MEMORANDUM TO PUBLIC HEALTH AND LICENSING – PLANNING CONSULTATION

Application No: DC/24/1784 Case Officer: Shazia Penne
Address: Hook Farm West Chiltington Lane Billingshurst West Sussex
Proposal: Prior Notification for Change of Use of an Agricultural Building to 1no dwellinghouse (C3 Use Class).

Date comments required by: 05/12/24

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 buildings 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.

Rainwater harvesting is proposed to meet water neutrality requirements but it should be confirmed the structure is not roofed with materials containing asbestos or other chemicals that may contaminate the water and interfere with any treatment of the supply.

Lee Money
Team leader Environmental Protection 10/12/24