Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0968
Former Donnybrook Nursery School , Wimland Road, Rusper, West Sussex, RH12 4QU

DESCRIPTION:

Conversion of existing barn to a single dwellinghouse (Retrospective)

RELEVANT PLANNING HISTORY:

DC/12/0876	Change of use from day nursery (Use Class D1) and conversion to 2 residential dwellings (comprising 1 x 4-bed and 1 x 1-bed units)	Application Permitted on 05.06.2013
DC/24/1818	Change of Use for the conversion of existing barn previously used as a day nursery (F1) to residential 1no. dwellinghouse (C3). (Retrospective).	Application Refused on 12.02.2025

DESCRIPTION OF THE SITE

The application site is located to the west of Wimland Road, outside of any designated built-up area boundary. The site is therefore within the countryside in policy terms.

The subject building is located to the south of Westons House and south-west of Donnybrook Cottage. The wider surroundings are characterised by open countryside with tree belts and scattered residential and agricultural properties.

DESCRIPTION OF THE APPLICATION

The application seeks full planning permission for the conversion of the barn to 1no. residential dwelling, and the installation of an underground rainwater harvesting tank to the existing stable building.

The subject building has been converted to a 3-bed dwelling, with external alterations including the installation of porch, rooflights and dormer, along with alterations to the fenestration and the addition of a pergola. The development has been carried out and is therefore retrospective.

The proposal also includes the installation of an underground rainwater harvesting tank to the existing stable building, where this would accommodate the needs of the horses on site, as part of the water neutrality strategy.

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 9 - Employment Development

Policy 10 - Rural Economic Development
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
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 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Rusper Neighbourhood Plan 2018-2031
Policy RUS1: Spatial Plan
Policy RUS3: Design
Policy RUS8: Community Facilities

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 2.9 years. 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 9: Water Neutrality
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 15: Settlement Coalescence
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport

Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation
Strategic Policy 30: Enhancing Existing Employment
Policy 31: Rural Economic Development
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 40: Improving Housing Standards in the District

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:

INTERNAL CONSULTATIONS

HDC Compliance Team: No Comment

OUTSIDE AGENCIES

Natural England: No Objection subject to mitigation

Natural England (Subsequent Standing Advice): 2021 Position Statement on Water Neutrality Withdrawn

On 31st October 2025, we wrote to the relevant local authorities to formally withdraw this Position Statement on the basis that a package of measures has been agreed which ensures no adverse effect on the integrity of the Arun Valley designated sites, without the need for development to demonstrate neutrality.

Note that your authority, as competent authority, feels that further information is required before you can be satisfied that the agreed package of measures can be sufficiently secured and effective in practice, namely the formal amendment of Southern Water's abstraction licence by the Environment Agency. Therefore, in the interim period, your authority has proposed to continue undertaking appropriate assessments and to utilise the demand capacity generated by Southern Water's efficiency savings originally planned to be used by the Sussex North Water Certification Scheme (SNWCS) to conclude no adverse effect on integrity.

Natural England advises the package of measures agreed with Southern Water, Natural England and the Environment Agency removes the risk of a likely significant effect. However, acknowledge that your authority has proposed an alternative approach.

Natural England has previously reviewed and agreed the Southern Water efficiency savings figures (3.24Ml/day) and are satisfied that they are reliable. Therefore, if consulted on future planning applications which seek to benefit from these efficiency savings, Natural England will not raise an objection on the basis of adverse effect risk.

Southern Water: No Comment

WSCC Highways: Comment

The site is located on Wimland Road, an un-classified road subject to a speed limit of 40mph. The site is accessed from an existing shared access point. Visibility at the existing access appears to be sufficient for the anticipated road speeds. Weight is also given to the fact that the access has previously served the day nursery use of the building, which is anticipated to have generated significantly more trips than the potential residential use.

There appears to be sufficient space on site for a number of vehicles to park and turn, and as such the Local Highways Authority would not raise any highway safety concerns to the proposal.

The Local Planning Authority may wish to secure cycle storage for the proposed dwelling, to encourage sustainable transport methods and reduce reliance upon the private car.

The Local Highways Authority 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.

Representations:

No representations received

Parish Comments:

Rusper Parish Council: No Objection

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 site as pre-existing was in use as a day nursery, where the previous operation ceased in 2011. The building is currently in use as a residential dwelling having been previously converted to ancillary residential use. There is however no evidence to suggest that these residential uses are lawful, and it is therefore considered that the lawful use of the building remains as a community facility.

The site is also located outside of the built-up area boundary, it is therefore within a countryside location in policy terms. As the site is located outside of any defined built-up area boundary, Policies 3 and 4 of the Horsham District Planning Framework (HDPF) are of significant weight in the determination of the application. As stated within Policy 3 of the HDPF, development will be permitted within towns and villages that have defined built-up areas; with development in the countryside more strictly controlled through the provisions of Policy 4. This policy states that development outside of built-up areas will only be supported where the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins a settlement edge. The site is not allocated.

