



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0966

Tisserand Farm House, Stane Street, Billingshurst, West Sussex, RH14 9AE

DESCRIPTION:

Prior notification for the demolition of a number of disused agricultural buildings.

RELEVANT PLANNING HISTORY:

DC/20/0043	Prior approval for the proposed demolition of a number of buildings from the site timber pole barns, brick-built piggeries and meta	Prior Approval Required and PERMITTED 03.03.2020
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PLANNING ASSESSMENT

This application relates to the prior notification for the demolition of existing agricultural buildings within the agricultural holding of Tisserand Piggeries. The application site is located outside of the defined built-up area, and is therefore in the countryside in policy terms. The site comprises numerous piggery buildings once associated with Tisserand Farm, which are accessed via an existing track adjoining the A29. The existing buildings are composed of a mix of materials, some of a timber construction, with some corrugated steel and brick construction. A hardstanding area divides the site, with a single neighbouring dwelling positioned to the south and separated by mature trees.

Class B of Part 11 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 relates to any building operation consisting of the demolition of a building. Article B.2(b) states that "*where the demolition does not fall within paragraph (a) and is not excluded demolition-*

- (i) *the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site;*
- (ii) *an application described in paragraph (b)(i) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid;*
- (iv) *subject to paragraph (b)(v), the applicant must display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority.*

The applicant outlines that the proposed demolition is for an existing collection of piggery buildings once associated with Tisserand Farm but now disused and no longer required. The buildings include a number of timber pole barns, brick-built piggeries and metal framed/clad structures.

A method statement pertaining to the removal of the buildings has been submitted setting that the buildings will be demolished by a professional demolition company by hand and using specialist plant. The concrete hard standings under the buildings will also be broken up and all arisings will be removed from site, being separated in to skips for each material and taken from site by a licensed waste carrier. Following the demolition and the removal of the buildings from site as outlined above, foundations and floor slabs will be broken out and all arisings removed from site.

The ground will be graded over with top soil and seeded to grass. The supporting statement details that there are no changes in the ground levels proposed following demolition and the site would be left in a condition reflective of its surroundings.

The proposed works are not considered to harm the amenities of neighbouring occupiers or users of land. Issues such as prolonged excessive dust or prolonged noise disturbance are not anticipated as a result of the work provided that suitable provisions are made, and it is not considered that the proposed demolition would affect the public highway.

As such it is considered that the demolition works would not be detrimental to public health or the amenity of nearby residents, or have an impact on the operation of the highway network. As set out above, there are matters associated with the proposed demolition which require control, and satisfactory detail of these matters has been submitted with the application. Accordingly, prior approval is permitted subject to the conditions and notes as advised below relating to neighbouring amenity, contamination, and in order to protect any protected species that may be present within the buildings.

Ecology Impacts

Regulation 9 of The Conservation of Habitats and Species Regulations 2010 states that “the competent authority must exercise their functions which are relevant to nature conservation...so as to secure compliance with the requirements of the Directives”. Accordingly, competent authorities must consider the Directives in making decisions relating to any of their planning functions.

A licence from Natural England, pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017, authorising the specified activity may be required. The Applicant is advised to liaise with Natural England directly.

Other Matters

The applicant's supporting statement references Part 31 Class A of the Town and Country Planning (General Permitted Development) Order 1995. For the avoidance of doubt, this legislation has been superseded, and this application has been properly assessed under the current provisions of Class B of Part 11 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Conclusion

It is considered that the demolition works would not be detrimental to public health or the amenity of nearby residents, nor have an impact on the operation of the highway network. As set out above, there are matters associated with the proposed demolition which require control, and satisfactory detail of these matters has been submitted with the application. Accordingly, prior approval is permitted subject to the conditions and notes as advised below relating to neighbouring amenity, contamination and in order to protect any protected species that may be present within the buildings.

Recommendation: Prior Approved Required and PERMITTED

Conditions

- 1 **Regulatory Condition:** The development hereby permitted shall be carried out in strict accordance with the following requirements:

- a) A licensed waste removal contractor shall remove clearance and construction waste from site including all asbestos waste (if any).
- b) Suitable provisions must be made for the control of noise and dust.
- c) There shall be no burning of materials or waste on site.
- d) There should be no importation of soil and other fill materials onto the development site unless the soil/fill has been certified as fit for purpose by a competent person and has been subject to analysis by an accredited laboratory to ensure that it is free from contamination.
- e) Hours of demolition activities (including deliveries and despatch) shall be limited to 08.00 – 18.00 hours Monday to Friday, 08.00 – 13.00 on Saturdays and no working on Sundays, Bank or Public Holidays.

Reason: To ensure the development does not prejudice the amenity of neighbouring occupants in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant – Prior Approval Compliance

The Applicant is advised that this decision relates solely to the matters of Prior Approval under Class B of Part 11 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended and makes no determination of any other prior approval matters under other Classes and Parts of the Order.

Note to Applicant – Wildlife and Countryside Act

The Applicant's attention is drawn to the provisions of both the Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992. Under these Acts, it is an offence to intentionally or recklessly kill, disturb, damage or destroy a protected species or its habitat. This includes but is not limited to wild birds, bats, badgers, dormice, reptiles and great crested newts.

Note to Applicant – Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Plans list for: DC/26/0966

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Demolition Notice	NONE	15.06.2026
Location & Block plan	Existing and Proposed	2602TI_000 REV 001	15.06.2026
Elevation plan	Existing	2602TI_100	15.06.2026
Elevation plan	Existing	2602TI_101	15.06.2026
Elevation plan	Existing	2602TI_102	15.06.2026
Elevation plan	Existing	2602TI_103	15.06.2026
Floor plan	Existing Ground	2602TI_104	15.06.2026
Supporting Statement	Demolition Statement	NONE	15.06.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 03.07.2026

Authorising Officer sign/initial RHERMITAGE Date: 07.07.2026