Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1205
Land West of Trickles Wood, Hole Street, Ashington, West Sussex, RH20 3DE

DESCRIPTION:
Erection of a temporary rural workers dwelling and stables.

RELEVANT PLANNING HISTORY:

DC/24/0921	Prior notification for the creation of a new agricultural access track	Prior Approval Required and REFUSED on 31.07.2024
DC/24/1862	Prior notification for the erection of a new agricultural storage barn.	Prior Approval Not Required on 27.12.2024
DC/25/0063	Creation of agricultural access track (Retrospective).	Application Permitted on 03.06.2025

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 10 - Rural Economic Development
Policy 15 - Strategic Policy: Housing Provision
Policy 20 - Rural Workers Accommodation
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

Ashington Neighbourhood Plan (ANP) 2019 – 2031:
Policy ASH1: Overall Spatial Strategy for Ashington
Policy ASH5: Landscaping and Countryside Access

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 1 year. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Strategic Policy 37: Housing Provision
Policy 40: Improving Housing Standards in the District
Policy 42: Retirement Housing and Specialist Care
Strategic Policy 43: Gypsies and Travellers
Policy 44: Rural Workers Accommodation

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

Reading Agricultural Consultants: No Objection (Summary)
RAC considers that the proposal for the temporary siting of a rural worker's dwelling and erection of a stable block at the application site are compliant with national and local planning policy

Southern Water: Comment (Summary)
No Soakaways should be connected to the public surface water sewer.

The Environment Agency should be consulted directly by the applicant regarding the use of a

septic tank drainage which disposes of effluent to sub-soil irrigation.

West Sussex County Council Local Highways Authority: No Objection (Summary)
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

PUBLIC CONSULTATIONS:

Representations:

- 1x letters for Support have been received from 1 addresses, supporting the application.

Another representation was also received regarding the positioning of the site notice. Whilst noted that the site notice was not positioned next to the development site directly, it was positioned opposite to this field on a public right of way sign for maximum public attention.

Parish Comments:
The application was discussed at the Full Council meeting of Ashington Parish Council on 11th September 2025.

No objections were raised, although it was noted that the proposal is for the "siting of a modest, temporary timber cabin for a period of three years and stables". Given the "Planning and Agricultural Justification Statement" notes an "expanding rural enterprise" it is questioned as to whether this temporary structure will ultimately evolve into a request for a permanent building on site.

Member Comments:
None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

This application is for erection of a temporary rural workers dwelling and stables at Land West Of Trickles Wood, Hole Street, Ashington. The application site comprises agricultural land to the east of public right of way 3503, which runs north to south and east of Big Plant Nurseries. The site sits west of ancient woodland of Trickles Wood. The built up area of Ashington sits approximately 500m east of the development site as the crow flies. The site is therefore out of the built up area and is considered to be in the countryside in policy contexts.

Principle of Development:

Section 5, Paragraph 84 of the NPPF (2024) states that "Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply [including] there is an essential need for a rural worker, including those taking

majority control of a farm business, to live permanently at or near their place of work in the countryside".

Paragraph 88 of the NPPF (2024) states that planning decisions should enable sustainable growth and expansion of all types of business in rural areas, both through conversions of existing buildings and well-designed new buildings as well as enabling the development and diversification of agricultural and other land-based rural businesses.

Policy 1 of the Horsham District Planning Framework (HDPF) states that the council will take positive approach to development proposals, aligning with the National Planning Policy Framework's emphasis on sustainable development. It collaborates proactively with applicants to find solutions that enable project approval and enhance economic, social, and environmental conditions. Planning applications that comply with the Local Plan and relevant neighbourhood plans will be approved promptly unless material considerations suggest otherwise. If policies are absent or outdated, the Council will grant permission unless significant adverse impacts outweigh the benefits, or specific policies in the Framework restrict development.

Policy 4 of the HDPF refers to the expansion of settlements outside the built-up area, and states that such development is only supported where: the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge; the level of expansion is appropriate to the scale and function of the settlement type; the development is demonstrated to meet the identified local housing needs; the impact of development individually or cumulatively does not prejudice comprehensive long term development; and the development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.

Policy 10 of the HDPF seeks to support sustainable rural economic development, and the productive use of land that maintains the relative tranquillity of the countryside in order to generate local employment opportunities and socio-economic benefits for local communities. Policy 10 stipulates that development should be appropriate to its countryside location and must contribute to diverse and sustainable farming enterprises, or the wider recreational offer or rural economy, and, in addition, be contained within suitably located buildings which are appropriate for conversion, or result in substantial environmental improvement.

