

MEMORANDUM TO PUBLIC HEALTH AND LICENSING – PLANNING CONSULTATION

Application No: DC/26/0504

Case Officer: Sophie Moore

Address: Black Cherry Farm Bashurst Hill Itchingfield

Proposal: Conversion of a disused agricultural building to a single dwellinghouse with associated residential curtilage.

Date comments required by: 14/04/26

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:

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.

Information is also required on the impacts of the adjoining commercial or agricultural uses on the amenity of the proposed dwelling. It is stated that currently the adjacent farmyard is largely unused but there is no restriction that would prevent the recommencement of more intensive agricultural or commercial use in the future. This lawful activity may be prejudiced by the introduction of a residential property in close proximity. This would be contrary to the principal of agent of change as set out in the NPPF.

Lee Money

Team Leader Environmental Protection 04/03/26