

Anna Tidey

From: [REDACTED]
Sent: 23 October 2025 08:06
To: Tanya Leete; Anna Tidey
Subject: Re: Application No DM/25/2465

[REDACTED]

Dear Anna, Tanya

Following my initial complaint on the 11th August about the operation of Giggleton at the Horsted Keynes Business Park at weekends, please see below my formal letter objecting to the variation of condition no 2, with a view for extending the operating hours.

23rd October 2025

Your Reference: Application No DM/25/2465

HK/027/89 Variation of condition number 2 to extend opening hours of Units B3 and B5, Horsted Keynes Business Park

Dear Anna,

Further to your notification of the application to extend the opening hours of premises B3 and B5 currently occupied by **Giggleton** at the Horsted Keynes Business Park, I confirm that I strongly object to this variation for the following reasons:

1. I do not agree with Christopher Samson (K L W Planning consultants) comments in the **Benefits of use** section, where he states “that weekend and bank holiday trade is essential to its long-term viability, as the nature of the clientele need to attend outside standard working hours” Why can’t the hosting of birthday parties be held Mon – Sat, or even at the Village Hall which would then benefit the community? There are plenty of other venues for children’s parties in nearby towns.

Perhaps he wouldn’t be so enthusiastic if he lived next door to the Business Park.

Surely the agreed planning constraints should have been checked by both parties before attempting to operate outside of the agreed conditions, rather than applying for a variation after the event? This shows total disrespect and disregard for the adjacent property’s owners.

2. The letter from K L W Planning also uses the following quote from Policy DP14 of the Mid Sussex Plan (Sustainable Rural Development and the Rural Economy) which supports small scale rural economic development, but the wording in the policy clearly states that policy

DP14 will not apply within the High Weald Area of Outstanding Natural Beauty where a more restrictive policy approach will be adopted, where the Business Park is situated.

3. Additional unwanted noise and fumes from vehicles and visitors which is currently disturbing our weekend's enjoyment in the garden.
4. Additional circa 120 vehicle movements along very narrow country lanes (60mph national speed limit) which are occupied by horses, walkers, ramblers and children on Duke of Edinburgh schemes. (This number increases considerably at weekends)
5. Massive increase in traffic, circa 120 vehicle movements / day along the side access drive and adjacent rear car park which adjoins my property.
6. Depreciation of my property value if the Business Park is allowed to operate 7 days / week.

Our cottage, number 30, and our next-door neighbour, number 31, are situated directly adjacent to the car park and access road in question, and are currently affected by the noise and fumes of vans and cars coming and going, which we have to accept Monday to Saturday lunchtime, as current planning conditions allow, but is totally unacceptable to be subjected to this on a Saturday afternoon, Sundays or Bank Holidays.

I have been in communication with the owner of the Business Park and that of *Giggleton*, and have requested that they only use the main access, not the small driveway, to minimize the disruption whilst this case is pursued, and that they only park at the bottom of the Park in their allocated bays, but as of today, this is still not being policed and their visitors still park next to our house, which causes our four dogs to bark frantically, which our neighbours already complain about, which is only exacerbated by the additional vehicles and noises in the Business Park at weekends.

I am also most surprised that they are allowed to continue operating at weekends whilst this application for a variation is progressed.

It is worth noting that my neighbour's property, number 31, is also owned by the Business Park and that the current tenants also lease one of the business units in the Business Park, so I would make an educated guess that they will not be objecting.

Cars are currently leaving the premises from units B3 and B5 after 4pm on a Saturday and are arriving from 10am on Sunday mornings with the last one leaving just after 4pm, with some vehicles hooting, car doors slamming, adults shouting, children shouting, crying, all of which is totally unacceptable over the weekend, when we wish to enjoy the peace and quiet of our garden and surroundings, which anyone who knows the area, will confirm that you can hear a pin drop when the Business Park is empty, which is why we purchased the property in the first instance.

We have recorded and noted up to 30 vehicles attending each weekend session (4 sessions), which is an additional 120 vehicle movements along narrow country lanes each day.

If there is any extension or approval of weekend or Bank holiday hours, this will only lead to a massive increase in weekend traffic for such narrow country lanes which cannot support such traffic flow as you would surely agree, and this will inevitably increase the risk of accidents.

I note that the planned opening on Saturdays and Sundays is for hosting children's parties, so would surmise that these visitors will be from nearby towns and as such, the drivers may not be used to the very narrow country lanes (60 mph national speed limit) which are already busy at weekends with horses from the commercial livery yard opposite, exercising on the road and

hacking out towards the forest, with numerous cyclists, walkers, ramblers and hordes of children undergoing Duke of Edinburgh Award training....Surely this is just an accident in the making?

It is also worth noting that there have already been a few near misses with horses leaving the livery opposite as cars travel too fast along this road and screech to a stop whilst avoiding oncoming traffic.

I purchased my property 25 years ago and accepted that the adjacent business park may affect our enjoyment of the peace and quiet of rural living during the weekdays, but because all of the business's used to cease work on a Friday evening at 5.30pm this then gave us the entire weekend to enjoy the peace and tranquility that would be expected when you live in an AONB, Conservation area.

We have invested a considerable amount of money to improve our cottage over the years, but this will not be realized when we downsize should the business park be allowed to operate for 7 days a week and Bank Holidays, as our target market will be severely compromised. Who would want to buy a large property next to a Business Park that operates 7 days a week?

I do not feel that we are being unreasonable in not supporting the extended hours, as we have never complained about vehicles arriving before 6.30am Monday - Saturday and we turn a blind eye to the weekly overnight articulated lorry parking, (which is not allowed under the current planning constraints) and the additional shipping containers that have also been added to extend storage capacity, which may set a precedent for further expansion later?

If this variation is approved...what next? further expansion of the Park? Extended hours to other units? This is an AONB not the outskirts of some urban sprawl.

The current owner of the Business Park has improved the appearance of the units, which has attracted more business, which is fantastic, but feel that the proposal for increased hours with additional traffic flow will only cause further unwanted and unnecessary disruption to local property and damage to the public highway (which is in a sorry state already)

Perhaps as adjacent neighbours who are directly affected by all the business park operations, we should have been consulted in the first instance prior to this new business taking over the unit, especially if their business model required 7 day a week operation? I would suggest there has been a major oversight from both parties regarding the planning arrangements, and it is now to be suffered by adjoining residents, if approved.

I would appreciate if our objections were given full and thorough consideration before a decision is made, as any decision to allow the extension of hours will affect all the adjacent neighboring properties and those along Cinder Hill Lane with the increased traffic flow, noise and disruption.

I don't understand why K L W Planning are quoting various planning policies which they are arguing support 7 days a week as "supporting sustainable growth", etc., but they seem to forget that this is an AONB and Conservation Area, not a Business Park in an area far away from other residents, so surely common sense should prevail in this instance and the planners look at the larger picture...If there are dwellings on the immediate boundary, which we are, then any variation of hours is taking away our right and that of other adjacent neighbours to some peace and quiet, which our Mental

Health rightly deserves for at least one and a half days, following a week of the Business Park operations.

I look forward to the planner’s final decision and would respectfully request that all involved with the ultimate decision, ask themselves this question....and answer honestly.

” Regardless of current policies which may support this proposal, would I accept 7 days a week operation, if I lived right on the boundary of the Business Park in an AONB for the last 25 years?”

I think we all know the answer.

Yours faithfully

[Redacted signature]

[Redacted text]

[Redacted text]

Willow Tree Cottage
30 Cinder Hill Lane
Horsted Keynes
West Sussex
RH17 7BD