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Planning Department
Horsham District Council
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13th November 2024

Dear Sir / Madam

Prior Notification application for the demolition of outbuildings.
Westons Farm, Dorking Road, Warnham, Horsham, West Sussex

Please find enclosed a prior notification application for the demolition of former agricultural buildings at Westons Farm.

The application is submitted under Part 11, Class B, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. Paragraph B.2 (b) states that where the demolition is not urgently necessary in the interests of health and safety and is not excluded demolition the developer must, before beginning development, apply to the local planning authority for a determination as to whether the prior approval will be required on the method of demolition and any proposed restoration of the site.

This letter provides a written description of the proposed development and confirms that a notice has been posted on site to advertise the application. This will be left in place for at least 21 days.

Written Description of the Proposed Development

This application relates to a number of redundant agricultural buildings located within Westons Farm, as shown on the enclosed Site Plan and photographs. The buildings immediately adjacent to the subject building were last in use for agricultural purposes. A description of each is provided below:

- Building 2 measures approximately 21.9m x 10m, and is 218.6m². This was formerly a pig rearing shed. The structure of the building is of concrete brickwork. The timber roof structure and supporting corrugated iron sheeting has completely collapsed.
- Building 2a is a former metal grain store, approximately 6m in diameter.
- Building 3a measures approximately 9.2m x 4.6m and is 42.6m². This was formerly part of the pig barn. The structure of the building is of brickwork with a timber roof structure supporting corrugated iron sheeting which has collapsed.
- Building 4 measures approximately 23m in length at its longest and 11.6m in width and is 248.68m². This was formerly the sow cubicles. The structure of the building is of timber posts with blockwork with a timber roof structure supporting corrugated iron sheeting.

- Building 6 measures approximately 9.2m x 15.5m and is 143.0m². This was formerly the weaner rearing shed. The structure of the building is of timber posts with a timber roof structure supporting corrugated iron sheeting.
- Building 8 measures approximately 5.4m x 7.3m and is 39.2m². This was formerly a farm store. The structure of the building is of brickwork with a timber roof structure supporting corrugated iron sheeting which has collapsed.
- Building 9 measures approximately 20.8m x 4.3m and is 88.3m². This was formerly the sow cubicles. The structure of the building is of brickwork with a timber roof structure supporting corrugated iron sheeting which has collapsed.

The buildings are of no historic merit and have outlived their useful life.

The buildings will be demolished by a professional demolition company by hand with the use of machinery where appropriate. The following stages will be followed:

- The buildings will be inspected for asbestos prior to commencement. If asbestos is found, an appropriately qualified person will be used for the dismantling works using all necessary precautions.

- Welfare facilities will be installed on the site.

- Protective fencing will be erected around the site before any demolition works begin.

- The buildings will be dismantled by hand and by machine where appropriate down to ground slab level.

- All materials arising from the demolition will be sorted into skips and transported off site for recycling or disposal.

- All plant used will be certified and copies of the certificates retained on site.

- All operators will hold CPCS licences.

- Work will be undertaken between 9am and 5.30pm Monday to Friday.

- Upon completion of the works all plant and equipment will be removed from site and the area left clean and tidy.

- The concrete hardstanding under the buildings will be retained.

The process of dismantling/demolition and removal of waste is anticipated to take one month or less.

The buildings are unlikely to be capable of hosting bats given its open nature and materials, however it will be inspected by an ecologist prior to its removal to ensure no protected species are affected.

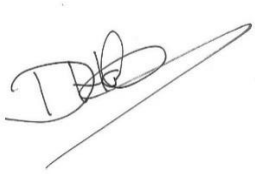
Site Notice

I confirm that a Site Notice has been erected in accordance with paragraph (b)(iv) of the Order.

It is our view that the information submitted in relation to the proposed works is acceptable. The proposed works are not considered to harm the amenities of neighbouring occupiers or users of land. It is therefore considered that Prior Approval for the proposed demolition is not required.

I trust the submitted information is sufficient to enable the application to be determined, but please do not hesitate to contact me should you require any additional information at this stage.

Yours sincerely



Daniel Holmes MRTPI PIEMA
Associate – Planning and Development

Encs: Location and Site Plans
Photographs
Site Notice