Planning Department
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Date: 19 November 2026

Dear Sir / Madam,

RE: Prior Approval Application for Demolition
Site Address: South Lodge, Langhurst Wood Road, Horsham, West Sussex, RH12 4QD

This application represents a notification of the intention to demolish South Lodge on land adjacent to the Brookhurst Wood Landfill site and is submitted in accordance with Schedule 2 Part 11 Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 ('GDPO') which permits the demolition of buildings subject to the following conditions including:

" (b) the developer must, before beginning the development-

(aa) in all cases, 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."

A Section 80 demolition notice has already been submitted and approved by the Council under the Building Act 1984. Reference S/26/0027 dated 22 April 2026.

Proposed Demolition Method

The demolition works will commence with a full internal soft strip of the building to remove non-structural materials and fittings prior to structural demolition. Following completion of the soft strip, the remaining structure will be demolished using a 13-ton demolition specification excavator operated by suitably trained and competent personnel. No site specific landscaping is required.

Site Safety and Security

The site perimeter will be secured using standard 2-metre-high mesh fencing panels for the duration of the works. Warning signage will be displayed prominently around the site perimeter, including notices advising that demolition works are in progress and restricting unauthorised access.

Dust Suppression Measures

Biffa Waste Services Limited
Registered office: Coronation Road, Cressex,
High Wycombe, Buckinghamshire HP12 3TZ
Registered in England & Wales
Company No: 00946107 VAT No: 537 9116 27

Dust suppression will be controlled throughout the demolition works using a towable jet wash system to dampen down the structure and arising materials during demolition activities.

Traffic Management

A trained banksman will be present during operations involving vehicle movements. The banksman will control access gates and guide all lorries and skip vehicles safely on and off the public highway to minimise risk to pedestrians and other road users.

Biodiversity

This application is accompanied by a Preliminary Roost Assessment & Nocturnal Bat Survey Report prepared by Swan Environmental (August 2026). The survey did not identify roosting bats and there it is not considered that the development has the risk of injuring and/or killing bats or disturbing/destroying any known bat roosts and there is no requirement for a Natural England European Protected Species License to be in place prior to works starting on site. The assessment also contains a detailed set of photographs of the application site.

Summary

All demolition works will be carried out in accordance with relevant health and safety legislation, including the Construction (Design and Management) Regulations 2015, and in compliance with the requirements contained within the approved Section 80 notice.

Given the minor nature of the demolition works and the protection measures that will be implemented as described in this submission, I consider that the proposals are in accordance with the requirements of Schedule 2 Part 11, Class B of the GDPO.

Yours sincerely,

[redacted]

James Stewart-Irvine
Planning Manager

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