



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0520

The Green, Goose Green Lane, Goose Green, West Sussex, RH20 2LW

DESCRIPTION:

Conversion of existing stable building into 1no holiday let with associated works.

RELEVANT PLANNING HISTORY:

None.

DESCRIPTION OF THE SITE

The application site forms part of the wider residential planning unit of The Green, a detached dwelling in the parish of Thakeham. The site lies outside of a defined built-up area boundary and is therefore considered a countryside location for planning purposes.

The application site consists of an existing stable building, associated hardstanding to the front and a paddock area previously used for keeping horses. The wider site consists of further paddock areas, a sand school and built development confined to the northeast section of the site. A number of trees along the site's boundaries and across the centre line of the site screens the stables from the wider site.

The site is accessed via private driveway from Peacocks Lane which serves both The Green and the stable building. The surrounding area is characterised by sporadic residential and agricultural development however commercial locations do exist in the vicinity (BPH Plant, Ibstock etc.).

DESCRIPTION OF THE APPLICATION

The applicant is seeking to convert the existing stable building on site to a 2-bed holiday let, retaining the existing hardstanding to the front of the building to be used for vehicular parking. Access will be facilitated via the existing access from Peacocks Lane.

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 7 - Strategic Policy: Economic Growth

Policy 10 - Rural Economic Development

Policy 11 - Tourism and Cultural Facilities

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 29 - Equestrian Development

Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 43 - Community Facilities, Leisure and Recreation

Thakeham Neighbourhood Plan (2017):

Thakeham1- A Spatial Plan for the Parish
Thakeham5- Employment Sites
Thakeham6- Design
Thakeham9- Development in the Countryside

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 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
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
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 28: Community Facilities, Leisure and Recreation
Policy 31: Rural Economic Development
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses
Policy 33: Equestrian Development
Strategic Policy 34: Tourism Facilities and Visitor Accommodation
Policy 46: Ancillary Accommodation

Supplementary Planning Guidance:

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

Parish Design Statement: Thakeham Parish Design Statement (2002)

Planning Advice Notes:

Shaping Development in Horsham District
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:

INTERNAL CONSULTATIONS

HDC Environmental Health: No Response

OUTSIDE AGENCIES

Southern Water: Insufficient Information Provided

Construction of the development shall not commence until details of the proposed means of foul disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

WSCC Highways: No Objection

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.

NatureSpace: No Objection

It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. To be precautionary, an informative should be attached to the planning consent making the applicant aware of their responsibilities under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

PUBLIC CONSULTATIONS:

Representations:

None received.

Parish Comments:

Thakeham Parish Council: None received.

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

Principle of Development:

The application site is located outside of a defined built-up area boundary and is considered a countryside location for planning purposes, thus requiring assessment against Policy 26 of the Horsham District Planning Framework (HDPF- 2015) which outlines the circumstances where development outside of a built-up area boundary would be acceptable. This policy requires development to be essential to its countryside location in order to protect the rural character and undeveloped nature of the countryside against inappropriate development. In addition, it must meet one of the following criteria:

1. Support the needs of agriculture or forestry;
2. Enable the extraction of minerals or the disposal of waste;
3. Provide for quite informal recreational use; or
4. Enable the sustainable development of rural areas.

It is considered that the proposal would enable the sustainable development of rural areas by contributing to the local economy, with restaurants, shops and businesses located in nearby settlements of Thakeham, West Chiltington and Ashington benefitting from the increased tourism. Though it is likely that users of the proposed holiday let would require access to a private car to access some services, this is not considered unusual for a rural location and is allowed for by paragraph 89 of the NPPF (2024) which states that sites may have to be found adjacent to or beyond existing settlements and in settlements not well served by public transport. It is also acknowledged that the site sits in close proximity to PRoW routes 2400 and 2399 which can be accessed via Peacocks Lane, thereby providing opportunities for informal recreation.

The modest scale of the proposed development, being a sympathetic conversion of an existing building for holiday occupants only, would not be expected to have a significant increase in the overall level of activity in the countryside nor would it lead to a significant change in landscape character. It is therefore considered that there would be no harmful conflict with Policy 26 of the HDPF.

Furthermore, the proposal is considered to align with the requirements of Policies 10 and 11 of the HDPF which promote tourism and rural diversification as a method of enhancing the District's rural economy. The Council recognises this ongoing need to enhance the rural economy and the principle of development is therefore considered to be acceptable, subject to all other material considerations.

Design and Appearance:

Policies 32 and 33 of the HDPF (2015) require that all development in the district be of high quality and complimentary to locally distinctive character. The policies also seek to ensure that the scale, massing and appearance of new development is appropriate as well as that a high standard of building materials, finishes and landscaping are used. In addition, Policy 25 of the HDPF seeks to protect the natural environment and landscape character of the District, taking account of locally distinctive features.

