



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0955

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).

RELEVANT PLANNING HISTORY:

DC/22/0983	Erection of an agricultural barn.	Application Permitted on 05.08.2022
DC/25/0234	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.	Withdrawn Application on 02.06.2025

DESCRIPTION OF THE SITE

The application site forms part of Calcot Farm, located within the open countryside on the western side of Horsham Road (B2135), between Ashurst and Steyning. The farm is accessed via a private track from Horsham Road which also serves neighbouring properties. Additional access to the wider farm complex is available via an internal farm track. The site lies outside any defined Built-Up Area Boundary and is therefore within the countryside for the purposes of the Horsham District Planning Framework.

Calcot Farm comprises a mixed agricultural and commercial holding containing a range of buildings associated with agricultural and diversified rural activities. The wider farmyard includes agricultural storage buildings, livestock buildings, a butchery operation and associated hardstanding areas. Planning permission was granted under application DC/22/0983 for the erection of an agricultural barn immediately adjacent to the application site.

The current application relates to part of an existing agricultural building and adjoining yard area located within the main farmyard complex. The application site comprises approximately 161m² of existing building floorspace together with approximately 179m² of adjoining hardstanding.

Beyond the farmyard, the surrounding area is predominantly rural in character and comprises agricultural land, woodland and sporadic residential development. The nearest residential properties are located to the north and south of the farm complex, with a number of commercial and residential occupiers situated along the shared access arrangements serving the wider site.

1 Horsebridge Cottages to the north is known as 'the Artisan Bakehouse' and comprises a workshop for an artisan cookery school and tearoom, approved under DC/12/0091 on 18.07.2012. The operation therefore represents a sensitive neighbouring land use where matters such as odour, dust, noise and pest activity are potentially material considerations in assessing the acceptability of the proposal.

APPLICATION DESCRIPTION

This application seeks full planning permission for the change of use of part of an existing agricultural building (161m²) and adjoining agricultural yard area (179m²) to a commercial bagging, storage and distribution operation for soil improver, together with the siting and operation of a mobile bagging plant. The proposed use is described by the applicant as falling within Use Class B2 (General Industrial) and / or B8 (Storage and Distribution).

The proposal would utilise part of an existing agricultural building for the storage of bagging equipment, storage of bagged material and operation of a mobile bagging plant. The mobile bagging unit would measure approximately 3 metres in width by 6 metres in length and approximately 4 metres in height and would be located within the building. The bagging process would utilise a telehandler or similar loading equipment to transfer material into the bagging plant before being stored and distributed from the site.

The submitted Planning Statement advises that material would be delivered to the site for bagging and storage before being distributed as a soil improver product. The applicant indicates that the bagging operation would typically operate for up to one day per week for up to six months of the year, with deliveries and collections taking place between 08:30 and 17:00 Monday to Friday and occasionally on Saturdays. Bagged material would be stored within the application building prior to distribution.

The use is currently operational and the application is therefore retrospective in nature.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF) 2026

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 40 - Sustainable Transport
Policy 41 - Parking

Steyping Neighbourhood Plan (2022)

SNDP1 - Green Infrastructure & Biodiversity
SNDP2 - Responsible Environmental Design

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 6: Climate Change
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport

Policy 25: Parking

Strategic Policy 29: New Employment

Strategic Policy 30: Enhancing Existing Employment

Policy 31: Rural Economic Development

Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS

HDC Environmental Health: The application is currently insufficiently detailed to be determined: -

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.

OUTSIDE AGENCIES

WSCC Fire and Access: Comment: -

Evidence is required to show suitable access for a fire appliance that complies with Approved document B: Volume 2 B5 section 15 to ensure the Fire Service can reach the change of use building within the required distance.

The minimum width for a fire appliance access is 3.1-metres through any gateway or narrowing, 3.7-metres between road edge or curb, capable of supporting 18-Tonne axial weight of the fire appliance and a suitable turning facility to enable the fire appliance to turn and make their exit. From the plans submitted and google street view the access route does not look to have the required width.

