



Planning Department
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

09 January 2023

Dear Sir/Madam

NOTIFICATION OF DEMOLITION OF AGRICULTURAL BARN AT PARK FARM, HOXNE ROAD, SYLHAM: CONDITION B.2(A) PART 11, CLASS B OF THE GENERAL PERMITTED DEVELOPMENT ORDER 2015

I write to inform you of the recent demolition of two barns at (identified as 'Building A' and 'Building B') at Park Farm, Hoxne Road, Sylham.

The buildings demolished are shown on the enclosed site location plans and in the photographs below.

This notification of demolition accompanies an application to determine whether Prior Approval is required for the erection of a replacement agricultural barn at the Park Farm site, under Schedule 2, Part 6, Class A of the General Permitted Development Order 2015. The proposal across these processes (notification of demolition and application under Part 6 GPDO) is to provide appropriate notification of the demolition of Buildings A and B, and replace them (in approximately the same location) with a new building, better suited to current agricultural needs.

Park Farm is a mixed farm, producing both arable and eggs on site. The farm is accessed via a long, private drive leading north from Sylham Road, with the majority of agricultural buildings situated to the west of this drive.

The entire Park Farm site is well screened from public views by the mature hedgerows and trees which enclose the site on all four sides.

Buildings A and B were situated at the southern end of a cluster of modern agricultural buildings, as illustrated by the plans which accompany this letter and the photographs below. Buildings A and B lie immediately adjacent to one another.

Building A had a footprint of approximately 32m x 22m and was constructed from a reinforced concrete frame. The building had wooden boarding and breeze block walls with an asbestos



Tel: 01603 339058
enquiries@principle-planning.com
www.principle-planning.com
Company No.12467690

Principle Planning Ltd
Registered Office: Bankside 300
Broadland Business Park
Norwich NR7 0LB

roof and concrete eaves, and was most recently in use housing pigs. This use had recently ended, and the farming business no longer wishes to keep pigs at the Park Farm site. The building was considered to be in poor condition and was of a design and condition which do not readily enable adaptation and re-use in a modern agricultural unit.

Over the Christmas period the condition of the building deteriorated further and, given the proximity to the farmhouse and position within the working farmyard, the decision was made to demolish the buildings in the interests of health and safety.

Building B had a footprint of approximately 11m x 22m. The building was open fronted, constructed with a reinforced concrete frame and had breeze block and asbestos walls and an asbestos roof. The barn was most recently used for storage of hay and accommodating pigs. As with Building A, the barn was in poor condition and presented a health and safety risk.

Demolition of the two buildings was a simple process that involved dismantling the buildings piece by piece. Much of the fabric of the buildings, such as the steel and blockwork, will be recycled and the damaged sections/other material were disposed of at a licenced waste site. The floors of the buildings are concrete and are surrounded by the concrete farmyard. Consequently, the floors will remain in situ.

All demolition works were undertaken by a suitable experienced professional demolition team.

The Park Farm site is positioned over 100m from the public highway and there are no public rights of way within 200m of the buildings subject of this application.

The barns were located within the working farm and access is via the private farm drive. In this context, the demolition of the buildings was straightforward compared, for example, to the demolition of a building in a built-up area. The agricultural nature of the site and absence of any public access enabled the demolition contractors to work in a safe and controlled environment.

There are no Listed Buildings within 400m of the buildings subject of this application and the buildings do not lie within a designated Conservation Area.

With regards protected species, both barns had reinforced concrete rooves incorporating multiple rooflights. Both the roofing material and the incorporation of roof lights resulted in a relatively well-lit environment, considered sub-optimal for bat habitat. The long-term use (ceasing in 2022) of the buildings as accommodation for pigs further diminished the potential for bats within either building.

An ecological assessment of both buildings constructed by Wild Frontier Ecology in June 2021 concluded that due to the design, construction and use of the barn, Building B had 'negligible' potential to support roosting bats. With regards Building A, the boarded sections of the barns were identified as having moderate potential to support roosting bats, but inspection of the barn showed no evidence of use by bats. Further bat activity surveys undertaken in June and July 2021 recorded no bats emerging or entering Building A.

