Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0375
Woodhouse Farm , Wheatsheaf Road, Woodmancote, West Sussex, BN5 9BA

DESCRIPTION:
Erection of an agricultural storage barn.

RELEVANT PLANNING HISTORY:

DC/18/1001	Prior Approval of Proposed Change of Use from an agricultural building to 5 dwellings (C3 Use Class)	Prior Approval Required and PERMITTED on 03.07.2018
DC/18/1004	Prior Approval of Proposed Change of Use from an agricultural building to 3 dwellings (C3 Use Class)	Prior Approval Required and PERMITTED on 03.07.2018
DC/18/2165	Conversion of an agricultural building to 4 two storey dwellings.	Application Permitted on 06.12.2018
DC/19/0923	Prior approval for a proposed change of use of agricultural building to 3.No dwellinghouses (Class C3)	Prior Approval Required and PERMITTED on 21.06.2019
DC/19/1489	Demolition of existing barn and erection of 3.No detached dwellings with associated parking	Application Refused on 16.09.2019
DC/19/2128	Demolition of existing barn and erection of 3.No attached single storey dwellings with associated car parking	Application Permitted on 21.02.2020
DC/20/0815	Erection of an agricultural grain storage barn	Application Permitted on 30.06.2020
DC/21/2257	Removal of part of existing agricultural building and conversion of remaining sections to form 4no two-storey dwellings.	Under Consideration
DC/22/0564	Prior notification for the erection of a barn for wood, machine and general farm storage.	Prior Approval Required and REFUSED on 12.04.2022
DC/23/1005	Prior Notification for Change of Use of Agricultural Building to 5no. dwellings (C3 Use Class)	Prior Approval Required and PERMITTED on 06.07.2023
DC/24/0704	Prior Notification for Change of Use of Agricultural Building to 3No dwellinghouses (Class C3)	Prior Approval Required and PERMITTED on 01.07.2024
DC/24/1692	Prior Notification for Change of Use of Agricultural Building to 5no. dwellings (C3 Use Class)	Prior Approval Required and PERMITTED on 20.12.2024
DC/25/0320	Prior Notification for Change of Use of Agricultural Building to 6no. dwellinghouses.	Prior Approval Required and REFUSED on 25.04.2025

DESCRIPTION OF THE SITE
Woodhouse Farm is a substantial 202 hectare agricultural business with 121 hectares of combinable crops to the south of Wheatsheaf Road. The site is located within countryside, outside of the BUAB,

with no other statutory designations. The site is within a rural area characterised by farms, commercial uses and individually designed dwellings.

DESCRIPTION OF THE APPLICATION

Planning permission is sought for the erection of a new agricultural barn. The proposed barn is for farm machinery and auxiliary storage of machinery, and confirmed not to be used for hay storage. It would be located within an agricultural field around 10 metres from the boundary hedge, accessed via an existing access from the PROW and through a hedge into the main field.

The application proposes the erection of a storage building measuring 12.2m x 24.4m (297.6m2) with an eaves height of 3.6m and a ridge height of 5.5m.The building will be constructed with green profile metal sheeting walls and roof. It will be clad on all sides and accessed via a sliding door and pedestrian door on the eastern elevation.

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 10 - Rural Economic Development
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

Woodmancote Neighbourhood Plan (2016-2031):

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 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 31: Rural Economic Development

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:
Natural England: Standing Advice: -

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Nature Space: The development falls within the amber impact risk zone for great crested newts. Impact risk zones have been derived through advanced modelling to create a species distribution map which predicts likely presence. In the amber impact zone, there is highly suitable habitat and a high likelihood of great crested newt presence.

There are also 5 ponds within 500m of the development proposal, the closest of which are located 118m north-west and 192m north-west, and records of historical great crested newt within 500m.

The applicant has not provided an ecological report, however they have provided a BNG assessment, (*Biodiversity Net Gain Assessment, Woodhouse Farm, Wheatsheaf Road, Woodmancote, BN5 9BA, arbtech, March 2025)*. Within this report it states that the onsite habitats consist of developed sealed land, modified grassland and native hedgerow. Existing and proposed habitat maps also suggest that a small section of hedgerow will be removed to facilitate development.

It would be unreasonable to require the applicant to submit a survey because this could be considered disproportionate to the scale and the likely impacts of the development. However, the application site lies within the amber impact zone as per the modelled district licence impact map, which indicates that there is highly suitable habitat for GCN within the area surrounding the application site. Therefore, recommend the use of a Precautionary Working Methods Statement (PWMS).

WSCC Rights of Way: No Objection.

