

MEMORANDUM TO PUBLIC HEALTH AND LICENSING – PLANNING CONSULTATION

Application No: DC/26/0220

Case Officer: Bethan Tinning

Address: Coopers Nursery, Woodside Lodge Picts Lane Cowfold

Proposal: Demolition of existing dwelling and machinery store, and erection of a single storey replacement (self-build) dwelling.

Date comments required by: 10/03/26

Details of the application can be viewed at <https://www.horsham.gov.uk/planning/planning-applications/view-and-comment-on-planning-applications>

Planning History:

Comments of Case Officer:

Specific areas that PHLO are asked to comment on:

Initial view of Case Officer:

PHLO Comments:

The previously approved application for use as a dwelling house, DC/15/0793, was limited to the building only and did not include any external areas. The current application includes a area of land to included as part of the red line of the application.

The site is part of a commercial nursery. Potentially hazardous materials may also be incorporated in made ground, yards and hard standings which will fall within the footprint of the proposed development.

In accordance with the recommendations of the Planning Practice Guidance, information is required on these matters and a preliminary risk assessment including a site walkover should be provided to ensure the site can be made safe and suitable for the development.

Lee Money

Team Leader Environmental Protection 05/03/26