MEMORANDUM TO PUBLIC HEALTH AND LICENSING – PLANNING CONSULTATION

Application No: DC/25/0232 Case Officer: Joshua Lee
Address: Mill Farm Mill Lane Itchingfield West Sussex
Proposal: Prior Notification for Change of Use of two buildings with associated operational development to 1no. dwellinghouse. Operational development includes replacement wall and roof cladding, rendering, walls, doors and rainwater goods.

Date comments required by: 06/03/25

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.

I note that the application for the adjoining building, DC/24/1831, has been approved with a condition relating to contamination risks. If this approach is also adopted for this application a condition should be applied requiring submission of a contamination verification plan:

"2. Prior to the first occupation (or use) of any part of the development hereby permitted, a contamination verification plan shall be submitted to and approved, in writing, by the Local Planning Authority. The verification plan shall provide details of the data collected in order to demonstrate that the works set out in Condition [1] are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required."

Lee Money
Team Leader Environmental Protection 25/02/24