Policy 20 outlies that outside of the defined built-up area new housing for rural workers will be supported provided that: there is a functional need for the dwelling and the occupation of the dwelling is to support the established business use, and evidence is submitted to demonstrate the viability of the rural business for which the housing is required

Policy 26 of the HDPF requires development in the countryside be of a scale that is appropriate to its countryside character and location and not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside. It also needs to be essential to its countryside location and to meet one of the following criteria: support the needs of agriculture or forestry; enable the extraction of minerals or the disposal of waste; provide for quiet informal recreational use; or enable the sustainable development of rural areas.

Policy 29 of the HDPF relates to equestrian related development and that it will be supported provided that it can be demonstrated that the re-use of existing buildings on site for related equestrian use is not appropriate; before new or replacement buildings are considered. The proposal should be appropriate in scale and level of activity, and be in keeping with it's location and surroundings, and where possible is well. The proposal should where possible be well related to a bridleway network.

Policy ASH1 states the spatial strategy for Ashington parish prioritises the concentration of new development within the defined built-up area boundary of Ashington village. The delivery of community facilities will be focused within the designated 'Community Cluster' unless robust justification is provided for an alternative location. Development proposals outside the built-up area boundary and allocated sites will not generally be supported, except where they constitute appropriate countryside uses, redevelopment of previously developed land in accordance with policy, or the retention and provision of suitable commercial enterprises

The primary test set out in the NPPF and Policy 20 of the HDPF is an assessment as to whether it is essential for a rural worker to live at, or near, their place of work. An assessment of the essential need for a rural worker to live at or near their place of work requires: an evaluation of the risks involved; the frequency and type of out-of-hours emergency that might arise; the scale and loss that could be incurred should that emergency situation occur; the potential for an on-site worker to identify the problem; and the ability of that resident worker to rectify the problem.

The proposal would see the introduction of a temporary workers dwelling and stabling east of the existing public right of way and sited next to the barn erected under DC/24/1862 (Prior notification for the erection of a new agricultural storage barn). The site would be accessed via the existing access track approved under DC/25/0063 (Creation of agricultural access track (Retrospective).

The dwelling would serve as a temporary worker dwelling for use in association with the existing equestrian business on site. The business itself includes breeding of high-quality sport horses and training and rehabilitation of horses for competition and resale. The planning statement outlines that the need for the dwelling is to cater for the welfare of the stock, which includes the feeding, watering and checking the health of the animals and to exercise animals.

In addition, the proposal also includes the siting of stables. It would be considered that the stabling would allow the continual development of a rural enterprise and would not be resisted given the siting of the barn and its appropriate location, served by the new access track.

Following consultation with Reading Agricultural Consultants which reviewed the associated planning statement, there is a justified need for a temporary siting of a rural worker's dwelling and thus the development accords with the identified national and local policies

Design and Appearance:

Policy 28 of the HDPF state that outside the defined built-up areas, replacements dwellings will be supported if they development can be accommodated appropriately within the curtilage of the existing dwelling. In addition, replacement dwellings will only be supported on a one for one basis and if it can be demonstrated that the property is not derelict. Replacement dwellings should not be disproportionate to the size of the existing dwelling.

Policy 32 and 33 of the HDPF seeks to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy ASH5 advocates that "proposals must demonstrate how the visual impact of buildings on the site has been minimised through their layout, heights and landscaping. The retention and planting of trees, hedges and vegetation is encouraged to soften the impact to development, retain and improve the street scene, keep the rural village feel of Ashington and, where possible, enhance the setting of the South Downs National Park. Proposals must demonstrate how the development is sympathetic to the landscape setting and the intrinsic character and beauty of the countryside".

The proposal sees the siting of both a temporary rural dwelling and stabling. The proposed temporary dwelling is sited to the south east of the existing barn by around 10m at its closest point and positioned roughly at a 45° angle to the barn. The proposed stabling is positioned around 16m north of the dwelling. The dwelling would be a rectangular shape: 12.7m in width, 6.1m in depth and of single story height at 3.15m (apex of roof ridge). The dwelling would provide 2 bedroom spaces with facilities for day to day living. The dwelling would be finished with spruce vertical cladding with fenestration to all elevations. Elevation A details the rear elevation with full height doors and windows with elevation B detailing the front elevation with a single door for access. The proposed is to have anthracite grey rainwater goods with the roof either black metal sheeting or black bitumen roof tiling. Though this detail is not finalised, both materials would be considered appropriate if optioned. The dwelling would represent a modest addition to the site and whilst not of any particular architectural merit, it is

considered that the proposal would be non-contentious and would sit appropriately in the wider context of the site.