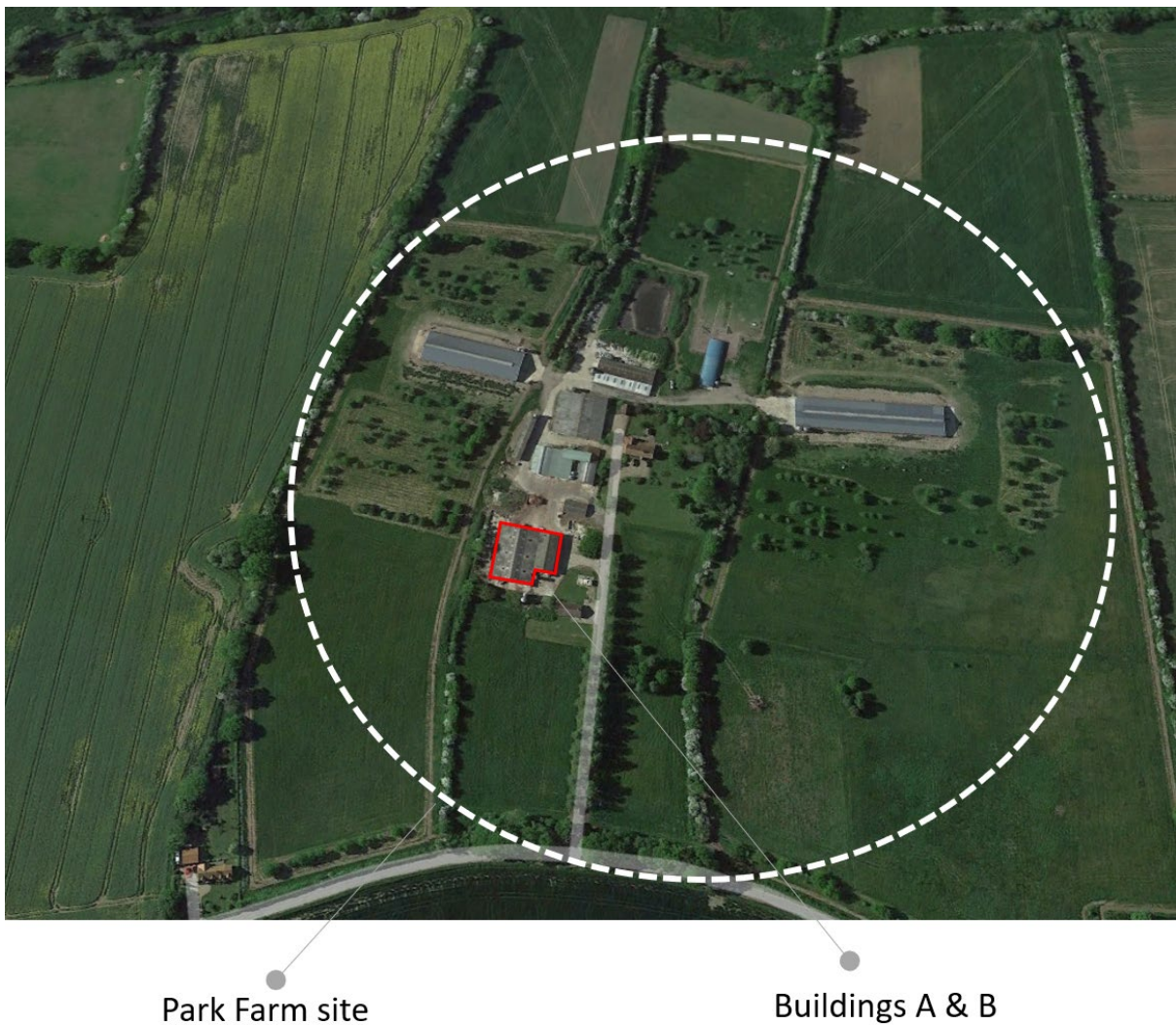
Given these factors, it is considered that the demolition of the buildings will have had no impact on protected species or their habitat. Notwithstanding this conclusion, a precautionary approach was adopted during the demolition works, with the sections of timber cladding (the

'boarded sections' identified by Wild Frontier) removed by hand ('soft strip' approach). No evidence of bats was encountered during this process.

Having now completed the demolition and made safe the site, an application is being made under Part 6 GPDO to determine whether a new, replacement barn located largely within the footprint of those buildings demolished requires Prior Approval.

The photographs below show the barns that have been demolished. Please note that the photographs date from the summer of 2021, since when the condition of the buildings had further deteriorated:

Image 1: Aerial Photograph of site (image from Google Earth)



RTPI
Chartered Town Planner

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Photo 1: Northern elevation of Building A



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Photo 2: Western elevation of Building A



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Photo 3: Southern elevation of Building A



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Photo 4: Northern elevation of Building B



I trust this gives you all you need to be satisfied that the demolition works were carried out under condition B.2(a)Part 11, Class B of the General Permitted Development Order 2015, however should you have any questions or require any additional information please do not hesitate to contact me.

Kind regards



Fergus Bootman MRTPI



T: 01603 339058

W: principle-planning.com



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Chartered Town Planner

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