From: [redacted]
Sent: 21 November 2024 14:29
To: Shazia Penne [redacted]
Subject: Fwd: DC/24/1404 - MERRYHILL

Dear Shazia

Further to your emails, please find attached documents and responses (blue text from the Applicant) to the matters raised which I trust provide further clarification. With regards to WN as you will see below no water is used so the scheme is water neutral.

(1) Business Activity and Intensity: More details are needed to evaluate the commercial nature and activity level, especially since the building's expansion suggests a more intensive use than a typical home-based business.
We have collated the area of which the business is currently using, across the multitude of sheds which are no longer suitable for purpose / aligned with our business model; in order to operate efficiently and with health and safety in mind we need a purpose built facility, as currently we are keeping various things that we need all over the place as we have no other choice, which is not sustainable, for example we have various outdoor pallets for storage but this is not efficient or ideal.

We need the proposed dry, insulated and secure building as the current working standards are poor, the current buildings are past the end of their life, doors do not close properly and floors uneven, the cladding coming off. We need a working area that can be heated in the winter and the extra dry storage and chilled storage space will allow us to buy in bulk saving on cost and our carbon footprint.

We are currently an internet based business, with no retail / in person customer dealings. Each mushroom growing kit is hand planted to order, so to work efficiently is key, with all that we need close by. Currently this is not the case.

We are not expecting any increase in business activity / intensity, but we will be able to work much more efficiently. Our peak time starts from October and through Christmas.

We do not grow mushrooms for sale. Our business model, mostly since covid has really shift into the sale of grow your own mushroom kits and dried mushroom related goods, such as mushroom coffee / dried mushrooms, so dry storage is key.

(2) Operational Details:

- Delivery and Dispatch: Information on the nature and frequency.
We collect our compost deliveries ourselves from a local business (Cobbins Nursery - Angmering) to which we have it delivered to them, for us to collect. So whilst we have deliveries, these are not directly to us as we collect ourselves so there is no impact to our road etc.

Once every 3-4 months we will get a pallet delivered on the corner of our drive, which is immediately decanted and when left it is able to be left on the corner of our drive, so as not to inhibit the road.

Regarding our own dispatch of orders, we ship out orders Via DPD Monday - Friday at

430pm, with a small sized vehicle that comes up the drive then leaves shortly after loading. Royal Mail collects Monday - Friday typically by 11 AM.

The proposed plan will not affect this schedule so predict no increase / change in this.

- Waste Disposal: Details on the nature and frequency.
Any compost we have from waste, i.e. when it is not suitable for our own use, we take to a local nursery (culberry nursery Angmering) so as to support local and to minimise waste as they make use of this themselves.

Our cardboard waste we minimise by sending out stock to Amazon in these left-over boxes, anything else we recycle

Recyclable plastic is recycled and any Plastic waste we cannot is separated, then collected and disposed of correctly by (Chuck it) based in Brighton, who collects from us and disposes of it (waste carrier license : **CBDU410851**)

We do not anticipate any increase in waste frequency or volume from the proposed plan.

- Employees: Clarification on the number of employees, as the Electoral Register shows only two people registered at the address, despite the business claiming four residents.
[redacted]

[redacted]

- Operating Hours: Specific hours of operation are requested.
We are open Monday - Friday 9-5. We are not open to the public and trade only as an online presence.

(3) Building Use and Design:

- Annotated Plans: A detailed plan of the building indicating designated areas for storage, growing, packing, and any other uses.
Please see our floorplan for ground floor, in order to keep everything all under one roof, clean and tidy and laid out in a way to offer safe working practices,

The first floor will contain enough office space for two workstations to run our online business, the rest will be the close proximity dry storage we are in desperate need for.

- Mezzanine Plan: A formal, annotated mezzanine plan showing its specific uses.

- Water Usage: Since the business involves mushroom products, a Water Neutrality Statement is requested, with clarification on water use in growing and production.
We do not grow any mushrooms at the site, so water would not be effected in anyway. Water is not required at any point during any of our production process and this will not change with the proposed plan.