As outlined in the applicants Planning Statement (March 2026), the proposal seeks to retain the existing structure with a Structural Report (February 2026) submitted confirming that the stable building is suitable for conversion. Aside from two new windows to be installed on the southeast elevation, existing openings will be utilised for the installation of windows and doors and the existing stable door features retained. In addition, the rear elevation which faces the public realm will remain unchanged.

Considering the above, while it is likely that there will be a degree of domestication of the existing building with the installation of new windows and doors, it is considered that the overall character of the building will remain largely unchanged. As the proposal will be retaining many of its original features it is unlikely that it will appear incompatible with the surrounding landscape or the countryside location.

It is therefore concluded that the proposal complies with Policies 25, 32 and 33 of the HDPF.

Residential Amenity:

Policy 33(2) of the HDPF (2015) seeks to ensure that new development is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example from overlooking, noise, loss of privacy, odour or general disturbance. In addition, paragraph 135(f) of the NPPF requires a high standard of amenity for both existing and future users of development.

The stable building is located on the southwestern boundary of land associated with The Green, separated from the main house by residential curtilage, tree lines and paddock areas. The proposal would therefore not be visible from the main house and is considered unlikely to lead to a loss of privacy, overlooking or a change in outlook. Aside from the main house, the nearest residential property is The Old Quince Cottage located approx. 200m north of the site and therefore unlikely to be impacted.

Given the proposed use, there is unlikely to be odour concerns particularly when compared to the existing equestrian use. In addition, the small-scale nature of the proposal means that it is unlikely to give rise to significant levels of noise or disturbance. It is therefore concluded that the proposal complies with Policy 33(2) of the HDPF with regards to amenity.

Highways Impacts:

Policies 39 and 41 of the HDPF seek to ensure that both sufficient capacity in the existing infrastructure exists prior to the release of land for development and that adequate parking facilities are provided to meet the needs of anticipated users. In addition, paragraph 116 of the NPPF states that where there will be an unacceptable impact upon highway safety or a severe impact on the road network (following mitigation), development should be refused.

The proposal would utilise the existing access point on Peacocks Lane, which is an unclassified road subject to the national speed limit. Parking would be provided to the front of the property on existing hardstanding, with sufficient space available to suit the size of the proposal. The Local Highways Authority was consulted on the application, advising that there is unlikely to be a material intensification of the existing access point as a result of the development and that the vehicle parking on site appears to be sufficient. They acknowledged the lack of cycle parking provision on site but did not raise this as an issue, given that the rural location is likely to only lend itself to more experienced cyclists. Overall, they advised that the proposal would not have an unacceptable impact upon highways safety or a severe impact on the road network.

It is therefore considered that the proposal conforms with both local and national policy with regard to highways.

Ecology:

Policy 25 of the HDPF (2015) seeks to protect existing biodiversity and green infrastructure in the District by ensuring no net loss while Policy 31 looks to encourage the provision and enhancement of new habitats, while outlining requirements for areas of particular importance (SPAs, SACs, SSSIs etc.). This is in line with paragraphs 187-188 of the NPPF (2024).

Upon initial review of the site, it is clear that it is not subject to statutory designation with the nearest site being Sullington Warren SSSI some 4km to the southwest. It is however located within the Wider Conservation Area for Sussex Bat SACs and therefore impacts should be considered. The site as defined by the red line boundary currently comprises hardstanding, the existing stable building and a grassy paddock area, with dense tree belts demarking the wider site boundaries.

Though the application has been submitted with limited ecological information included, the level of impact upon ecological receptors can still be determined. The applicant proposes the conversion of an

existing stable building, which is in good condition and located on existing hardstanding. The application does not propose the removal of any trees or hedgerows on site and the nature of the future use is unlikely to generate a significant amount of disturbance. From the submitted plans it does not appear that external lighting has been proposed however, a condition to control this will be added to the permission as a precaution.

Given the above, it is deemed unlikely that the proposal would lead to a loss of suitable habitat (inc. foraging) for or significant disturbance to ecological receptors, including protected and Priority species. It is therefore concluded that the proposal is in line with Policy 25 and 31 of the HDPF.

Great Crested Newts

The application site is located within a red impact risk zone for great crested newt which is defined as containing the most suitable habitat with a high risk of newts being present. The proposal is located <50m away from a series of ponds associated with Pulborough Angling Society and therefore NatureSpace have been consulted on the application.

In their response, NatureSpace stated that the proposed development would present a low risk to great crested newts, despite being located within the red impact risk zone and near to a number of waterbodies. This is due to the waterbodies nearby being regularly stocked with fish to allow for activity associated with the angling society. They have however recommended that an informative be added to the planning consent to remind the applicant of their duty under both the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

It is acknowledged that NatureSpace have also recommended conditions relating to the storage of construction materials however as this is a conversion of an existing building with no demolition and limited building materials required, it was not considered necessary to apply these.

