Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0595
Land at Danhill, North of West Chiltington Road, West Chiltington, West Sussex

DESCRIPTION:
Excavation to create two wildlife ponds.

RELEVANT PLANNING HISTORY:

DC/17/1149	Proposed creation of new agricultural access and field gate	Permitted 14.07.2017
DISC/17/0306	Approval of details reserved by condition 4 on DC/17/1149	Permitted 08.09.2017

DESCRIPTION OF THE SITE

The application site is located in the countryside and comprises agricultural land which is predominantly grassland and meadow. The application site forms land known as Danhill which is part of the wider Nyetimber Estate. Nyetimber is a wine producer based in West Sussex, Kent, and Hampshire.

The site is located at the east end of sloped pasture fields unmanaged, but recently grazed by livestock, north of West Chiltington Road. The red line boundary of the application site includes land to be dug out to form ponds along with a construction access via an existing agricultural field gate onto West Chiltington Road. Field 1 and 2 are bounded by hedgerows on all sides, there is also a hedgerow which runs east to west and separates the fields. There is an existing gap at the eastern end of the hedgerow that runs (approx.) through the middle of the site. The hedgerow to the east of fields 1 and 2, which runs on a north / south axis forms the eastern boundary of the application site.

Coolham Road is located to the east of the application site and is separated by a field to the east of the application site and not subject to the application. West Chiltington Road is located south of the application site. The BUAB of West Chiltington is located approx. 1.14km from the nearest boundary of Field 2. The area surrounding the site is generally comprises a matrix of fields and field boundaries along with sporadic dwellings and agricultural buildings. Agricultural fields are located to the north, west and south. Kinsbrook Vineyard is located on the southern side of West Chiltington Road, approximately 100m west of the agricultural access to the Application Site.

There is a small terrace of dwellings located on the east side of Coolham Road (adjacent to the junction with West Chiltington Road), and a number of sporadic dwellings further south along Coolham Road. Residential dwellings are also located some 220m to the north of the proposed northern pond.

Soleands Farm; Willets Farm and Yew Tree Farm (700m north) Danhill Cottage, Coolham Road (0.54km east) Redlands and Apsley House, Coolham Road (0.92km north east), Laybrook Farmhouse (0.69km south east), and Woods Hill House Broadford Bridge Road West Chiltington (1.14km west) are all Grade II Listed buildings noted on the Councils mapping system, however their distance from the application site, the intervening roads / tracks and boundary hedges provide adequate separation from the application site and proposed land works, and as such it is considered that there would be no impacts arising on the historical or architectural significance or the Grade II Listed buildings identified or their settings.

The Parish of St Mary (Grade 1 listed Church) lies approx. 900m southwest of the application site within the West Chiltington Conservation Area (the medieval centre of the village) which contains various listed buildings of heritage significance.

The topography of the site is highest in the southwest corner of the site, ground levels fall east-northeast, and the lowest site levels are in the northeastern corner of the site. Land levels rise up from the eastern boundary of the site back towards the Coolham Road. The eastern boundary of the site is in the topographically lowest area and at the bottom of a shallow valley feature.

The site is identified as being in a 'Green Impact Risk Zone' for Great Crested Newts(GCN) where there is a low risk for the presence of GCN. There are no tree's subject to a tree preservation order within the application site boundaries.

DESCRIPTION OF THE APPLICATION

The application seeks permission for land works involving the excavation and re-profiling of land in order to create two new wildlife ponds of varied depths, which would form part of a new wetland habitat at Danhill. Given the current use of the site, the extent of areas of Made Ground and/or reworked ground could be present over the natural strata, would be limited to field entrances and tracks.

The applicants Planning Statement advises it has been the long-term aspiration and vision of the applicant to manage the land at Danhill through rewilding to maximise the biodiversity and demonstrate how management techniques which support natural processes can impact on ecosystem function and services. Rewilding, for the purposes of this project, is considered the delivery of a low intervention, natural process-focussed management strategy that promotes ecosystem services and public goods. This process commenced in 2020 when the area was fully fenced.

Pond 1 (located in the northern field) originally sought a pond area covering 1.16ha. The area of Pond 1 has been amended during the consideration of this application and the revised Pond 1 area seeks to cover a reduced area of 1.491 acres. (reasons for the amendments are set out in the report below). The original separation from the field boundary to the north was 10.8m.