(4) Location and Design Justification:

- Building Placement: The building's current placement along the frontage may create a cramped and overdeveloped appearance. Alternative locations in the wider grounds may be preferable.
With the plans proposed as they are and regarding where the current sheds are placed, we will actually be further away from the road in footprint in places, plus we are proposing to clad this building in a way that camouflages well, i would also mention the other development opposite and large relatively new barn down the road from us, at oakwood farm which is much larger in size, without any coverage.

- Design Rationale: If the building's design is functionally tied to mushroom production, a justification should be provided.
The building's design is to provide an aesthetically pleasing and in keeping unit, offering good coverage which blends into the rural surroundings, replacing several dilapidated sheds in place of one neat contained purpose built unit. The proposed design is integral to offer us the dry storage and chilled storage and working space we require, all under one roof and keeping it contained rather than spread across multiple areas, to which it currently is.

The first floor / mezzanine offers us quiet and clean office space, which currently we do not have, plus adequate dry storage facilities, Whilst not heavy in weight, our cardboard product and postal boxes do tend to take up a lot of room as we order in bulk, each variety of product we sell requires a fair bit of storage space for its product box.

If you have any questions or queries please do not hesitate to contact me.

Kind regards

Nikolas Antoniou
BSc HONS DIPTP MRTPI
Chartered Town Planner
For and on behalf of NJA Town Planning Limited
01403 252231

www.njatownplanningltd.co.uk

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On Thu, 7 Nov 2024 at 13:25, NIk Antoniou [redacted] wrote:
Dear Shazia

I will go back to the client and architect and see what additional information can be provided.

The proposal though is as per the application for a large storage facility to effectively amalgamate all of the older sheds. The intensity, any deliveries etc. will all remain as is and this building will not have a water connection nor do any of the existing sheds. If a water neutrality report were to be commissioned then there would be no change in the baseline consumption and therefore the development would be water neutral. As we are only proposing a storage facility and with this in mind no WN report was commissioned.

In terms of people there are three generations. There is the grandfather that lives on site, his daughter that lives on site and her partner and the grandson who now lives off site but these four individuals are all family/related and run the business.

I will come back to you with additional information / clarification where I can.

Kind regards

Nikolas Antoniou
BSc HONS DIPTP MRTPI
Chartered Town Planner
For and on behalf of NJA Town Planning Limited
01403 252231

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---------- Forwarded message ---------
From: **Shazia Penne** [redacted]

Date: Thu, 7 Nov 2024 at 11:36
Subject: DC/24/1404 - MERRYHILL
To: [redacted]

Dear Nik

I received queries from the senior officer in order to further assess both the principle and the specifics of the development, could you kindly review the queries below and get back to me:

1. **Business Activity and Intensity**: More details are needed to evaluate the commercial nature and activity level, especially since the building's expansion suggests a more intensive use than a typical home-based business.
2. **Operational Details**:
    - **Delivery and Dispatch**: Information on the nature and frequency.
    - **Waste Disposal**: Details on the nature and frequency.
    - **Employees**: Clarification on the number of employees, as the Electoral Register shows only two people registered at the address, despite the business claiming four residents.
    - **Operating Hours**: Specific hours of operation are requested.
3. **Building Use and Design**:
    - **Annotated Plans**: A detailed plan of the building indicating designated areas for storage, growing, packing, and any other uses.
    - **Mezzanine Plan**: A formal, annotated mezzanine plan showing its specific uses.
    - **Water Usage**: Since the business involves mushroom products, a Water Neutrality Statement is requested, with clarification on water use in growing and production.
4. **Location and Design Justification**:
    - **Building Placement**: The building's current placement along the frontage may create a cramped and overdeveloped appearance. Alternative locations in the wider grounds may be preferable.
    - **Design Rationale**: If the building's design is functionally tied to mushroom production, a justification should be provided.

Kind Regards

Shazia Penne
Planning Officer

[redacted]

Horsham District Council
50 YEARS

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Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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