The proposed site is some distance from Wheatsheaf Road and the access route from there also carries Public Right of Way Footpath 2536. The issue for PROW is whether the additional traffic will be 'internal' farm traffic already using the estate or whether there will be additional traffic using the route in from the highway. In either case recommendation is of 'No Objection'.

However, the existence of a Public Right of Way (PROW) is a material consideration, informative noted relating to use and impact on / along RROW.

Reading Agricultural: Comment: -

It is advisable to store agricultural machinery under cover to protect it from the elements. It protects machinery from corrosion and in particular damage to any moving parts and therefore minimises maintenance requirements and periods of downtime.

It is generally considered within the industry that an additional 25% to 30% of machinery storage space is acceptable to allow for the safe manoeuvring and handling of agricultural machinery within the building.

RAC considers that the building has been appropriately designed for safe and secure machinery storage. However, as no details of the equipment, and their sizes, proposed to be stored in the building have been provided it is not possible for RAC to conclude that the building is of an appropriate size.

It is accepted that the storage of hay undercover protects the hay bales from the elements and prevents mould growth from wet and damp conditions when stored out in the open. Mouldy hay can be a health risk to both livestock and stockpersons. Dry storage under cover maintains the hays nutrient value.

RAC considers that the building as designed with metal sheet cladding on all sides would not provide suitable and adequate ventilation for the storage of hay bales and therefore an alternative design that allows ventilation would be considered more appropriate.

The number of hay bales, or quantity of hay to be stored within the building has not been detailed. Therefore, it is not possible for RAC to conclude whether the building will provide an appropriate amount of storage space for the storage of hay bales.

RAC accepts that Class Q criteria does not require a building to be redundant and therefore it is expected that the applicant is losing agricultural storage space in the approvals of DC/23/1005 and DC/24/1005 however, it is considered that a replacement building still requires a justification of need in terms of national and local planning policy.

The PDAS does not provide details of the storage requirements for the holding and the need for this building and therefore it is not possible to conclude the proposal is compliant with national and local planning policy.

In addition, RAC questions why the storage building is proposed to be sited away from the grain storage building (if constructed) which was approved under DC/20/0815.

Representations:
Three representations have been received, objecting to the application on the following grounds:

- Highways Safety
- Removal of hedgerow
- Landscape/ Visual Impact
- Lack of need for additional barn
- Concern of non agricultural use in the future
- Construction Noise
- Drainage and infrastructure concerns

Parish Comments:
Woodmancote Parish Council: No Objection. However, the Parish feels that sustainable housing development within the local area, through conversion of existing barns to residential dwellings, has reached maximum capacity. Therefore, the Parish requests that the following condition be placed against this application: 'The proposed barn must remain, in perpetuity, strictly for the purposes of agricultural storage, and should not be considered in the future to be suitable for conversion to any form of residential use

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:

Policy 26 of the HDPF provides that development beyond a defined built-up area will be permitted where essential to its countryside location and where the proposal would either support the needs of agriculture or forestry enterprise, quiet recreational enjoyment, the extraction of minerals or disposal of waste or allow for the sustainable development of rural areas. Development must not, either on an individual or cumulative basis, result in a significant intensification of activity within the countryside.

Policy 10 of the HDPF affords support to rural development that contributes to the vitality and viability of the rural economy.

The proposed agricultural store would be sited to satisfy the storage demand of Woodhouse Farm, since the existing agricultural storage has received Prior Approval to convert to residential. The agricultural holding covers a substantial area of 121ha. It is understood that Woodhouse Farm currently benefits from a commenced permission for a grain store elsewhere on the site.

The Council's Agricultural Consultant has advised that the building has been appropriately designed for safe and secure machinery storage. They have stated that the building would not be appropriate for the storage of hay, and it has been confirmed that this is not the intention. RAC stated that there does need to be justification for the additional building on the site, and for the location away from the grain store.

The proposed barn is for farm machinery and auxiliary storage of machinery for hay making, not for hay or grain storage. From a site visit, farm machinery can be clearly seen stored outside on the yard where prior approval is granted. This includes tractors and other large machinery that should be stored in a dry, secure building. The applicant has stated that the barn would be sited here because it adjoins existing services and is easily accessible from the existing track. It is best husbandry to keep stored grain away from other products and equipment so to avoid any contamination.

An agricultural store, as an agricultural form of development, would be deemed appropriate to a countryside location, in principle, with a sufficient need for the proposed building demonstrated in this instance. The provision of a storage structure of the dimensions proposed would not be considered to represent a significant intensification of use on an individual or cumulative basis with existing residential/agricultural development, and as such, the proposal is overall deemed compliant with HDPF policies 10 and 26 in principle.