Pond 1 would have a maximum depth of 2.18m towards the eastern end, with shallower margins with increasing depth towards its centre. Land buffers would be retained between the pond and the adjacent hedgerows, with approximate (increased) separation distance of 26.8m to the north, along with 19m to the east and 15.8m to the south in order to protect the hedgerow features during the construction of the ponds and throughout their operational phase.

Pond 2 (located within the southern field) would comprise an area of 1.11ha and would have a maximum depth of 1.94m towards the northeastern end, with shallower margins with increasing depth towards its centre. Land buffers would be retained between the pond and the adjacent hedgerows, with approximate separation distances of 15m to the north and east to protect the hedgerow features during the construction of the ponds and throughout their operational phase.

The site is located on [East Street] West Chiltington Road, a C-classified road subject national speed limit in this location. The site is to be accessed from an existing vehicular access on East Street, and no alterations to this arrangement are proposed.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
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 38 - Strategic Policy: Flooding

Thakeham Parish Neighbourhood Plan (2017):
Thakeham 9 – Development in the Countryside
Thakeham 10 – Green Infrastructure and Valued Landscapes

West Sussex Joint Minerals Local Plan (2018)
Policy M9 - Safeguarding Minerals

Supplementary Planning Guidance:
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Parish Design Statement:
Thakeham Parish and Village Design Statement SPG

Planning Advice Notes:
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 Arboricultural Officer: No Objection

HDC Ecology (BNG): No Objection

HDC Environmental Health: No Objection (subject to conditions)

HDC Landscape Architect: No Objection

OUTSIDE AGENCIES
Archaeology Consultant: No Objection (subject to conditions)

Ecology Consultant: No Objection (subject to conditions)

Natural England: No Objection

WSCC Highways: No Objection

WSCC Lead Local Flood Authority: No Objection

NatureSpace: No Objection (subject to condition)

Environment Agency: No Objection

PUBLIC CONSULTATIONS

Representations:

1 letter of Support received; content summarised: *Good use of land*

Parish Comments:
Thakeham Parish Council: No comments 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:

HDPF Policy 26 (Countryside Protection) requires development in the rural character and undeveloped countryside, (in which the application site is located) be essential to its location and in enabling sustainable development of rural areas, to be of appropriate scale (including for quiet informal recreation use) in order to avoid significant increase in the overall level of activity in the countryside. In support of rural economic development HDPF Policy 10 requires environmental improvement allied to any development.

The proposals are for wildlife ponds allied to an existing rural land-based enterprise (a commercial vineyard) in a land estate well established for its viticulture. At most, the level of development activity post-construction would be commensurate to quiet informal recreation and even then, the purpose of the are ponds are for wildlife and environmental improvement not human based activity (commercial fishery, boating etc); therefore, there is compliance with Policies 10 and 26. In so far as Thakeham1 (A Spatial Plan for the Parish) relies upon HDPF countryside policies to judge the acceptability of the proposals in principle, there is also compliance with the Thakeham Parish Neighbourhood Plan (TPNP).

For completeness, the following TPNP policies are not applicable; the site is 2.43 hectares (Thakeham8); the proposals are not as listed in Thakeham 9; and the proposal is not significant development of Grade 2 and 3a Agricultural Land Classification (Thakeham 14). Policy Thakeham10: Green Infrastructure & Valued Landscapes is further detailed and assessed below, alongside assessment of the proposal's compliance with other relevant planning policies on all other material matters relevant to this application.

Landscaping:

HDPF Policy 31 requires development to maintain or enhance green infrastructure. HDPF Policy 25 states the natural environment and landscape character of the district will be protected against inappropriate development.

Following receipt of detail on the proposed changes to the existing topography and management of excavated soil (cut material be redistributed sensitively and sustainably, avoiding major changes to the existing topography), the district council's landscape officer raises no anticipated concerns with the proposal; it would result in little to no visual change when appreciated from the wider landscape or the surrounding footpath network and is appropriate to the countryside location and consistent with its characteristics (J2 - Broadford Bridge to Billingshurst Farmlands Landscape Character Area).

