From: Leanne Poole [redacted]
Sent: 30 May 2025 12:46
To: Planning
Cc: Victoria.Finnegan
Subject: DC/25/0234 - Calcot Farm, Horsham Road

Categories: Consultations

Hi there

Our councillors would like to add further information to their objection for this application:

- Detrimental effect to long-standing local businesses (award-winning hospitality/bakery. Also there is a separate independent butcher close to this proposed site)
- Disruption to all near neighbours' quiet enjoyment of their properties
- Visibility due to the proposed site being higher than neighbouring properties and gardens - proposed bagging plant to be 3m high, 6m long and 4m high
- Loss of employment within community
- Loss of revenue to other businesses in the local area through visitors to the Bakery
- Pollution of local stream which drains into the Adur between proposed site and neighbouring properties
- Flies/rodent infestation due to raw sewage being left to fester (currently without licence/permit) in close proximity of neighbouring businesses/residential
- Noise pollution due to increase in road traffic, JCB loaders and telehandlers
- Highway deterioration/damage to minor B road due to increase in number of heavyweight lorries accessing the site for deliveries/collections. Also possible increase in traffic accidents due to poor sight lines on a very fast section of the road with a blind bend
- Site access **not** owned by applicant and is less than 3m wide (problem for emergency vehicle access)
- The application should be referred to WSCC as it is misleading, since this is, in fact, a commercial waste treatment business.
- The applicant has failed to comply with any of the four criteria in Policy 26)
- The proposed site is wholly unsuitable for a business of the nature of Sussex Manures and Puckamuck due to: a significant loss of amenity to residents and our hospitality business, pollution of the environment, the use of an unsuitable B road for access, the poor access to the site, malodours, the attraction of vermin to two food businesses and that the Applicant has failed to satisfy many of Horsham District Council's Planning policy requirements and objectives

Thank you.

Kind regards

Leanne Poole
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Steyning PARISH COUNCIL

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