To the north of the proposed dwelling is the proposed stabling. The stabling is an 'L' shape with 2 foaling boxes and 2 stables. The proposed would be 12.6m in width and 10.8m in depth (outside dimension) and 3.2m in height. Each stable is approximately 3.6m in depth. The stable would look to be a timber construction with stable doors for each individual stable. The stable is considered another modest addition to the site and would be of a scale which would not compete with the wider surroundings.

Considering the built form of both buildings, it is considered that the proposal would be perceptible but modest addition to the site when considering existing barn on site. The proposal would create a courtyard development, synonymous with agricultural holdings which would neatly tie the buildings into a clustered agricultural development.

Residential Amenity:

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

Considering the existing site, there is no concern in regard to impact on neighbouring amenity in terms of overlooking, overshadowing and overbearing. There is considered to be some impact on the occupier of the dwelling given the siting of the dwelling is on agricultural land and the use of land is for the equine business. However, given that the function of the dwellinghouse is as a temporary rural workers dwelling for the rural enterprise, these considerations would not have a material impact on the acceptability of the scheme.

It is considered that the siting and layout of the proposed works and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Highways Impacts:

Policy 41 seeks to find the right balance between ensuring that adequate parking is provided and that it is suitably located and does not conflict with other uses. It should be of good urban design and be appropriate to ensure highway safety. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

Following consultation with the LHA, it is considered that the proposal would be acceptable in highways terms. The proposed plans demonstrate that two parking spaces will be provided for the dwelling which is considered sufficient for a dwelling of this size and location. Vehicles will be able to turn on site and exit onto the public highway in a forward gear.

The LHA recommends that cycling would be possible transportation method as the dwelling is in a rural location. It has recommended that secured and covered cycling storage is provided on site to promote sustainable transport methods.

A condition is to be recommended to secure this.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

The proposed development is for 1 rural worker dwelling with 2 bedrooms at occupation rate 1.88. As Horsham District is in an area of water stress, in accordance with policy 37 of the Horsham District Planning Framework a condition is necessary requiring all residential development to comply with the Building Regulations Part G Optional Technical Standard, currently 110 litres per person per day. Based on this standard, the total water consumption from the development would be approximately 206.8 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Other Matters:

Climate Change:
Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

- Electric vehicle charging points

Conditions are attached to secure the following:

- Water consumption limited to 110litres per person per day
- Requirement to provide full fibre broadband site connectivity
- Refuse and recycling storage
- Cycle parking facilities
- EV charging points

Subject to these conditions the application will suitable reduce the impact of the development on climate change in accordance with local and national policy.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The proposal accords with policies laid out above and is recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **Temporary Time Condition**: The buildings (dwelling and stabling) hereby permitted shall be removed, the uses discontinued, and the land shall be restored to its former condition on or before the 09.12.2028.

Reason: The proposed development is not considered satisfactory as a permanent measure in accordance with Policy 33 of the Horsham District Planning Framework (2015).

3 **Pre-Commencement Condition**: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

4 **Pre-Occupation Condition**: The dwelling shall not be first occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

5 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

6 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition**: Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broad-band speeds of 30 megabits per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

8 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Frame-work (2015).

9 **Regulatory Condition:** The temporary dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

10 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order, the temporary dwelling shall not be extended or altered in any way without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11 **Regulatory Condition**: The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Reason: The site lies in an area where, in accordance with Policy 26 of the Horsham District Planning Framework (2015) development which cannot be justified as essential to the needs of agriculture or forestry would not normally be permitted

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/25/1205
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning and Agricultural Justification Statement	NONE	11.08.2025
Elevation plan	Proposed	25/55/2	22.07.2025
Block plan		NONE	19.08.2025
Floor plan		NONE REV 1.0	22.07.2025
Elevation plan		NONE REV 1.0	22.07.2025
Block plan		NONE	22.07.2025

DELEGATED

Case Officer sign/initial JBurrowes Date: 02/12/2025

Authorising Officer sign/initial RHERMITAGE Date: 09.12.2025