The district council's tree officer raises no significant concerns and is pleased the amended north pond design results in more distance with the nearest hedgerow; subject to compliance with submitted robust tree protection measures to safeguard key soft ground rooting areas of the nearest hedgerow trees from ground compaction associated with the earthworks.

With the imposing of a regulatory condition requiring construction phase of the proposal being undertaken in accordance with the Plan for Spoil Management at Danhill Rewilding Pond and Wetland report (which the district council's landscape officer confirms is satisfactory regarding the method statement for the

spoil have been adequately addressed), the proposal would be in accordance with development plan regarding landscape (visual and character) and Green Infrastructure. This includes Policy Thakeham10 of the TPNP.

Heritage:

HDPF Policy 34 recognises historic environment is an irreplaceable resource to be conserved. Statute requires decision makers to have special regard to the desirability of preserving a listed building or its setting. Overarching national policy guidance seeks to positively manage changes to the historic environment to ensure sufficient flexibility whilst conserving the important and irreplaceable nature of the designated asset.

Above ground heritage

The nearest listed buildings in the wider site surrounds as previously identified in earlier sections of this report have been assessed as sufficiently distanced from the site, so as not to have their architectural, historical or social significance or their settings adversely impacted by the development.

Archaeology

HDPF Policy 34 criteria 8 requires appropriate archaeological research, investigation, recording and reporting of both above and below ground archaeology, and retain where required, with any assessment provided as appropriate. This reflects National Policy which requires where a site has potential to include heritage assets with archaeological interest, developers are to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Following advice from the district council's archaeologist consultant, a subsequent desk based Archaeological Assessment (Oxford Archaeology July 2025) was submitted by the applicants, prepared in accordance with relevant Chartered Institute for Archaeologists (CIfA) Standards and Guidance.

The report concluded the pond development area warranted caution due to its potential to impact medieval features. It was recommended either adjusting the pond boundary to avoid the deer park ditch (the southern boundary of the deer park identified as high potential for medieval remains) by moving the pond 10 metres south so it did not cross the deer park boundary, or undertaking evaluation works (such as test pitting) to assess the extent and significance of any remains. In response, the applicants adjusted the design of the northern most boundary of the pond to the north and pulled it back to the south by 10 metres, as recommended.

Following re-consultation the district council's archaeologist is satisfied with the methodology and conclusions of the Archaeological Assessment and given that the applicants have responded on the potential sensitivity and significance of the site by amending the northern pond to avoid the boundary feature, no objection is raised subject to the imposition of conditions as advised. The proposals therefore comply with HDPF Policy 34 and the NPPF.

Residential Amenity:

HDPF Polices 32 and 33 state development should, amongst other things, respect amenities of neighbouring properties and the locality. Other than temporary impacts during the construction phase which could be mitigated by condition, the proposals would not result in any increase in activity above that which already exists and avoid significant or appreciable harm to amenities of nearby residential occupiers; to comply with Policies 32 and 33.

Highways Impacts:

HDPF Policy 40 state transport access and ease of movement is a key factor in the performance of the local economy. The need for sustainable transport and safe access is vital to improve development across the district. 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 NPPF (paragraph 116), and that there are no transport

grounds to resist the proposal and what parking demand would be generated by the development would be adequately accommodated on site to meet the needs of anticipated users (compliance with HDPF Policy 41).

Ecology:

HDPF Policy 25 aims to conserve natural landscape and enhance biodiversity. HDPF Policy 31 states development will be supported where it maintains or enhances existing green infrastructure network, biodiversity, and new habitats.

The application is supported by a Construction Environment Management Plan (Biodiversity) (Co-ecology, March 2025), Preliminary Ecological Appraisal (PEA) (Co-ecology, Feb 2025), and Protected Species: Precautionary Method Statement (Co-Ecology, July 2025), relating to likely impacts of development on designated sites, protected and Priority species and habitats and identification of proportionate mitigation. Additional information is provided in respect of a scheme for reptile and amphibian populations opportunities through new hibernacula across pond/wetland (submitted 19th Aug 2025) and Pond 1 Plan Drawing Number 1352 - CLine- XX - 00 - DR - A – 2000 Revision S4 PO2 (Coastline Architects, July 2025). The Council's Ecology Consultants advise the above is sufficient ecological information available to support determination of this application.

