

Appeal 6008207

Interested party comments

Appeal type	Planning
Appeal procedure	Written
Appeal site	1 Hilltop Cottages, The Mount, Ifield, RH11 0LF
Agent contact details	[REDACTED]
Local planning authority	Horsham District Council
Application number	DC/25/1963

Interested party 1

Comments

The developer for the site 1 Hilltop Cottages, The Mount, Ifield, RH11 0LF is intending to use the Council's District Licence Scheme to manage great crested newts as part of its planning application. The applicant has paid into the district licence scheme and has gained a certificate from NatureSpace Partnership which demonstrates that the development has joined the scheme and that they have met all obligations for great crested newts. To do this there are mandatory conditions and informatives that will need to be used on any decision notice approval. These can be found on page 2 of the certificate. The conditions and informatives must be used verbatim as they have been agreed by Natural England as the licensee for scheme use. Any deviation of wording will mean the developer will not be able to make use of the scheme later in the project. If any part of the application deviates from the assessment of the site made by NatureSpace in the original circumstance, then a re-assessment may be needed prior to approval. Should approval be given, the LPA will then be able to provide written authorisation under their District Licence to the applicant.

For reference, these conditions and informatives should read as:

Planning condition: No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR136, or a 'Further Licence') and with the proposals detailed on plan "Site 1, 1 Hilltop Cottages: Impact Plan for great crested newt District Licensing (Version 1)", dated 19th January 2026.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence (WML-OR136, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment

and Rural Communities Act 2006.

Informative: It is recommended that the NatureSpace Best Practice Principles are taken into account and implemented where possible and appropriate.

Informative: It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority which permits the development to proceed under the District Licence (WML-OR136, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newt are thereby committed then criminal investigation and prosecution by the police may follow

NatureSpace team [Read more](#)

Supporting documents

No documents

Interested party 2

Comments

I do not support this appeal, we have a busy successful dog boarding kennels directly next door to this site, we built this brand new 5 star establishment in a rural area, as far away from residents, so no one would be disturbed by dogs barking. Ever since we have had one planning application after another with people trying to build right next door to a kennel with 44 boarding dogs and 15 of our show/breeding dogs. A new residential property right next door would be severely affected by our business, as the boarding dogs would be disturbed constantly by residents of this new property . It is ridiculous to consider building so close to a boarding kennel and if it went ahead then, not only would it put us and our staff in danger by aggravating the dogs by constant disturbance, the residents would not get a moments peace and neither would we or other neighbours, the council would no doubt get noise complaints putting our business in jeopardy. The future of our business would be affected as no doubt no one would want us to expand. The dogs we look after, deserve and the owners expect these dogs to have peace and enjoy their stay with us. Also we have built a brand new managers bungalow right opposite this site and really did not plan or wish to be sitting in a goldfish bowl with residents of this property looking straight into the windows. A huge amount of new housing has been allowed just a short distance away and to build here is totally unnecessary, the garden would ruining what is at the moment a spacious garden would end up a pocket handkerchief garden for both properties which i don't think people who choose to live in the countryside would want. The applicant has also put in planning for 5 more properties on another application which is yards away from this property. [Read more](#)

Supporting documents

No documents

Interested party 3

Comments

The proposed application for 6 properties of which this is one is in very close proximity to my new build managers bungalow and business premises.

The business a commercial boarding and breeding kennels is deliberately set away from residential properties to protect residents from the disturbance of barking dogs and more importantly to protect visiting and resident dogs from unnecessary disturbance that can lead to distress and can be dangerous for our staff and ourselves who interact with them, it is vital for our business reputation that dogs enjoy their environment when in our care and can benefit from frequent periods of recreation and enrichment in an undisturbed environment, they should have unlimited light and fresh air in the sleeping and living areas for disease prevention and hygiene, residents in these areas would be within visual and hearing distance of the dogs and cause us to have to curtail their freedom and open environment living, this would be detrimental to our business and to the dogs in our care.

Future growth and development of our site would not meet with approval of any residents in such close proximity to the business who would undoubtedly be disturbed in living, sleeping and recreation/leisure areas of the properties and object to our planned expansion.

I note the proposed garden development is directly underneath our businesses 3ph power supply and would look to involve a number of power poles being removed to redirect it, our business is reliant on air con, lighting, washing machines, heating etc and any power outages would be disruptive and problematic to our daily activities. There was no mention in the application of our managers accommodation a single story bungalow which is adjacent to the East of the proposed garden build it is already overlooked by the existing property from first floor windows and the proposed new build would be in the gap between us severely compromising privacy and cause disturbance to dogs who use this area for recreation and enrichment time causing disturbance and likely noise related complaints from residents.

Utilities in the application were not finalised as to what would be done with surface and foul water, the plot is not connected to mains sewerage and benefits from the use of a shared private sewerage system with a number of other properties, the new build would take up any garden space for soakaways or klargester.

It would be a shame for a rural extended semi with a good sized corner plot unnecessarily squeezing another property into garden space taking away the character and benefits of rural living to both properties and developing in an unsuitable location with limited utility services, no public transport links to local amenities, putting extra traffic onto narrow single track lanes and to the detriment of its neighbours, potential future residents and to a business that is best placed away from residential activities. [Read more](#)

Supporting documents

No documents