MEMORANDUM TO PUBLIC HEALTH AND LICENSING – PLANNING CONSULTATION

Application No: DC/25/0164 Case Officer: Shazia Penne
Address: Hook Farm West Chiltington Lane Billingshurst West Sussex
Proposal: Prior Notification for change of use from an agricultural building to 1No. dwelling (Class C3).

Date comments required by: 20/02/25

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. The assessment should specifically consider contamination risks to the rainwater harvesting tank and associated distribution pipework.

A detailed annotated drawing of the proposed rainwater harvesting system should provided which shows the location of the storage tank, all supply pipework runs and treatment units.

Lee Money
Team Leader Environmental Protection 07/02/24