WSCC Highways: No Objection. The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Representations:

4 representations have been received objecting to the application for the following reasons: -

- Odour associated with the storage and handling of horse manure.
- Noise from the bagging operation, telehandler movements, loading/unloading activities and vehicle reversing alarms.
- Dust, particulates and general disturbance from the operation.
- Intensification of activity compared with the previous agricultural use of the site.
- Inadequate access arrangements.
- Represents an industrial/commercial operation in a rural location.
- Proximity of the operation to a nearby watercourse.
- Risks to groundwater and a nearby borehole.
- Absence of drainage, containment or pollution-control measures.
- Potential effects on habitats associated with the stream corridor.
- Lack of ecological information or assessment.
- The use has already been operating on site.
- Horse manure constitutes waste.
- There is no agreement for access arrangements.
- Damage allegedly caused by the applicant's vehicles.
- Previous unauthorised activity.
- Ongoing enforcement investigations.
- Loss of property value.

Parish Comments:

Steyning Town Council: Objection. The unlicensed and illegal toxic activity being carried out in close proximity to neighbouring properties, a food and drink business, a stream, borehole and the River Adur, causing severe health and fire hazards, and environmental and biodiversity damage. The fire service has confirmed the access is in breach of fire access regulations in width. The planning application should be refused immediately.

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Background

The current application follows an earlier planning application submitted to Horsham District Council under reference DC/25/0234, which sought planning permission for materially the same development. That application was subsequently withdrawn in June 2025 following discussions between Horsham District Council and West Sussex County Council regarding whether the proposed operation constituted a County Matter. The application was withdrawn to allow the matter to be considered by West Sussex County Council in its role as Waste Planning Authority.

The wider operation associated with Sussex Manures is undertaken across two separate sites, namely Northover Farm and Calcot Farm. At Northover Farm, horse manure is imported, stored and managed before being utilised as a soil improver. A significant proportion of the resulting material is spread on

agricultural land under the control of the farm operators, with a smaller proportion transferred to Calcot Farm for bagging and onward sale.

Following withdrawal of application DC/25/0234, an application was submitted to West Sussex County Council. However, the application was not validated due to uncertainties regarding the planning status of the material and whether the activities at Calcot Farm constituted a waste operation requiring determination by the Waste Planning Authority.

Subsequent discussions between Horsham District Council and West Sussex County Council concluded that Northover Farm and Calcot Farm should be regarded as separate planning units for planning purposes. West Sussex County Council's position is that the activities undertaken at Northover Farm relate to the management and processing of imported manure and are therefore matters falling within the remit of the Waste Planning Authority. In contrast, the material transferred to Calcot Farm is considered by West Sussex County Council to be a soil improver product rather than waste material, such that the proposed bagging, storage and distribution activities at Calcot Farm do not constitute a waste development. On this basis it was agreed that the application was not a County Matter and should therefore be submitted to Horsham District Council for determination.

The current application is substantially the same as the previously withdrawn application DC/25/0234 and has been accompanied by a Planning Statement which describes the proposal as the bagging, storage and distribution of a soil improver product from part of an existing agricultural building and yard area.

Principle of Development:

The application site is located within the countryside, outside of any defined Built-Up Area Boundary. As such, the proposal must be assessed against the relevant policies relating to development in rural areas and the countryside.

The National Planning Policy Framework (2026) supports the achievement of sustainable development and seeks to build a strong and effective economy, including by supporting economic growth and diversification in rural areas. In particular, the Framework recognises that planning decisions should enable the sustainable growth and expansion of rural businesses and support the development and diversification of agricultural and other land-based rural enterprises. It also encourages the effective use and re-use of existing buildings where appropriate.

At the local level, Policy 7 of the Horsham District Planning Framework (HDPF) seeks to support sustainable employment development and economic growth. Policy 9 supports the provision and development of business uses, whilst Policy 10 supports sustainable rural economic development and the diversification of rural enterprises where development is appropriate to its countryside location and contributes to the wider rural economy.

The application proposes the change of use of part of an existing agricultural building and adjoining yard area to facilitate the bagging, storage and distribution of a soil improver product. The proposal would utilise an existing building within an established farm complex and would not involve the construction of any significant new built development. The proposal is promoted as a diversification of existing rural activities and the creation of a commercial operation associated with the wider farming enterprise.

