From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 28 May 2025 21:02:42 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0234
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 28/05/2025 9:02 PM.

Application Summary

Address:	Calcot Farm Horsham Road Steyning West Sussex BN44 3AA
Proposal:	Change of use of part of former agricultural building and 10m x 18m of adjacent yard to commercial use for the storage of soil improver bagging equipment, bagging of soil improver, storage of bagged surplus soil improver and distribution of the same.
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 - Privacy Light and Noise
Comments:	Highway access The proposed access to the site is a part residential driveway, and unlikely to have sufficient width for commercial vehicles. The access has limited visibility to and from the north of Horsham

Road (not "excellent" as suggested by the applicant's planning statement; the photos provided are very misleading), as it is close to a blind bend to the north of the driveway. Traffic is often moving at close to the national speed limit round that bend, and the proposed development will significantly increase the risk of accidents on the Horsham Road. The photograph provided in the applicant's planning statement doesn't clearly show the warning sign of a bend in the road unless you examine the photo closely. Nor does it show that there is a mirror opposite the driveway which is needed to give vehicles exiting from the site sufficient visibility along the Horsham Road.

Additionally, Horsham Road is a rural B road, not suited to commercial traffic given the size of the road. It is not close to any major highway and there is no evidence that it will, as suggested, reduce the travelling road miles compared to the current position for Sussex Manures. Sussex Manures' website states it collects equine waste from East Hampshire to East Sussex; this is a large area and moving the site to Calcot Farm as proposed is highly unlikely to change the travelling road miles.

By contrast, Sussex Manures' existing site is close to the A24, which is far more capable than the Horsham Road of coping with commercial vehicles coming from the various locations across Sussex and Hampshire from which they collect horse manure.

There is no evidence provided by the applicant to support the statement in para 6.8 of the planning statement that the proposals will improve energy efficiency. I note also that para 6.8.a 3 of the statement suggests that the site will also be used for gritting lorries; if such usage is also contemplated from this site (a service which is offered by Sussex Manures on their website), the access is clearly unsuitable. Moreover, the increased vehicle movements from such a usage would be far higher than suggested in the plan.

Privacy, light, smells and noise
The proposed development will generate additional traffic and, therefore, noise from commercial vehicles arriving and leaving the site. The planning statement says (para 6.5.b) "usually only light vehicles... up to 3.5 tonne"; clearly "usually only" does not necessarily preclude the use of HGVs. The application omits any reference to deliveries to the property; it only deals with deliveries from the property. This leaves it open to heavy goods vehicles delivering skips of waste on a regular and frequent basis.

In addition, there will be continuing noise throughout the day from works including machinery moving, loading and processing the manure on site. A photograph on the website of Sussex Manures, under Puckamuck (Puckamuck | Natural and organically sourced Horse Manure), clearly shows a photograph of a large tractor and trailer working on the existing site, moving manure. This is highly likely to generate noise through the day, disturbing the peaceful

enjoyment of neighbours' amenities.

As the material being processed is horse manure, it is self evident that there will be constant unpleasant smells from the operation which will make the use of residents' gardens unattractive. There is also a potentially major impact on a local tourism business which is next door to the site, where visitors will no doubt be put off by the smells and noise from the proposed operation. There is no way of restricting the spread of smells to a small area when the processing, loading and unloading is taking place in the open air.

Loss of general amenity
The proposed development is in a rural area, with several residential properties nearby. There is currently no industrial development in the area; land around is either farmland or private gardens. To have an industrial waste processing site nearby will severely impact the property's neighbours.

Additionally, large volumes of manure delivered to the site will inevitably generate strong and unpleasant smells which will not be able to be restricted to the site. This will severely impact local residents' enjoyment of their gardens. The application suggests that delivery and collections will be made by "light vehicles" (6..5.b); the existing Sussex Manures website makes it clear that they offer, under their "Easi skip service", commercial scale equine waste skips between 4.6 cubic metres and 10 cubic metres. These require vehicles much larger than the "light vehicles" suggested in the application.

Horsham District plan
The application suggests it meets several of the objectives of the Horsham District plan. There is in fact very little evidence to support this; for example:

- 6.2 - Policy 7; the relocation of an existing business to a more remote site than its existing one does nothing to achieve any of the issues quoted in para 6.2. This is not a development of a small, start up business but simply a relocation of an existing business, and it does not identify an additional employment area to meet the need for new business activity. There are no local potential employees;
- 6.3 - Policy 9; this relates to employment development; however, it is highly unlikely that there are many potential employees within a reasonable distance of the proposed site. The new use is not adding to sustainable management of horse manure as claimed, since it already happens at the existing site used by Sussex Manures;
- 6.4 - Policy 10; it is difficult to see how the claim of a reduction in road miles can be supported, or operators being employed from the local area; the existing business is located only a few miles away. Any employment is simply replacing existing jobs at the current site used by Sussex Manures;

- 6.5 - Policy 26; see above for the misleading impression given by the application of only light vehicles being used; no information is given as to the size or frequency of deliveries to the site;
- 6.7 - Policy 33; does not mention the stream which feeds into the Adur on the edge of the site, which is highly likely to be polluted by run offs from the manure piles being proposed;
- 6.8 - Policy 33; there is no evidence to support the illogical contention that the new site will reduce the need to travel with laden lorries; they will just finish their journeys along a small B road rather than a dual carriageway;
- 6.9 - Policy 36; no evidence is given to support the contention that less energy will be used; how?
- 6.10 - Policy 37; see my comments on 6.8 and 6.9 which apply equally to the contentions here; and
- 6.11 - Policy 39; this is simply incorrect; the junction is close to a blind bend and does not have excellent visibility.

Other
The planning statement makes numerous unsupported assertions, including:

- 6.2.a: ...reducing overall travelling road miles
- 6.3.a: ...reducing travelling road miles
- 6.4.a.:... reduces road miles for collection and delivery...
- 6.4.a: ...the enterprise brings flexible part time work to the area
- 6.5.d: ...visibility from the access to Calcot Farm is excellent
- 6.7.a 2: the fact that... avoids unacceptable harm to...users of nearby property and land
- 6.8.a 2: ...the proposals will improve energy efficiency
- 6.8.a 3: ...the re-use of this site will reduce the need to travel with laden lorries across Sussex
- 6.9.a: ...the proposal will use less energy than previous years' of operations
- 6.10.a: the proposal will minimise the fuel used by the vehicles
- 6.11.a 1: the junction of the existing access... has excellent visibility and the local road network is suitable for the vehicles to be used

Additionally, the applicant refers often to "soil improver"; it is, of course, horse manure which is generated from across several counties and transported for commercial processing. What is proposed is not an agricultural activity, but a commercial waste processing business with attendant smells and noise.

Kind regards

Telephone:

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Horsham District Council