Policy 2 of the HDPF states that the effective use of land by reusing land that has been previously developed (brownfield land) will be encouraged provided that it is not of high environmental value. The aim of this policy is to encourage the appropriate re-use of brownfield sites in sustainable locations, locating new development in sustainable locations that respect environmental capacity and which have

appropriate infrastructure, services, and facilities in place, or in places where these can be realistically provided.

In this countryside location, the proposal is also considered against Policy 26 which seeks to protect the countryside against inappropriate development unless it is considered essential and appropriate in scale; whilst also meeting one of four criteria. This criteria includes: supporting the needs of agriculture or forestry; enabling the extraction of minerals or the disposal of waste; providing for quiet informal recreational use; or enabling the sustainable development of rural areas. The proposed development does not meet any of this criteria, nor is it considered to be essential to the countryside location and does not therefore comply with Policy 26 of the HDPF.

The proposed dwelling would be located within the countryside and would not meet any elements of Policies 2, 3, 4 and 26 of the HDPF.

It is however recognised that the proposal would represent the conversion of an existing building, where Policy 10 of the HDPF states that proposals for the conversion of rural buildings to business and commercial uses will be considered favourably over residential in the first instance. In addition, Policy 43 of the HDPF states that proposals that would result in the loss of sites and premises currently or last used for the provision of community facilities or services will be resisted unless equally usable facilities can be conveniently provided nearby. It will be necessary to demonstrate that continued use of a community facility or service is no longer feasible, taking into account factors such as: appropriate marketing, the demand for the use of the site or premises, its quality and usability, and the identification of a potential future occupier. Where it cannot be demonstrated that such a loss is surplus to requirements, a loss may be considered acceptable provided that: an alternative facility of equivalent or better quality and scale to meet community needs is available, or will be provided at an equally accessible location within the vicinity; or a significant enhancement to the nature and quality of an existing facility will result from the redevelopment for alternative uses on an appropriate proportion of the site.

An earlier application under planning reference DC/24/1818 was submitted for the change of use of the building from day care nursery to a residential dwelling. No information had been provided to demonstrate that the existing building could not be used viably or beneficially for an alternative commercial use, where it was considered that a conversion to an alternative commercial premises could be possible. In addition, it had not been demonstrated that there were alternative facilities available elsewhere. It was therefore concluded that insufficient information had been provided to demonstrate that the building could not be used for its lawful purpose, nor for an alternative commercial use.

In order to address the previous reason for refusal, the Applicant has submitted a letter from Crickmay Chartered Surveyors dated 30.05.2025 which outlines the marketability and suitability of the continued use of the premises as a Children's Daycare Nursery or other commercial uses generally. It is stated that following the closure of Donnybrook's Nursery in 2011, Crickmay were instructed to market the property and did so until 2013, not only for nursery school use but also for a wide variety of commercial uses subject to obtaining planning permission. The letter outlines that given the location of the property with a rural area, and within the grounds of a private residence set back some way from the main road, it would be difficult to make the location work. Specifically, there is very little immediate catchment, and all children drop-offs and pick-ups would need to be by car, with the majority of families likely to have to travel some distance. In addition, the subject premises is traditional in nature and being a converted barn that is predominantly open plan in nature, gives limited prospect to change the internal layout. The two first floor sections are small and are accessed up steep staircases which are not considered suitable for groups of children. The letter indicates that there are a number of childrens day care facilities within far more accessible locations that aren't immediately adjacent/within the setting of residential properties and that are housed within far more suitable, often purpose-built properties. Turning to other potential commercial uses, due to the property's location and proximity to adjacent residential dwellings, the only use considered plausible would be as offices. However, a considerable sum of money would need to be invested to accommodate the specification requirements of a modern-day office occupier to include items such as office lighting, air conditioning, perimeter trunking, network cabling, and acoustic or similar sound-deadening ceiling, carpeting, etc. This is considered unviable relative to the rent that would be achievable and the limited demand anticipated given the property's location and setting. It is thereby concluded that there would be a considerable lack of interest from prospective day care nursery and other commercial occupiers.

The Applicant has also submitted a letter from Rusper Playgroup dated 13.03.2025 which states that the playgroup currently has capacity to accept more children, and feel that there is no demand for another to open.

The supporting information has demonstrated that the location of the building provides limited prospect for a successful nursery, with the internal layout and steep staircases also impacting the practicality of the building for such purpose. Furthermore, it has been demonstrated that the nature of the building, along with the necessary upgrades to accommodate a commercial use, would likely be unviable. On this basis, it is considered that sufficient justification has been provided to demonstrate that a commercial and business use would be unviable. The proposal would contribute to the housing need of the District, has resulted in the conversion of an existing building within a cluster of existing residential dwellings. For these reasons, it is considered that the development is acceptable in principle, subject to all other material considerations.

