From: Lee.Money
Sent: 08 May 2024 10:26
To: Kate.Turner
Subject: RE: Planning Application Consultation - DC/23/2309 Westons Farmhouse Annexe Westons Hill Itchingfield Horsham

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Kate

Apologies for the delayed response.

The application proposes to introduce a dwelling in immediate proximity to a yard and large buildings still in agricultural or commercial use at Weston's farm to support the farming activities. The plan showing the use of the farm buildings illustrates this. We have a history of complaints concerning activities in the farm yard which illustrate issues that can occur . These have included:

- noise and dust for operation a grain dryer,
- Odour from the housing of live stock
- Insect nuisance associate with housing of livestock
- Noise from farm machinery and vehicles operating extended hours.

However action for statutory nuisance was not taken as the complaints were occasioned by typical farming activity is unlikely to be successful. Where statutory nuisance arises from commercial or industrial uses, the defence of best practicable means is available, together with reasonable excuse.

It should also be noted that Nuisance does not equate to loss of amenity. Significant loss of amenity will often occur at lower levels of emission than would constitute a statutory nuisance. It is therefore important for planning authorities to consider properly, loss of amenity from emissions in the planning process in its wider context. Broader amenity issues should therefore be considered when asessing applications.

From my previous contacts with Mr Exwood, the tenant of Westons farm, I believe the farm is also owned by the Christs Hospital School and they should be aware that introduction a new residential receptor may lead to further conflicts with the farming operations. This could result in restrictions on the farming activity and breach of the principle of agent of change set out in the NPPF.

The use of the farm buildings may change over time. There is no restriction to prevent buildings in the vicinity of the proposed dwelling being used more intensely than at present. Such an intensification in activity could generate noise and disturbance that may adversely impact the amenity of the proposed dwelling.

In view of these considerations I would not recommend that the application is approved.

Regards

lee

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-----Original Message-----
From: Lee.Money
Sent: 25 April 2024 17:37
To: Lee.Money <Lee.Money@horsham.gov.uk>
Subject: FW: Planning Application Consultation - DC/23/2309 westons farm annex

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-----Original Message-----
From: planning@horsham.gov.uk <planning@horsham.gov.uk>
Sent: 15 April 2024 11:30
To: eh.planningconsultation <eh.planningconsultation@horsham.gov.uk>; Gareth.Jones <Gareth.Jones@horsham.gov.uk>
Subject: Planning Application Consultation - DC/23/2309

Please see the attached consultation letter from Horsham District Council Re:DC/23/2309