

From: Planning@horsham.gov.uk
Sent: 22 December 2025 10:00
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 10:00 AM.

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:	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:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Bulldog Holidays, The Mount, Ifield Wood, Crawley RH11 0LF DC/25/1963 Ref planning, we did ask for clarification on this application, as it says one dwelling but in the supporting statement and on the Newt survey it shows a further 5 dwellings ! Sadly our phone messages to the planning department were not answered, so I assume it is six properties and if not now, then that is the plan further down the line. 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 just six years ago, 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 !

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 dogs 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. Six new properties, 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.

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. The land around the Mount was purchased by someone who is preserving it for wildlife and regular bat surveys are carried out there and they are logging many rare endangered species, just a short walking distance from this site. 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.

Our electric supply comes straight across the garden of 1 Hilltop from an overhead pole, this would have to be removed if a building was put there, in height of the summer or winter, we cannot have our supply interrupted, we deal with brachycephalic breeds that need aircon in the summer and heat in the winter, any disturbance to our power at any time would cause a dangerous situation for their health.

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 [REDACTED] have a home, they do not need a further six houses, 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.

The reason for six houses 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, street lights 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, [REDACTED] 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.

[REDACTED] Bulldog Holidays

Kind regards

Telephone:

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**Horsham
District
Council**



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