HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Granary Cottage Broadford Bridge Billingshurst
DESCRIPTION:	Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse.
REFERENCE:	DC/23/2128
RECOMMENDATION:	~~Advice / No Objection / Objection /~~ More Information ~~/ Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

Information required on the impacts form the adjoining poultry farm on the proposed dwelling.

MAIN COMMENTS:

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 structures, made ground, yards and hard standings.

Information is required on these matters and a preliminary risk assessment including a site walkover should be provided to ensure the application is properly determined.

The application proposes to introduce a dwelling in immediate proximity to Homefield poultry farm. A slurry bed is shown on the site plan provided with the application. These established agricultural activities may adversely impact the amenity of the proposed dwelling. There also is no restriction to prevent buildings in the vicinity of the proposed dwelling being used more intensely than at present. Such an intensification in activity could generate additional noise and disturbance.

Further information is required from the applicant to demonstrate that the uses of these buildings and associated activities will not adversely impact the amenity of the occupiers of the proposed dwelling.

No detailed information regarding water neutrality has been provided.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	Lee Money
DEPARTMENT:	EHL
DATE:	06/03/24