MEMORANDUM TO PUBLIC HEALTH AND LICENSING – PLANNING CONSULTATION

Application No: DC/25/0823 Case Officer: Kate Turner
Address: Jessups Farm Honeybridge Lane Ashurst
Proposal: Prior Notification for the change of use of an agricultural building to 3No. residential dwellings with associated operational development.

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:

The application proposes to introduce a dwelling in immediate proximity to a yard and large outbuildings still in agricultural or commercial use. There 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 noise and disturbance that may adversely impact the amenity of the proposed dwelling. 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.

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

Lee Money
Team leader Environmental Protection 23/05/25