

Application to determine if prior approval is required for a proposed: Demolition of Buildings
The Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 11, Class B

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Tom

Surname

Sanders

Company Name

Address

Address line 1

Runwood House

Address line 2

107 London Road

Address line 3

Town/City

Hadleigh

County

Essex

Country

England

Postcode

SS7 2QL

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Proposed Demolition Works

Please describe the building(s) to be demolished

The buildings are a mixture of commercial/industrial buildings in the most part with a smaller domestic property all of which have been fire damaged and present a health and safety risk.

Please state the reasons why demolition needs to take place

The buildings have been fire damaged and in their current state present a health and safety risk and potential anti social behaviour.

Please describe the proposed method of demolition

The demolition works will be undertaken by the demolition contractor in a planned, controlled and phased manner appropriate to the building form, site constraints and agreed scope of works, and in accordance with BS 6187:2011, NFDC guidance and recognised industry best practice. Prior to commencement, the demolition contractor will complete the necessary pre-commencement activities relevant to the agreed appointment basis, including preparation of project-specific RAMS, statutory notifications and coordination with relevant duty holders. Site arrangements will be established to support the safe and efficient execution of the works. Where asbestos-containing materials are present, removal works will be undertaken in advance of demolition activities in accordance with the agreed scope. Demolition works will not commence in affected areas until satisfactory clearance certification has been achieved or provided. Soft strip and internal clearance works will be undertaken as required to remove non-structural elements and expose the primary structure ahead of demolition. Works will be sequenced to maintain stability and manage interfaces with retained elements, live services and adjacent structures. Superstructure demolition will proceed using mechanical demolition techniques appropriate to the building height, construction type and site constraints. Demolition will be carried out in a top-down, phased sequence, with structures reduced safely to the agreed level. Where access or interfaces restrict mechanical methods, localised hand demolition, manual separation or isolation techniques will be employed. Substructure works will be undertaken following completion of superstructure demolition and will be limited to the defined scope. This may include partial or full removal of slabs and foundations, or the retention of specified elements where required. Demolition arisings will be managed in accordance with waste hierarchy principles, with recyclable materials recovered where practicable and residual waste removed to suitably licensed facilities. Upon completion of works, the site will be levelled and graded to match the existing surrounding contours. The final demolition sequencing, exclusion zones and control measures will be fully detailed within the project-specific RAMS prepared by the demolition contractor following formal appointment and prior to commencement of works.

How and where would spoil/rubble be disposed of?

Demolition arisings will be managed in accordance with waste hierarchy principles, with recyclable materials recovered where practicable and residual waste removed to suitably licensed facilities. Upon completion of works, the site will be levelled and graded to match the existing surrounding contours.

Please provide details of the proposed restoration of the site

New Care Home Development

When do you expect the works to commence (date must be post application submission)?

15/06/2026

When do you expect the works to be completed (date must be post application submission)?

20/08/2026

Are there any public Rights of Way within the site or immediately adjoining the site?

- ☐ Yes
☒ No

Is redevelopment or rebuilding proposed at a later date?

- ☒ Yes
☐ No

Does the proposal involve the felling or pruning of any tree(s)?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Prior Approval: Demolition of building as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Craig Webb

Date

12/05/2026