The Mens SAC

The site lies within the 12km Wider Conservation Area for The Mens Special Area of Conservation SAC, for which significant impacts or severance to flightlines must be considered (Sussex Bat Protocol). A qualifying feature for The Mens SAC is Barbastelle bat; there is one record for this species within 2km of site (SxBRC). There are 96 records for other bats in 2km of site.

The district council's ecologist consultant advice is there would be no severance to flight lines of either foraging or commuting bats from the SAC and that habitat connectivity in the site will be maintained and no external artificial lighting is proposed. All trees and hedgerows are to be retained and no structures are proposed on site (PEA) so the district council's Ecologist has agreed no further bat surveys are required. Accordingly, the district council has issued a Habitat Regulations Assessment Screening concluding the project will not have a Likely Significant Effect on the designated features of The Mens SAC.

Further consultant advice, (including from Naturespace whom the council consults on newt impacts), is that mitigation measures identified in the PEA should be secured by conditions necessary to conserve and enhance protected and Priority species, particularly those recorded in the locality; addressing breeding birds; bats, a suitable Precautionary Working Methods Statement for great crested newts, dormice; and appropriate habitat management. Reasonable biodiversity enhancements are recommended, also to be secured.

Biodiversity Net Gain:

The Applicant has submitted a Biodiversity Metric which demonstrates a 43.64 % net gain is achievable by way of onsite biodiversity gains. The district council's consultant is satisfied with the methodology / content of the Metric and a legal agreement would secure the maintenance and monitoring of the significant onsite biodiversity gains for the required 30 years. Accordingly, the proposal is considered to be in accordance with HDPF Policy 31 subject to the completion of the legal agreement.

Water Neutrality:

The applicants have addressed water neutrality in their supporting document Technical Note 2 Water Neutrality Statement (WNS), with hydrogeology and geotechnical characteristics of the site investigated by Geo-Environmental Services Ltd (GESL) in a desk study.

The WNS advises no baseline data or formal water use associated with the site and that the ponds will naturally accumulate and retain water from surface water runoff and precipitation. The WNS further states the British Geological Survey mapping identifies underlying bedrock geology is Weald Clay as being

'unproductive' and there is little to no groundwater vulnerability. There would be no water use associated with filling of the ponds.

Your officers accept there would be no water demand arising from the development, and there is no evidence that it would result in increased water consumption to result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects; therefore grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with HDPF policy 31.

Drainage and Flood Risk:

HDPF Policy 38 is designed to ensure development adapts to likely changes in the future climate and flood risk is not increased. WSCC Local Lead Flood Authority raise no objection as the development is unlikely to increase flood risk elsewhere. The applicants have submitted a Flood Risk and Drainage Statement (FRDS) which demonstrates the land works (landscaping proposals, excavation / re-profiling of the land) will not increase flood risk on the site. The FRDS sets out how pond water levels will be maintained and how this would not affect the local groundwater regime; pond lining, existing land drains cut-off and sealed to prevent unintended discharge, no connection to any ditches on the north and east site boundaries. As such, overflow from the ponds would not increase risks to surface water above current risk level. Pond maintenance will be in accordance with prescribed operational maintenance in the SUDS manual. Therefore the proposals are in accordance with NPPF and HDPF Policy 38.

Other Matters:

Environmental Protection
The district council's Environmental Health Officer and Environment Agency raise no objections to consultations, subject to a tailored condition to mitigate environmental protection impacts during the construction phase.

Legal Agreement
If minded to approve, the application would be subject to a signed and completed S106 (BNG) to deliver the completion of satisfactory Biodiversity Net Gain (BNG) as alongside proposing creation of medium distinctiveness habitats, this proposal constitutes significant on-site BNG.

Conclusions:

The proposals for two new wildlife ponds is acceptable in principle, as their introduction is part of a wider rewilding scheme being undertaken on part of the Nyetimber land estate allied to its rural enterprise in viticulture and, as such, appropriate in the context of the countryside location whilst enhancing local wildlife and delivering a net gain in biodiversity in line with NPPF 193(d).

