MEMORANDUM TO PUBLIC HEALTH AND LICENSING – PLANNING CONSULTATION

Application No: DC/25/0126 Case Officer: Bethan Tinning
Address: Westons Farm Dorking Road Warnham West Sussex
Proposal: Prior Notification for the change of use of agricultural buildings (units 1, 3, 5 and 7) into 5 residential dwellings with associated operational development.

Date comments required by: 13/02/25

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 application proposes to introduce dwellings in immediate proximity to a yard and buildings that may be still in agricultural or commercial use. There is no restriction to prevent buildings in the vicinity of the proposed dwellings being used more intensely than at present. Such an intensification in activity could generate noise and disturbance that may adversely impact the amenity of the proposed dwellings.

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 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.

Information with respect to water neutrality should also be provided.

Lee Money
Team Leader Environmental Protection 04/02/24