

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept FAO Alice Johnson
REFERENCE:	DC/26/0556
LOCATION:	Land West of Shoreham Road Henfield West Sussex
DESCRIPTION:	Erection of a complex of 4no. buildings comprising of 12no. light industrial units for employment use (office, industrial, storage and distribution uses (B2, B8 & E(g) use)) with associated car parking, access and landscaping.
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION:	
Layout of the proposed development should be revised	
MAIN COMMENTS:	
The main issue with proposed development is in the introduction of the proposed business units on the boundary with Oak Tree Cottage. The Noise Statement submitted with the applications details noise measurement s made at the boundary with Oak Tree Cottage gives typical daytime background noise levels of 43dBA during normal business hours. Evening periods will be quieter. The noise climate in the city of the Oaktree Cottage is defined by road traffic from Shoreham Road with some contribution from the existing commercial operations from the existing business units, although these are further away than the proposed units. Noise from existing operations is unlikely to be intrusive. The Noise Statement has adopted the methodology given in BS41412:2014 for assessing impacts from commercial noise. The report recommends that a rating level of 40 dB is applied to industrial or commercial plant installed. This would be 3dB below the measured representative background noise level and would result in no predicted adverse impacts. However, plant noise is not the only contributor to commercial noise. External activities such as loading and unloading, noise form reversing alarms and vehicles manoeuvring are also important components s of noise from commercial operations. These can be perceived as particularly intrusive due their unpredictability short duration, and loudness. The adoption of the 40dB rating level may not be sufficient to mitigate all instances of intrusive noise.	

A further concern is that to protect the amenity of Oak Tree Cottage and other residential occupiers, conditions will be required to secure compliance with recommended plant noise limits and ensure adequate noise mitigation. Other restrictions on working hours, external activities and deliveries will also be required. This is likely to dissuade potential tenants.

It is important to note that where statutory nuisance arises from commercial or industrial uses, the defence of best practicable means is available together with reasonable excuse. A Local Authority may not be able to require the complete abatement of a statutory nuisance. Broader amenity issues therefore need to be considered under the planning regime when drawing up development plans and considering individual applications.

To overcome these concerns, it is recommended that the proposed units are relocated within the redline of the application to increase the separation distance to Oak Tree Cottage. If this is not possible then conditions will be required to ensure residential amenity is appropriately protected.

ANY RECOMMENDED CONDITIONS:

See comments

NAME:	Lee Money
DEPARTMENT:	EHL
DATE:	3/06/26