would result in a significant loss of privacy to my property through overlooking windows, as well as an overbearing presence and overshadowing of conservation areas that I have created within my garden. The scale, layout, and design are not in keeping with the character or appearance of the surrounding rural area or local architecture.

The proposal would also result in an unacceptable increase in noise and disturbance. Construction activity in such close proximity to a busy commercial boarding kennels would unnecessarily provoke the dogs, which have been purposefully located away from residential properties to minimise disturbance to neighbours.

My property is already prone to flooding due to poor drainage on the proposed building location. Any further ground disturbance or development is likely to exacerbate this issue and increase flood risk.

I am also deeply concerned about the capacity of the existing sewerage system. The current system is already under strain and is connected to multiple properties not listed on my deeds. Any additional connections could render the system unusable for existing residents.

Furthermore, I question the accuracy of the submitted noise survey. It was carried out during a period of unusually low air traffic, a particularly quiet period for the kennels, and prior to the Northern Runway expansion. As such, it does not reflect realistic or future noise conditions.

2. Highway Safety and Parking Concerns

The development would generate additional traffic on a privately owned track that is not owned by the applicant. The track suffers from poor access, inadequate lighting, limited visibility, and poor ground conditions.

This presents serious safety concerns for other drivers, pedestrians, horse riders, and particularly my young children. There is also a risk that access to the rear of my property would be obstructed during both the construction phase and subsequent occupation.

3. Environmental and Heritage Impact

In recent years, neighbouring properties have made considerable efforts to protect and enhance local wildlife in this rural location. Numerous ponds have been created, with evidence of Great Crested Newts in local ponds, including my own. Acres of native hedging and planting have been established to support biodiversity.

A nearby example is the Aspect Nature Reserve, located only a few hundred yards from the site. I have volunteered there and witnessed licensed bat handlers record Bechstein's, Pipistrelle, Natterer's, and Barbastelle bats, alongside mink, [REDACTED] crayfish, owls, woodpeckers, snakes, and other protected species.

This area is already under increasing pressure from surrounding new-build developments, and further market housing would pose additional risk to these fragile ecosystems. I strongly encourage the planning authority to review the work of Aspect Nature Reserve (aspectnaturereserve.com), which demonstrates the environmental value of preserving and enhancing this landscape rather than pursuing unnecessary development.

4. Lack of Demonstrated Need

Government statistics indicate approximately 143,570 new-build completions in Sussex and

Surrey in the year to June 2025, with a further 3,000 planned in West Ifield just a few miles away. This provides ample provision for both affordable and market housing.

The occupants of 1 Hilltop Cottage already have sufficient space, and this proposal delivers only market housing. When considered alongside application DC/25/1954, which proposes a further five properties in extremely close proximity to a boarding kennels, the cumulative impact becomes unacceptable.

The site suffers from a complete absence of local amenities, public transport, and suitable road infrastructure. Roads in the area are already heavily degraded during winter months. Additionally, a Section 134 notice has been served to surrounding residents following approval of the Northern Runway Project, with an estimated increase of 70,000 flights affecting the local area.

I do not believe this proposal offers any benefit to the local community. Instead, it would expose future occupants to significant noise and disturbance while placing further strain on already overburdened infrastructure, utilities, and conservation areas. The proposed development is entirely out of character with this rural plot.

Conclusion

For the reasons outlined above, I respectfully request that this planning application 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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