

Recommendation Report for

REF NO: F/26/21/DEM

LOCATION: H M Ford Open Prison
Ford Road
Ford
BN18 0BX

PROPOSAL: Prior Notification under Schedule 2 Part 11 Class B for the demolition of 10 No. off single storey circa 1940's wooden accommodation billets and 1 No. brick built building used as a Multi Faith Centre.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is a prior notification under the Town and Country Planning Act (General Permitted Development) Order 2015 (as amended), Schedule 2, Part 11, Class B to determine whether the Local Planning Authority has any objections with regard to the method of demolition and any proposed restoration of the site. The Local Planning Authority have 28 days to consider the application. If no response is received by the applicant within this period the applicant can proceed with the development. This period expires on 11-01-2022. The application is the Prior Notification for the demolition of 10 No. off single storey circa 1940's wooden accommodation billets and 1 No. brick built building used as a Multi Faith Centre. The applicant has provided an Asbestos Demolition Survey Report, Pre Demolition Struction Review, Licensed Asbestos Method Statement/Construction Phase Plan and an Ecological Impact Assessment in support of the proposal.
TOPOGRAPHY	Predominantly flat.
BOUNDARY TREATMENT	Various fencing/railings and hedging along site boundaries.
SITE CHARACTERISTICS	The huts are painted white and single storey with shallow pitched roofs and are located on the north side of an internal access road on the southern portion of this part of the prison complex.
CHARACTER OF LOCALITY	Mixed. Immediately to the south of the western area of the HMP Ford complex is Rudford industrial estate beyond which is the residential development (Horsemere Green) with agricultural land beyond. To the south of the eastern area of the HMP Ford complex is a church and a farm building complex, with agricultural land beyond. To the north lies agricultural land, with residential properties to the east of Ford Road.

REPRESENTATIONS

None received.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None received.

DEVELOPMENT PLAN POLICIES

POLICY COMMENTARY

The legislation relating to the demolition of buildings such as this is Class B of Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) where an application to the Local Planning Authority is needed to assess the requirement for prior approval (and whether there are any objections) with regard to the method of demolition and any proposed restoration of the site.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The planning legislation relating to the demolition of buildings such as this is Class B of Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) where an application to the Local Planning Authority is needed to assess the requirement for prior approval (and whether there are any objections) with regard to the method of demolition and any proposed restoration of the site.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

The proposal would involve the demolition of the existing wooden billet huts and a small brick built structure.

This is a Prior Notification application which is to be assessed with regard to the method of demolition and any proposed restoration, in accordance with Schedule 2, Part 11, Class B of the General Permitted Development Order 2015 (as amended). The method of demolition and any details for restoring the site are the only matters to be considered.

The application form and associated reports set out the reason for the demolition of the structure is that the buildings do not meet Fire Regulations are single skin and no longer deemed fit for purpose. A view to refurbish was considered but found to be costly and not practicable. The reason for the demolition is not a consideration under a demolition Prior Notification application.

The applicant has advised submitted an asbestos survey and advises the removal of Asbestos will be undertaken by an accredited Asbestos removal company following current guidelines. Following this will

be a soft strip of the interior with HMP Site keeping spare items to be reused elsewhere within the establishment. The buildings will then be taken down using a 35tonne 360 Excavator with an articulated grab with materials stockpiled by type waiting recycling routes. The concrete bases will then be removed and taken to the nearest recycling depot. Rubble will be removed to the nearest recycling depot along with all other materials going to their respected routes. Once the concrete pads are removed the areas will be back filled with levels of sub soil and Top soil with the area grass seeded.

It is concluded that the information provided in this instance is sufficient and that the works would not result in significant nuisance impacts in terms of noise, vibration and air quality (dust) pollution to nearby residential occupants. Any nuisance resulting from noise would be controlled by other legislation.

On the basis of the temporary nature of the works and the detached nature of the buildings it is not considered that the works will result in significant environmental effects or meet the criteria in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and screening is not required.

It is concluded that the land will be made good to ensure the continued operation of the prison and the information provided is sufficient in this instance (and details regarding hoardings and security would not be required).

As such, no objection should be made to the application based on matters of demolition and restoration.

RECOMMENDATION

NO OBJECTION

- 1 **INFORMATIVE:** All demolition works are to be notified to the local authority's building control department with at least 6 weeks' notice. This gives time to notify all the statutory undertakers of the works, any adjoining owners/occupiers and any other parties of which could be affected by the works. There are a number of statutory undertakers to be notified. For further information and a list of these statutory undertakers, please email bldg.con@arun.gov.uk. The notice issued is served under Section 81 of the Building Act 1984.