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.

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.

Drainage and Flood Risk:

Policy 38 of the HDPF (2015) states that development should follow a sequential approach to flood risk management, giving priority to development with the lowest risk of flooding and making required development safe without increasing flooding elsewhere. In addition, paragraph 170 of the NPPF discourages inappropriate development in areas at risk of flooding by directing development away from the areas at highest risk, while Paragraph 173 states that a sequential risk-based approach should be taken to individual applications in areas known to be at risk now or in future from any form of flooding.

The application site is located in Flood Zone 1, which is land defined by the Planning Practice Guidance for the NPPF for Flood Risk and Coastal Change as having a low probability of flooding. Though there is some risk of surface water flooding (1 in 1000 likelihood) within the red line boundary, this is located away from built development and not considered to be an issue for this application.

The applicant has not provided any information in relation to site drainage, other than surface water will be disposed of via a soakaway, and has not confirmed the method of foul water disposal. Given the limited information provided it was not considered necessary to consult HDC's Drainage Officer, though the absence of a foul drainage strategy has been highlighted by Southern Water in their consultation response. In this instance, given the scale of the proposal and the limited flood risk, it is deemed appropriate for a foul and surface water strategy to be secured via planning condition.

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. Conditions are attached to secure the following:

- Water consumption limited to 110litres per person per day
- Refuse and recycling storage
- Cycle parking facilities

Subject to these conditions the application will suitably 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 (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The proposed conversion of the existing stable block to a single holiday let is considered to constitute the sustainable development of a rural area and likely to provide for quiet informal recreational use of the surrounding area, with PRow routes in close proximity and built-up areas of Thakeham, West Chiltington and Ashington in walking distance. While some use of the private car is expected, this is not unusual for this type of development and is allowed for by paragraph 89 of the NPPF which accepts sites may have to be found adjacent to or beyond existing settlements in areas not well served by public transport.

The siting and design of the existing building is suited for conversion and is of a sufficient distance from the main house to avoid amenity impacts. The scale of development is considered acceptable for its location and is not thought to lead to unacceptable impacts upon landscape character.

The proposal is therefore considered to be in accordance with local and national planning policies and is recommended for approval, subject to the conditions below.

Recommendation: Application Permitted

Conditions:

- 1 Plans list
- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- 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:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided. 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).
- 5 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided. The facilities shall thereafter be retained for use at all times.

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 the parking, turning and access facilities necessary to serve the development have been implemented in accordance with the approved details as shown on the Proposed Block Plan (REV A) and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 7 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved Proposed Layouts and Elevations Plan (REV A).

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 Framework (2015).

- 8 **Regulatory Condition:** The dwelling(s) 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: 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).

- 9 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 10 **Regulatory Condition:** The residential accommodation hereby permitted shall be managed in accordance with the following:

- (a) The accommodation shall be occupied for holiday and short-term let purposes only;
- (b) The accommodation shall not be occupied as a person's sole, or main place of residence;
- (c) The accommodation shall not be occupied by any one person for a period exceeding 28 days in any calendar year;
- (d) The accommodation shall at all times be managed and supervised by the owners / occupants of The Green;
- (e) The owners / operators shall maintain an up-to-date register of the names of all occupiers of the accommodation on the site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request.

Reason: To maintain the availability of the site as short term holiday tourist accommodation in accordance with Policies 10, 11 and 26 of the Horsham District Planning Framework (2015).

- 11 **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 no development falling within Classes A, B, C, D and E of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the

development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

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

NOTE TO APPLICANT

The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

NOTE TO APPLICANT

The applicant is advised that it is an offence both to intentionally or recklessly destroy a bat roost, regardless of whether the bat is in the roost at the time of inspection. All trees should therefore be thoroughly checked for the existence of bat roosts prior to any works taking place. If in doubt, the applicant is advised to contact the Bat Conservation Trust at Quadrant House, 250 Kennington Lane, London, SE11 5RD, Tel: 0345 1300 228, email: equiries@bats.org.uk, <http://www.bats.org.uk/>.

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/26/0520

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		2026.499.03 REV A	21.05.2026
Block plan		2026.499.04 REV A	21.05.2026
Plans	EXISTING LAYOUTS AND ELEVATIONS	2026.499.01 REV A	01.04.2026
Plans	PROPOSED LAYOUTS AND ELEVATIONS	2026.499.02 REV A	01.04.2026
Supporting Docs	PLANNING STRUCTURAL REPORT	NONE	26.03.2026
Supporting Statement	PLANNING STATEMENT	P-094a 1	26.03.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 29/05/2026

Authorising Officer sign/initial Adrian Smith Date: 05/06/2026