



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/26/0955
LOCATION:	Calcot Farm, Horsham Road, Steyning, West Sussex, BN44 3AA
DESCRIPTION:	Change of use of part of a 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. (Retrospective).
RECOMMENDATION:	Further information required

MAIN COMMENTS:**Noise and Odour**

An Environmental Health Officer has visited the application site and the surrounding local area and the close proximity of residential dwellings to the site was noted.

Where this is the case and commercial development of this nature, with associated noise and odour, is proposed in close proximity to residential dwellings we would reasonably expect the application to be supported by noise and odour impact assessments which quantify and assess the impact of noise and odour on residential amenity.

Reports of this nature have not however been submitted with the proposals – it has therefore not been adequately demonstrated that noise and odour will not give rise to adverse impacts on the amenity of future occupants of the proposed dwellings.

In addition to the above, the Environmental Health and Licencing department at HDC are in receipt of noise and odour complaints as a result of current bagging activities at Calcot Farm which we understand this application seeks to regularise. It is important to clarify however that whilst this investigation is ongoing we would still be requesting the above assessments even if complaints had not been received.

Air Quality

Given the close proximity of residential dwellings, as detailed above, information will also need to be provided detailing how dust associated with the imported and stockpiled materials will be appropriately managed. We are however happy to request this information through a suitably worded planning condition, once we are satisfied that the potential impacts from noise and odour have been adequately assessed.

Summary

Given the above we are of the view that the application is currently insufficiently detailed to be determined.

Suggested Conditions

N/A

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	13/08/2026