From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 March 2025 20:33:26 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/24/1720
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 04/03/2025 8:33 PM.

Application Summary

Address:	Northover Manor Farm Horsham Road Steyning West Sussex BN44 3AA
Proposal:	Change of use of 2 bays in an agricultural/commercial open yard to:|cr|Bay A - The Storage and maintenance of road gritting vehicles.|cr|Bay B - The storage of salt for the gritting of roads.
Case Officer:	Bethan Tinning

Click for further information

Customer Details

Address:	Sussex Place Horsebridge Common Ashurst

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise
Comments:	1 The applicant suggests that these HGVs must use single-track bridleway 2587 as their sole access to the B2135. This directly impacts the many walkers, riders and cyclists who are its only legal users, so this application does not "enhance a public right of

way" as it is obliged to do under NPPF 105.

2 Allowing the narrow bridleway to be the sole access to the B2135 for a fleet of HGVs is very dangerous to cyclists, pedestrians and horses, all of whom regularly use the bridleway. The applicant has to prove under NPPF 115 he has a "safe and suitable access" to the development, but this bridleway is clearly not safe or suitable.

3 All the neighbours and the applicant know that the safety of this access was previously comprehensively investigated by HDC. It was found that its use would have "an unacceptable impact on highway safety" when application DC/22/0311 was refused, which was a housing development by the same applicant on the same site using the same unsuitable vehicle access route.

4 The application states there have been previous commercial uses on the site. We have been here for 11 years and this is not true; we have not been aware of a commercial consent having been granted on the Farm at any time. Once B8 permission is granted, that use class would then be considered "flexible" and so other commercial users could start using the premises without constraint at this rural property, further breaching HDC's countryside policies such as Policy 26.

5 The application claims there will be "reduced road miles" as a result of this development. Yet the seven new employees (and inevitably, support staff, suppliers etc) will have to commute to the site by car as there is no public transport within at least two miles, thus breaching HDLP Policy 40. Establishing this new 24-hour goods vehicle depot at a rural farm is automatically "increasing activity in the countryside", not reducing it, thus breaching Policy 25.

6 All the neighbouring houses will be directly negatively affected by the proposed working hours of this goods vehicle operating centre. But the applicant carefully avoids any mention of working hours in the application because he knows a gritting fleet may have to be in use 24 hours a day, depending on weather. Such a 24-hour commercial fleet operation in the open countryside with close residential neighbours breaches both Policy 10 and Policy 33.

This speculative application is effectively for a 24-hour noisy commercial business to be established in a non-essential countryside location and is in breach of multiple HDC Planning Policies. It should be refused.

Kind regards

Telephone:

Email: planning@horsham.gov.uk





PLEASE NOTE: We have moved, please see the new Council address below.
Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton