

[REDACTED]
Development Manager

Manton court

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Date : 20.08.2026

Subject: **Unit 2, Redkiln Close, Horsham. RH13 5QL: Safeguard Europe
Limited Application Reference: DC – 26-1152**
Proposal Extension of operating hours
Consultation Expiry: 25

Dear Sir/Madam

I write to formally object to the above application on behalf of Firstport the property management company responsible for Manton Court, and on behalf of the residents we represent.

I am the designated site manager and also a resident of Manton Court. This dual position gives me direct, daily visibility of the operations at the adjacent Safeguard distribution centre and their impact on our community.

The application is based on a misleading premise;

The applicant claims that the extended hours relate to “indoor work”. This is not an accurate description of the site’s operations. The core activities- HGV arrivals and departures, reversing, loading/unloading of pallets, and yard movements – take place outdoors, in the open yard directly facing our residential windows. The noise generated is therefore not contained within a building and will inevitably affect residents during the proposed extended hours.

The flats in this block facing east are similarly very close to the boundary, are vulnerable to noise and disturbance issues from the business activities at Unit 2.

Residents are already unable to fully enjoy their homes. On warmer days, sitting in our private garden or opening windows is frequently disrupted by noise from the yard. This is a clear and ongoing loss of residential amenity, which planning policy exists to protect. The extended hours proposed to 6am starts, Saturday afternoons and Sundays would significantly worsen an already difficult situation.

Existing noise levels already compromise residential amenity;

The council will be aware of the complaints already made by residents of Manton Court regarding problems of noise and disturbance caused by the operations at Unit 2. These complaints have been made to Environmental Health in relation to both general noise levels and the hours of operation, which have caused ongoing disruption to resident's daily lives, including sleep deprivation and noise disruption throughout the day. The flats in this block facing east are particularly affected, and indeed those further from the boundary remain vulnerable to noise and disturbance from business activities at the site.

It should be clearly evident to the Council that the **unauthorised extension of operating hours at Unit 2**. In contravention of the conditions set out in the Environmental Health and Planning enforcement Officers notice dated 1st August 2025, is causing significant disruption to the local community. This existing breach of conditions demonstrates a disregard for the regulatory framework and should weigh heavily against any proposal to further relax restrictions.

Residents are already unable to fully enjoy their homes. On warmer days, sitting in our private gardens or opening windows is frequently disrupted by noise from the yard. The flats do not have air conditioning, meaning residents rely on natural ventilation during summer months-making noise intrusion not merely an inconvenience but a genuine impediment to basic living conditions. This is a clear and ongoing loss of residential amenity, which planning policy exists to protect.

Extending hours to **6am starts**, Saturday afternoons, and Sundays would significantly worsen an already difficult situation. Early morning noise from 6am would cause disruption to sleep, and the extension into weekend afternoons and Sundays would destroy the peace and tranquillity that residents should reasonably expect to enjoy in their own homes. If the council approves the extension hours as proposed, it will result in **permanent issues of noise and disturbance** to Manton Court residents.

The proposal is contrary to Local and National Planning Policy;

The adverse impact of business uses on adjoining residents is an important material planning consideration which should be given significant weight in the determination of planning applications that seek to intensify or vary the restrictions applicable to these use. The weight to be given to this issue is reinforced in both Local and National Planning Policies.

The National Planning Policy Framework states at Paragraph 198:

“Planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on Health, Living conditions....as well as the potential sensitivity of the site in the wider area to impacts that could arise from the development”.

In doing so they should;

- (a) Mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development and avoid noise giving rise to significant adverse impacts on health and quality of life.

The adopted Horsham District Planning Framework 2015 at Policy 33

“Development Principles” states

“In order to conserve and enhance the natural and built environment developments shall be required (2) ensure that it is designed to avoid unacceptable harm to the amenity of occupiers of nearby properties and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development”

This application represents a disregard for these policies

The proposal does not seek to mitigate or reduce noise impacts. It does not offer acoustic fencing, traffic management or any enforceable conditions to protect residents. Instead, it simply seeks to expand operating hours into times when residents are entitled to peace and quiet – early mornings, Saturday afternoons and Sundays.

This is not a balanced application, It places the commercial convenience of the operator above the statutory protections afforded to residents under national and local planning policy.

Furthermore the applicant is already in breach of existing conditions and granting further permissions would set a concerning precedent.

Supporting Photographic Evidence;

To assist the planning committee in fully understanding the proximity of the site to residential accommodation, I enclose a GOGGLE MAPS satellite image clearly showing the immediate adjacency yard to Manton Court.

The image demonstrates that the operational yard is not set back or screened from our homes. It lies directly alongside our residential boundary, with no meaningful physical separation. The distance between the external yard activities – including HGV manoeuvring, loading and unloading – and our windows and gardens is plainly terms, unacceptably close.

The number of flats most affected can be clearly identified from this image, it should be recognised that approximately 13 flats face directly onto the yard and bear the brunt of the noise intrusion, through even those further back remain vulnerable.

I respectfully request that members of the planning committee review this image carefully when considering this application.



Conclusion;

For all the reasons set out above, there are **compelling reasons to refuse ythis application on planning grounds**. The proposal is contrary to both National and Local Planning Policy, fails to protect residential amenity, is based on a misleading description of operations, and would cause permanent and unacceptable harm to the quality of life to Manton Court residents.

Furthermore, the applicant is **already in breach of existing planning conditions**, as evidence by the environmental Notice dated 1st August 2025. The Council should not entertain any relaxation request and that the council **enforce the current breaches** and refuse this application in its entirety.

I trust that the planning committee will give full weight to the protection of residential amenity and to the clear policy framework that governs such decisions. I am happy to provide further evidence or attend a committee meeting if required.

Yours Kindly



Development Manager