Having regard to the provisions of the NPPF and Policies 7, 9 and 10 of the HDPF, Officers consider that the re-use of part of an existing agricultural building for a rural commercial enterprise is capable of attracting policy support in principle as a form of rural economic development. Furthermore, the proposal would utilise existing buildings and infrastructure within an established farmyard, thereby reducing the need for new development in the countryside.

Policy 26 of the HDPF requires development within the countryside to be appropriate to its location and to support the sustainable development of rural areas. Subject to consideration of the detailed impacts of the development, Officers consider that the proposed use is not unacceptable in principle and is capable of meeting the broad objectives of Policy 26.

The acceptability of the proposal therefore rests primarily on whether it has been adequately demonstrated that the operation can take place without resulting in unacceptable impacts upon neighbouring occupiers, nearby commercial uses, the wider environment and the local highway network. These matters are considered below.

Impact on Amenity:

Policy 33 of the HDPF requires development to avoid unacceptable harm to the amenities of neighbouring occupiers, whilst Policy 40 seeks to ensure development does not result in unacceptable highway impacts. The NPPF similarly supports development which provides a high standard of amenity for existing and future users, and which would not result in unacceptable impacts from pollution or transport impacts.

The application proposes the bagging, storage and distribution of a soil improver product from part of an existing agricultural building and yard. The submitted Planning Statement provides a description of the proposed use and states that the operation would utilise a mobile bagging plant, telehandler and associated storage facilities. It further states that deliveries would generally be undertaken using vehicles of up to 3.5 tonnes and that the bagging plant would operate for up to one day per week for up to six months of the year.

Whilst the Planning Statement provides a general overview of the proposal, no technical information has been submitted to assess or quantify the potential impacts of the development. In particular, no odour assessment, noise assessment, air quality or dust assessment, pest/vermin assessment, transport assessment or operational management plan has been provided. The Local Planning Authority therefore has limited information regarding the nature and scale of the operation, annual throughput, volume of material to be stored on site, vehicle movements, operational controls or the potential impacts upon nearby residential and commercial occupiers.

The Council's Environmental Health has advised that the information submitted is insufficient to enable a proper assessment of the likely impacts arising from the proposed use, particularly in relation to odour, noise, dust/air quality and vermin impacts. Further information was requested as part of the application process to address the identified shortcomings in the level of information submitted, but none has been provided.

It is apparent that the nature of the proposed use has potential to adversely impact on neighbouring amenity, with noise, odour and dust identified in the responses received on the application. In the absence of sufficient supporting information, the Local Planning Authority is unable to conclude that the proposed development would not result in unacceptable impacts upon neighbouring occupiers, and it is not apparent that any impacts could be mitigated through the use of planning conditions. As submitted, the application is therefore considered contrary to Policy 33 of the HDPF.

Highways and Access:

Policy 40 of the Horsham District Planning Framework (2015) seeks to ensure that development is located and designed to provide safe access for all road users and does not result in an unacceptable impact on the transport network.

Policies TR3, TR4 and TR6 of the National Planning Policy Framework (2026) require development to be located and designed in a manner which supports sustainable movement patterns, provides safe access arrangements and does not result in an unacceptable impact on highway safety or a severe adverse impact on the operation of the transport network. Development proposals should be refused where they would have a severe adverse impact on the transport network or an unacceptable impact on highway safety.

A number of representations have raised concerns regarding the suitability of the access serving the site, the ownership of the access track, the width of the access, the potential for conflict between vehicles and other users, and the increased use of the access by commercial vehicles associated with the proposed operation.

The proposal would utilise the existing access arrangements serving Calcot Farm from Horsham Road and no alterations to the access are proposed. The Local Highway Authority notes that it previously considered the wider site in connection with application DC/22/0983 and raised no highway safety objections. In relation to the current application, the Local Highway Authority has reviewed collision data supplied by Sussex Police covering the previous five-year period. This identified a single recorded collision within the vicinity of the site; however, the incident was not attributable to the site access or the operation of the site. The Highway Authority therefore concludes that there is no evidence to suggest that the access has been operating unsafely, nor that the proposed use would exacerbate an existing highway safety concern.