The proposals will not harm the setting of the historic assets nearby, with the design of Pond 1 amended during consideration of the application to avoid adverse impacts on potential archaeological artifacts within the deer park medieval area as identified within the Archaeological Assessment report submitted in support of the application.

Other matters relating to design and appearance, trees and landscaping, private and visual amenities, highways impacts, water neutrality and drainage and flood risk have all been considered and are judged acceptable, subject to the imposition of conditions.

Recommendation: Application Permitted

Conditions:

1. Approved Plans

2. {\b Regulatory (Time) Condition}: The development hereby permitted shall be begun 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. {\b Pre-Commencement Condition}:

i) No development shall take place until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.

ii) The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [i] and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

4. {\b Regulatory Condition}: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in Document CE25014A – Scheme to promote opportunities for reptile and amphibian populations through the creation of new hibernacula across the area of Pond/Wetland submitted 19th August 2025; Pond 1 Plan Drawing Number 2000 S4 Rev PO4, Protected Species; Precautionary Method Statement by Co-Ecology, July 2025 Ref CE25014; Preliminary Ecological Appraisal by Co-ecology February 2025 Ref CE25014; and CE25014 Construction Environment Management Plan (Biodiversity) V2 by Co-Ecology 09/07/2025, as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

5. {\b Regulatory Condition}: The development shall be caried out in accordance with the Construction and Environmental Management details submitted in ECE Planning Email dated 12th August 2025: CEMP condition, unless alternative details have been submitted to, and approved in writing by, the Local Planning Authority prior to commencement of development.

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

6. {\b Regulatory Condition}: All works of demolition, construction, and ancillary activities, including deliveries and dispatch, shall be restricted to 08:00-18:00 hours on Monday to Friday, from 08:00 to 13:00 hours on Saturdays and at no time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7. {\b Regulatory Condition}: All works shall be executed in full accordance with the approved Arboricultural Impact Assessment/Method Statement and Tree Protection Plan REV C by PJC AMS Ref PJC/6774/25-02 dated 7th April 2025)

Reason: To ensure the successful and satisfactory protection of important trees, shrubs, and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning

Framework (2015) and Thakeham10: Green Infrastructure & Valued Landscapes of the Thakeham Parish Neighbourhood Plan (2017).

8. {\b Regulatory Condition}: The development hereby permitted shall only be implemented in strict accordance with the recommendations of the approved Great Crested Newts: Precautionary Method Statement V2 by Co-ecology, dated 09/07/2025 REF CE25014.

   Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

9. {\b Regulatory Condition}: The development hereby permitted shall only be implemented in strict accordance with the landscape strategy for distribution of spoil as set out in approved Plan for Spoil Management at Danhill Rewilding Pond and Wetland report received 30th September 2025 unless alternative details have been submitted to and approved in writing by the Local Planning Authority.

   Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policies 25 and 33 of the Horsham District Planning Framework (2015) and Thakeham10: Green Infrastructure & Valued Landscapes of the Thakeham Parish Neighbourhood Plan (2017).

Biodiversity Net Gain Condition
Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: Submit a biodiversity gain plan - GOV.UK (www.gov.uk)

Statutory exemptions and transitional arrangements
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at https://www.gov.uk/guidance/biodiversity-net-gain.

Irreplaceable habitat
If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

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/25/0595
(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
Plans	Pond 1 Plan	2000 S4 P04	04.08.2025
Plans	Pond 1- Plan and Sections 1	1000 S4 P03	23.07.2025
Plans	Pond 1- Plan and Sections 2	1001 S4 P03	23.07.2025
Plans	Pond 2- Plan and Sections 1	1002 S4 P02	10.04.2025
Plans	Pond 2- Plan and Sections 2	1003 S4 P02	10.04.2025
Plans	Pond 2 Plan	2001 S4 P02	10.04.2025
Plans	LOCATION PLAN	3000 S4 P03	10.04.2025
Plans	BLOCK PLAN	3001 S4 P01	10.04.2025
Plans	TOPOGRAPHIC SURVEY FIELDS 01 & 02	BVMH-WCNT-J01-S01-2D REV A	10.04.2025

DELEGATED

Case Officer sign/initial Matthew Porter Date: 13-10-2025

Authorising Officer sign/initial Adrian Smith Date: 13/10/2025