



## **DELEGATED APPLICATIONS - ASSESSMENT SHEET**

### **APPLICATION NO./ADDRESS:**

DC/26/0356

Clockhouse Farmhouse Stonehouse Lane Cowfold Horsham West Sussex RH13 8DL

### **DESCRIPTION:**

Prior notification for the demolition of an agricultural barn

### **RELEVANT PLANNING HISTORY**

None relevant

### **PLANNING ASSESSMENT**

This application relates to the prior notification for the demolition of an agricultural barn at Clockhouse Farmhouse, Stonehouse Lane, Cowfold, Horsham. The application site is outside the built up area boundary.

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."*

The agricultural barn to be demolished is west of Little Patches and is positioned roughly centrally within the built development of the farm.

### **Method of Demolition**

The cover letter details the proposal adherence to the permitted development criteria. Further detailed was requested in respect of demolition. The proposal is to be demolished and then rebuilt (under a separate application) with simple methods with the use of hand tools and would likely not cause a nuisance to the nearby neighbouring properties. Regarding waste, as the barn is to be rebuilt in a new position under a separate application, there is thought to be little waste generated.

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.

### **Proposed Restoration of the Site**

The statement details that the concrete hard standings under the buildings will be retained. This is considered acceptable given the existing character of the site.

## 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.

## 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. prior approval is not required and permitted subject to notes to the applicant relating to contamination, protected species that may be present within the buildings

## **Recommendation: Prior Approval Required and Permitted**

### Wildlife and Countryside Act 1981

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.

### The Conservation of Habitats and Species Regulations 2017

The Applicant is advised that a licence from Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead may be required. The Applicant is advised to liaise with Natural England directly.

### Unidentified 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.

## **POSITIVE AND PROACTIVE STATEMENT**

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

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## **Plans list for: DC/26/0356**

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

| Plan Type     | Description | Drawing Number | Received Date |
|---------------|-------------|----------------|---------------|
| Location plan |             | LP-01          | 26.02.2026    |