The submitted information states that the operation would typically generate approximately six two-way vehicle movements per day, increasing to approximately twelve two-way vehicle movements per day during busier periods in early autumn and spring. Vehicle movements are proposed between 08:30 and 17:00 Monday to Friday, with occasional activity on Saturday mornings. Having regard to the existing lawful agricultural and commercial activities taking place within the wider farm complex, it is not considered that this level of activity would result in a significant material intensification in the use of the existing access arrangements.

The Local Highway Authority has further advised that sufficient space exists within the site to accommodate parking and turning associated with the proposed use and has raised no objection to the development. It concludes that the proposal would not have an unacceptable impact upon highway safety and would not result in a severe cumulative impact on the operation of the highway network.

Whilst the concerns raised by neighbouring occupiers regarding the ownership and use of the access track are acknowledged, such matters relate to private legal rights and land ownership rather than planning considerations. The assessment of the application must instead focus upon the planning impacts arising from the proposed development.

Having regard to the scale of the operation proposed, the anticipated vehicle movements, the absence of any alterations to the access arrangements and the advice of the Local Highway Authority, the proposal is not considered to result in an unacceptable impact on highway safety or a severe adverse impact on the operation of the highway network. The proposal therefore accords with Policy 40 of the Horsham District Planning Framework (2015) and Policies TR3, TR4 and TR6 of the National Planning Policy Framework (2026)

Impact on Landscape Character and the Countryside

Policy 25 of the Horsham District Planning Framework (2015) seeks to protect, conserve and enhance landscape character across the District. Policy 26 seeks to ensure that development within the countryside is appropriate to its location and does not individually or cumulatively result in a significant increase in activity that would erode the rural character of the area. Policy 33 requires development to relate sympathetically to its surroundings and protect the character of the locality. At national level, Policy S5 of the National Planning Policy Framework (2026) supports certain forms of development outside settlements, including rural business development and the re-use of existing buildings, whilst Policy E4 supports the diversification of agricultural and other rural businesses where the siting and design of the development is appropriate having regard to the character of its surroundings.

The application site is located within the countryside and forms part of the established Calcot Farm complex. The site comprises part of an existing agricultural building and adjoining hardstanding situated within a cluster of agricultural and rural commercial buildings. No new buildings, extensions or external operational development are proposed as part of the application. The proposal therefore involves the re-use of existing built form within the farmyard rather than the encroachment of development into undeveloped countryside.

The visual appearance of the site would remain largely unchanged. The proposal would utilise an existing building for the storage, bagging and distribution of soil improver, with the mobile bagging equipment located within the building. No alterations are proposed to the external appearance of the building and no additional lighting, structures or areas of hardstanding form part of the application. The

proposal would therefore have a limited visual effect upon the character and appearance of the surrounding landscape.

It is acknowledged that the proposal would introduce a commercial use within part of a building previously used for agricultural purposes. However, the application site is located within an existing group of farm and commercial buildings associated with the wider diversified farm holding, where a number of non-agricultural activities already operate under planning permission. In this context, the proposed use would be read as part of the existing developed farm complex rather than appearing as an isolated commercial operation within the open countryside.

Whilst there would be some increase in activity associated with vehicle movements and the bagging operation, it is not considered, having regard to the scale of the proposal, the use of existing buildings and hardstanding, and the level of activity described by the applicant, that the proposal would result in such a significant intensification of activity as to materially harm the rural character of the area or undermine the intrinsic character and beauty of the countryside.

Accordingly, subject to the controls and limitations assessed elsewhere in this report, the proposal is considered to preserve the character of the farm complex and would not result in unacceptable harm to landscape character or the wider countryside. The proposal is therefore considered to accord with Policies 25, 26 and 33 of the Horsham District Planning Framework (2015) and Policies S5 and E4 of the National Planning Policy Framework (2026).

Relationship with Northover Farm

A number of representations received in relation to the application raise concerns regarding the relationship between the operations at Calcot Farm and Northover Farm, and whether the activities proposed at Calcot Farm should properly be regarded as part of a wider waste management operation. The information submitted by the applicant explains that horse manure is imported to Northover Farm where it is stored and managed before being utilised as a soil improver. The majority of the resulting material is spread on agricultural land associated with the farming enterprise, with a smaller proportion subsequently transported to Calcot Farm for bagging, storage and onward distribution.

