Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0681
Gorelands Farm, Stane Street, North Heath, Pulborough, West Sussex, RH20 1DN

DESCRIPTION:
Prior notification for the demolition of a timber stable building.

RELEVANT PLANNING HISTORY:

None relevant.

PLANNING ASSESSMENT

This application relates to the prior notification for the demolition of a timber stable barn at Gorelands Farm. Gorelands Farm is outside the built-up area boundary and close to the public bridleway that runs parallel to the site.

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 application includes a demolition statement which confirms that a site notice has been posted within the site during the application process and includes details as to how the building will be demolished.

Method of Demolition:

The Demolition Statement provides a detailed demolition method statement which includes details of the proposed demolition methods and removal of waste from the site.

The proposed demolition at Gorelands Farm will be undertaken by a professional demolition company by hand with the use of machinery where appropriate down to ground slab level. The building will first be inspected for asbestos prior to commencement, an appropriately qualified person will be used for dismantling works. Welfare facilities and protective fencing will be erected. All the materials arising from the demolition will be sorted into skips and transported off site for recycling or disposal. All plants used will be certified and copies of the certificates retained on site, and all operators will hold CPCS licences. The statement states that work will take place between 9am and 5:30pm Monday to Friday, and it is

anticipated to take one month of less. Upon completion, all plant and equipment will be removed from site and the area left clean and tidy. The concrete hardstanding will be retained.

The proposed demolition method is considered acceptable given the nature of the works and their location, with no unacceptable impacts envisaged.

Proposed Restoration of the Site:

The statement states that upon completion of the works all plant and equipment will be removed from site and the area will be left clean and tidy. The concrete hardstanding under the building will be retained. This would not be unexpected or out of keeping with the immediate surrounds.

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 prior approval is not required in respect of the method of demolition and means of restoration.

Recommendation: Prior Approval Not Required

NOTE TO APPLICANT
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.

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.

Plans list for: DC/25/0681
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	14.04.2025
Site plan		NONE	14.04.2025
Photos		NONE	14.04.2025
Supporting Docs	Demolition Letter	NONE	14.04.2025

Supporting Docs	Site Notice	NONE	14.04.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 16.05.2025

Authorising Officer sign/initial RHERMITAGE Date: 23.05.2025