MEMORANDUM TO PUBLIC HEALTH AND LICENSING – PLANNING CONSULTATION

Application No: DC/25/0841 Case Officer: Bethan Tinning
Address: Peters Farm Cottage Orltons Lane Rusper
Proposal: Prior Notification for Change of Use of Agricultural Building to 1no. dwellinghouse.

Date comments required by: 05/06/25

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:

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 Noise Impact Assessment report has identified potentially adverse impacts on the amenity of the proposed dwelling due to noise from aircraft arriving and departing Gatwick Airport. the noise levels will prevent use of openable windows to ventilate habitable rooms, especially at night. The report has proposed suitable mitigation measures but these may not be permitted under class Q. If the application is to be approved it is recommended the following condition is attached :

1 - Prior to commencement of development (other than demolition), a scheme of noise mitigation and mechanical ventilation sufficient to prevent overheating and maintain thermal comfort shall be submitted to and approved in writing by the Local Planning Authority. The Assessment shall be based on the CIBSE overheating position statement and shall demonstrate that CIBSE TM59 methodology has been used and CIBSE TM49 modelling requirements have been suitably considered as part of the modelling. Any mechanical ventilation shall then be designed and installed in accordance with the ANC Acoustics Ventilation and Overheating: Residential Design Guide 2020.

Information is also required to show how the development meets water neutrality requirements

Lee Money
Team leader Environmental Protection 23/05/25