From: Planning@horsham.gov.uk
Sent: 01 February 2024 07:45
To: Planning
Subject: Comments for Planning Application DC/23/1797

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 01/02/2024 7:45 AM.

Application Summary

Address:	Farmshop and Eatery West Chiltington Road Pulborough West Sussex RH20 2RZ
Proposal:	Variation of conditions 1 and 11 of previously approved application reference DC/18/2505 (erection of a farm shop and cafe building, with ancillary parking for customers) relating to varying of opening hours.
Case Officer:	William Omoma

Click for further information

Customer Details

Address:	The Lodge Harbolets Road West Chiltington

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Privacy Light and Noise
Comments:	Firstly, Kinsbrook does not have a restaurant, or indeed permission to have a restaurant, therefore the application needs to be seen as extending hours for a café rather than aligning it to the closing time of pubs/restaurants. It has served non-café food via occasional Temporary Events Notice events and the application is using this to argue that the café should be treated like a restaurant or pub in its opening hours. Whether they are deliberately trying to mislead or not, we are concerned that you suggest Kinsbrook should be allowed to align with other local businesses which "all have licences to 10pm or 11pm". If you are referring to pubs and restaurants, then we are sure you will appreciate our worry that your statement is based on an impression that Kinsbrook has a restaurant rather than the reality of it only having a café. It would be unusual for a café in a very rural countryside location to open beyond 19:00, let alone up to 22:00 hours. If you are referring to other vineyards, then research of vineyards in

West Sussex reveals that most close at 16:00 (including Knepp with its Wilding Kitchen) and it is only Wiston that has a late opening - this because it has a fully-fledged and approved restaurant (Chalk). As an aside, it should be noted that Chalk Restaurant is located on the Wiston estate, next to the A24 and away from neighbours who could be disturbed by the restaurant's light and noise pollution late at night. If Kinsbrook wishes to seek planning permission for a restaurant, this should surely be the subject of a new planning application.
The second point relates to y
the APPG for Dark Skies and protecting our area's fragile nighttime landscape. We are very concerned about the impact that extending the café's hours from 19:00 to 22:00 will have on light pollution. As you will appreciate as much as us, this area of West Sussex is one of few locations in the south of England that still has dark skies at night. The location of Kinsbrook Vineyard is in close proximity to the South Downs National Park, with the surrounding area's International Dark Sky Reserve. If the opening hours are extended beyond 19:00 there will be a devastating impact on the dark skies as artificial light from the parking and other areas of the enterprise create a light haze every night except during a few nights in June - an impact that will be worsened by the café being located on the mezzanine floor with the vast windows and balcony allowing even more light pollution to escape. The devastating impact on the dark skies will not just be in the immediate location but also for residents north of Kinsbrook Vineyard - for whom the resulting horizon pollution would destroy enjoyment of the dark skies and the International Dark Sky Reserve in particular - as well as on the wonderfully rich local ecosystem.

There are other concerns that we have: namely,
the increased vehicle use at night leading to higher carbon emissions, harm to the natural environment and harm to neighbours' amenity
the multiplying effect of additional noise from 19:00 to 22:00 as this very rural area "goes quiet" as darkness draws in. This background silence combined with the topographical features of the landscape mean that even modest sounds such as laughing can cover significant distances. The introduction at this point (and until 22:00) of loud conversations and laughing that are synonymous with establishments serving alcohol in the evening will have a major noise polluting effect - especially with the use of the café balcony. The noise will be akin to a busy night club but in this case, it will be in the middle of pristine and tranquil countryside.

Finally, we understand and support business growth and the championing of Joe Beckett's efforts. However, there is a further inaccuracy in the story. Kinswood Eggs was a major and thriving battery egg business at the time that Joe established the Kinsbrook enterprise in 2018. There had been challenges as the media covered concerns about animal cruelty at the family egg business (2020), but it was not until after Kinsbrook was firmly established that the avian flu incident (2022) led to the conversion of Kinsbrook Eggs' site from a battery hen farm to an industrial unit business.

We do wish Joe Beckett success with Kinsbrook, but the impact on the local area of extending the hours beyond 19:00 hours is too great to leave unopposed. You will see from the responses to the application that it is those living near Kinsbrook - who have raised concerns. Those supporting the application live in Worthing and further afield and are perhaps less aware of the vulnerability of this very special part of West Sussex.

Kind regards