The Local Planning Authority is aware that a previous planning application seeking substantially the same development (ref. DC/25/0234) was withdrawn following discussions regarding the appropriate planning authority responsible for determining the proposal. Following subsequent discussions between Horsham District Council and West Sussex County Council, it was agreed that Northover Farm and Calcot Farm should be regarded as separate planning units for planning purposes.

West Sussex County Council, in its capacity as Waste Planning Authority, has advised that the activities undertaken at Northover Farm relate to the importation, storage and management of horse manure. However, its view is that the material transported to Calcot Farm is a soil improver product rather than waste material and therefore the bagging, storage and distribution activities proposed at Calcot Farm do not constitute waste development requiring determination by the County Council.

On that basis, the current application has been submitted to Horsham District Council and has been assessed as a proposal for the change of use of part of an agricultural building and yard to a commercial bagging, storage and distribution operation.

Notwithstanding the above, the relationship between the two sites remains a material consideration insofar as it assists in understanding the nature, source and movement of material associated with the proposal. The Local Planning Authority has therefore considered the information provided regarding the wider operation when assessing the potential impacts of the proposed development at Calcot Farm.

The assessment of this application is concerned solely with the proposed use of land and buildings at Calcot Farm and whether sufficient information has been provided to demonstrate that the proposed operation can take place without resulting in unacceptable impacts upon neighbouring occupiers, nearby commercial premises, the wider environment and the local highway network.

Representations have questioned whether the material proposed to be bagged and distributed at Calcot Farm should be regarded as waste and whether the proposal should therefore be determined by West Sussex County Council as Waste Planning Authority. Officers note that these matters have been the subject of discussions between Horsham District Council and West Sussex County Council following the withdrawal of planning application DC/25/0234. West Sussex County Council's position is that the activities undertaken at Northover Farm and Calcot Farm comprise separate planning units and that the material arriving at Calcot Farm should be treated as a soil improver product rather than waste material. On this basis, it has been agreed that the proposed bagging, storage and distribution activities at Calcot Farm do not constitute a County Matter and should be determined by Horsham District Council as Local Planning Authority.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and Policies N2 and N6 of the National Planning Policy Framework (2026).

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG as it is retrospective.

Conclusion and Planning Balance

The proposal would make use of an existing building and hardstanding area without requiring significant new built development and has been presented as a form of rural economic diversification associated with the wider agricultural enterprise. The proposal is therefore capable of attracting support in principle under the NPPF and Policies 7, 9 and 10 of the Horsham District Planning Framework, which seek to support sustainable economic growth and rural enterprise.

Notwithstanding the above benefits, the Local Planning Authority must be satisfied that the proposed development would not result in unacceptable impacts upon neighbouring occupiers, nearby commercial premises, the wider environment, or the local highway network. The application site is located in proximity to a number of residential properties and commercial uses. The nature of the proposed operation gives rise to potential considerations relating to odour, dust, air quality, noise, vermin and vehicle movements.

The applicant has not provided sufficient information to enable these matters to be properly assessed. In particular, no Odour Assessment, Noise Assessment, Dust and Air Quality Assessment, Vermin Assessment, Transport Statement or detailed Operational Management Plan has been submitted. Environmental Health have advised that the information currently before the Council is insufficient to determine the application and that further technical information is required in order to adequately assess the likely impacts arising from the proposed use.

It has not been demonstrated to the satisfaction of the Local Planning Authority, that the use has not resulted in unacceptable harm to neighbouring amenity by reason of noise, odour, dust and related impacts. This is considered to outweigh any economic benefits derived from the use. The application is therefore recommended for refusal.

Recommendation: Application Refused

Reason for Refusal:

1. It has not been demonstrated to the satisfaction of the Local Planning Authority, that the use has not resulted in unacceptable harm to neighbouring amenity by reason of noise, odour, dust and related impacts. In the absence of information to indicate otherwise, the development is contrary to Policy 33 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/0955

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents not approved:

Plan Type	Description	Drawing Number	Received Date
Site plan		NONE	12.06.2026
Location plan		NONE	08.07.2026

DELEGATED

Case Officer sign/initial Daniel Holmes Date: .27.08.2026

Authorising Officer sign/initial Guy Everest Date: 02.09.2026