Design and Appearance:

Policy 28 of the HDPF seeks to ensure that outside the defined built-up areas, house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition, extensions should not be disproportionate to the size of the existing dwelling and should be in keeping with the scale and character of the existing dwelling. The policy states that the cumulative impact of existing extensions will also be taken into account.

Policies 32 and 33 of the HDPF seek 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.

The matters of design and appearance were considered under the earlier application reference DC/24/181 where it was outlined that the development includes internal and external alterations to facilitate the conversion to a residential dwelling. This includes the installation of porch, rooflights and dormer, along with alterations to the fenestration and the addition of a pergola. While it is accepted the dormer and porch give The Barn a more domestic appearance this is considered suitable in the context of Westons House. The Barn remains clearly subservient and as a more ancillary building than Westons House, with the overall character of the rural building retained. The development is therefore considered acceptable in respect of design and appearance.

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.

The matter of residential amenity was considered under the earlier application reference DC/24/1818 where it was states that the relationship between The Barn and Westons House is relatively close for a countryside location. The use of the subject building as a dwelling, and the location of the windows, result in a more continuous pattern of overlooking for Westons House than the more sporadic use as a day nursery. Given the distance between the two properties, it is not considered the overlooking or any other elements of the proposal have or will cause unacceptable impacts on neighbouring amenity. Furthermore, it is considered that the change of use has facilitated a reduction in the overall level of activity, to the benefit of the neighbouring property.

For these reasons, the development is considered to result in no further harm to the amenities and sensitivities of the neighbouring properties, in accordance with the above policy.

Highways Impacts:

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

Rusper Public Footpath 1569 passes through the application site, within the red line of the application boundary; the Definitive Line being carried along the driveway to the property. WSCC have drawn the LPA’s attention of the fact the path has been unlawfully diverted away from its definitive line and that the

currently used route is through fields to the south of the driveway. It is further noted that the Definitive Line is unlawfully obstructed by metal entrance gates to the property.

The applicant confirmed under the previous planning application reference DC/24/1818 that the current route of the footpath has been in place since they purchased the site in 2016. The diversion of the footpath would need to be addressed through an application under section 119 of the Highways Act 1980, where it is not considered that a reason for refusal on the sole grounds of the diverted footpath would be reasonable. As the footpath location recorded by WSCC allocate it as being within the red line of the site, the applicant is strongly advised to contact WSCC and regularise the route.

Notwithstanding the above, it is considered adequate parking provision and access is available to the site. It is not considered that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network. The development is therefore considered to accord with the above policies.

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.

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.

Should the development be considered acceptable, the following measures to build resilience to climate change and reduce carbon emissions would be secured by condition:

- Requirement to provide full fibre broadband site connectivity

- Dedicated refuse and recycling storage capacity
- Cycle parking facilities
- Electric vehicle charging points

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 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 application is retrospective made under Section 73(A) of the Town and Country Planning Act.

Conclusions:

The development is considered acceptable in principle and is not considered to result in adverse harm to the character and appearance of the building, nor the amenities of nearby residential properties and users of land. It has been demonstrated that the development would result in no greater water demand subject to the mitigation and offsetting measures identified within the water strategy, and the proposal would result in no severe cumulative impact on the highway network. The development is therefore considered to accord with all local and national planning polices.

Recommendation: Application Permitted

Conditions:

2 **Regulatory Condition**: Within 1 month of the date of the permission hereby granted, secure cycle parking facilities shall be provided within the side or rear garden of the 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).

3 **Regulatory Condition**: Within 1 month of the date of the permission hereby granted, provision for the storage of refuse and recycling shall be provided within the side or rear garden of the 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 the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **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 and to ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policies 31 and 37 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

5 **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, AA, and B of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted 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).

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.

NOTE TO APPLICANT

The applicant is advised that Public Footpath 1569 passes through the application site, within the red line of the application boundary; the Definitive Line being carried along the driveway to the property. It is understood that the path has historically been diverted away from its definitive line and is obstructed by metal entrance gates.

The applicant is advised that to formalise this diversion of the footpath an application to West Sussex County Council under section 119 of the Highways Act 1980 would be necessary. Further details on this process can be found through https://www.westsussex.gov.uk/land-waste-and-housing/public-paths-and-the-countryside/public-rights-of-way/request-a-change-to-a-public-path/path-diversions-and-extinguishments/.

Plans list for: DC/25/0968
(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 & Site plan	Site Layout/Location Plan	24-2701-1A	11.06.2025
Elevation plan	Elevations	24-2701-5	11.06.2025
Elevation plan	Existing Elevations	24-2701-3	11.06.2025
Floor plan	Existing Plans	24-2701-2	11.06.2025

Floor plan	Proposed Ground Plan/Site Layout First Floor Plan	24-2701-4	11.06.2025

DELEGATED

Case Officer sign/initial Tamara Dale Date: 14.10.2025

Authorising Officer sign/initial Guy Everest Date: 20.11.2025