

MEMORANDUM TO PUBLIC HEALTH AND LICENSING – PLANNING CONSULTATION

Application No: DC/25/1193

Case Officer: Kate Turner

Address: Oaklands Barn Coltstaple Lane Horsham

Proposal: Demolition of 1no. agricultural building and the erection of 2no. dwellinghouses.
(Alternative to prior approval reference DC/14/2697).

Date comments required by: 25/08/25

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 prior notification applications were for conversion of the existing building with minimal soft landscaping areas.

This application details the demolition of the building and its replacement with two new build dwellings with dedicated private amenity space. Commercial or agricultural buildings can be subject to significant contamination risks arising from their use, construction and storage of machinery equipment fuels or other chemicals. Potentially hazardous materials may also be incorporated in made ground, yards and hard standings.

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 15/08/25