

Ghyll Crest
Cansiron Lane
Ashurstwood
West Sussex
RH19 3SF

10th June 2025

Re Application number DM/25/1293

Dear Sir/Madam,

Re: Objection to Planning Application **DM/25/1293** at **Holly Cottage, Cansiron Lane**.

It is with some sadness that I write this letter. The people who have moved into Holly Cottage seem nice, though it is my opinion that the building works that have been undertaken necessitating this retrospective planning application should not have been done.

I write therefore to **object** to the planning application referenced above for the following reasons:

1. Destruction of established wildlife habitat.
2. Loss of ancient woodland and native flora.
3. Damage to protected bluebells.
4. Contravention of environmental planning policy.
5. Loss of privacy.

1. Destruction of Established Wildlife Habitat

The proposed development has resulted in the loss of an established wildlife garden and adjacent woodland, which served as a sanctuary for a wide range of species. This habitat supported birds, pollinators and small mammals many of which are in decline nationally. The destruction of this green space will severely impact local biodiversity and contradict both local and national environmental protection policies.

I understand that there was at least one live badger sett on the development that has now been destroyed, contrary to the Section 3 of the *Protection of Badgers Act 1992*.

2. Loss of Ancient Woodland and Native Flora

The site included mature trees and forested areas likely to be of considerable ecological value. Woodland habitats take decades or even centuries to establish and are not easily replaced. The removal of such habitat has caused a serious environmental setback, contributing to habitat fragmentation and the urbanisation of a previously green and biodiverse area.

3. Damage to Protected Bluebells

Of particular concern is the presence of native English bluebells (*Hyacinthoides non-scripta*), which are protected under the *Wildlife and Countryside Act 1981*. It is an offence to intentionally uproot these plants from the wild, and their destruction through development is contrary to conservation priorities. These bluebells are not only a cherished seasonal feature but also play a role in supporting early pollinators. The native bluebells that were present, are now dead.

4. Contravention of Environmental and Planning Policy

The proposal appears to conflict with several principles of the local development plan, including policies aimed at protecting green infrastructure, conserving biodiversity, and mitigating climate change. The loss of green space and mature vegetation would also reduce the area's resilience to flooding and drainage. Since the work has been completed, there has been a significant change in the water flow in the immediate area and this water now crashes over neighbouring properties at times of heavy rain and flows into the woods of neighbours, when otherwise it did not.

5. Invasion of Privacy

The construction of the retaining walls now means that the terraced garden area at Holly Cottage is considerably higher than the garden of Ghyll Crest. This means that Ghyll Crest's garden is overlooked when it was not so before. As such, please accept my objection to the work on grounds of invasion of privacy.

Finally, I feel it is important for the planning authorities to be aware that before the major groundwork commenced, I asked whether planning permission had been obtained and was told by the owner occupiers of Holly Cottage that none was needed. It is disappointing that this has turned out to be untrue and my objections, which would have been made at the time therefore preventing the damage that has been done, must now be made retrospectively.

In addition, I also feel it is important for the planning authorities to be aware that the engineering and building works done thus far often took place early in the morning and all-day Saturday and sometimes on Sundays. My property has been damaged in that my sewerage pipes have been broken by the JCB diggers, my boundary hedging has been torn up and my fencing destroyed. Whilst this has all been replaced and repaired by the owner/occupiers of Holly Cottage, it has all been done post event and not once was I asked or warned about possible damage. Additionally, despite asking for details of the extent of the planned works before the major work started, these were denied to me.

For the reasons above, I object to the retrospective planning application.

Yours faithfully,

[REDACTED]