A condition requiring that the building is used solely for agricultural purposes, and removed following the cessation of agricultural use, is necessary, as the principle of development in this instance is contingent upon the agricultural need for such a structure. In line with HDPF policy 26 alternative forms

of development, not satisfying an essential need or connected with an appropriate form of rural enterprise, would not be deemed appropriate to this location in principle.

Design and Appearance:

Policies 32 and 33 of the HDPF stipulate that new development should be of a high standard of design and layout, with regard to natural and built surroundings, in terms of its scale, density, massing, siting, orientation, views, character, materials and space between buildings.

Policies 25 and 26 of the HDPF seeks to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation.

The building is to be sited within the corner of an agricultural field, around 25 metres from the eastern boundary and 10 metres from the northern boundary. The building would be partly screened by the existing mature hedgerow that bounds the field to all sides. The proposed farm building would be green profile metal/ steel sheeting. This would help the building to blend with the surrounding fields and hedgerows. In nay case, it is not considered inappropriate in a countryside location to be able to see a standard agricultural building adjacent to a track.

The proposal would include the removal of a section of hedgerow to allow for access into the field (5m). To compensate, and also as part of the BNG proposals, a new larger section of native hedgerow (30m) is proposed to the west of the building.

The proposed new barn is situated so it can make use of the only electricity and existing water connected to the farm which is needed for maintenance and security of the vulnerable and expensive farm equipment used on the farm. It will also make use of an existing gated entrance to the field to the north of the building.

The location, design and appearance of the building is considered to be appropriate for the location and, although views are likely from the adjacent PROW, this would not be unexpected in the location.

Amenity:

Policy 33 of the HDPF (2015) *inter alia* requires that development is sited and designed so as to avoid unacceptable harm to the amenities of nearby occupiers and users of land.

The proposed barn is located in relative close proximity to Woodhouse Cottages, around 40 metres to the east, separated by a mature hedgerow and farm track. Several residential units are, further, located to the south of the site at Woodhouse Farm. Given the proposed bulk and massing of the proposed building relative to the degree of intervening distance the proposal would not be considered detrimental to the amenities of nearby occupiers in terms of loss of light or an enhanced degree of enclosure. No broader disturbance to residential occupiers south and north of the site would be considered likely given the degree of intervening distance, and the existing agricultural use across the site.

The building would be situated away from the existing and permitted residential development further to the east on the site.

A condition requiring that the building is not used for the accommodation of livestock or animal waste has been recommended, given the distance to Woodhouse Cottages (residential units and holiday cottages). This approach is considered sufficient to prevent any unacceptable harm to neighbouring amenity.

Highways Impacts:

The proposed store would be accessed via a privately maintained highway also serving as right of way 2536/10. This private highway is lightly trafficked, with several passing spaces along the course of the

highway. The proposal would not be considered of an intensity or nature of use that would detrimentally influence the operation or safety of the private way on an individual basis or cumulative with existing and extant development.

Ecology:

The proposed removal of the section of hedgerow is contrary to the ethos of conserving the rural landscape character of the area. However, considering the location has been chosen to avoid any further gaps in hedgerow being required (to create a new access), and the considerable amount of new native hedgerow proposed to compensate the loss, on balance it is considered to be acceptable.

The site is located within the amber impact risk zone for great crested newts. Impact risk zones have been derived through advanced modelling to create a species distribution map which predicts likely presence. In the amber impact zone, there is highly suitable habitat and a high likelihood of great crested newt presence.

The applicant has not provided an ecological report, however they have provided a BNG assessment, Within this report it states that the onsite habitats consist of developed sealed land, modified grassland and native hedgerow. Existing and proposed habitat maps also suggest that a small section of hedgerow will be removed to facilitate development. It would be unreasonable to require the applicant to submit a survey because this could be considered disproportionate to the scale and the likely impacts of the development. However, the application site lies within the amber impact zone as per the modelled district licence impact map, which indicates that there is highly suitable habitat for GCN within the area surrounding the application site. Therefore, The District Newt Officer has recommended the use of a Precautionary Working Methods Statement (PWMS). This must be written by a suitably qualified ecologist and submitted to the Local Planning Authority for approval prior to determination or secured in a condition.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

There is no clear or compelling evidence to suggest the nature / intended use or scale of the proposed development would result in a more intensive consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The proposal would house existing farm machinery and a water connection is not required. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 194 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

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 submitted a Biodiversity Metric which demonstrates a 10.15% habitat net gain, and 234.73% hedgerow net gain is achievable by way of onsite biodiversity gains. The original matric and plans showed off-site changes but a revised red line plan has been received bringing all of the changes within the site boundary. Details will be required to be discharged via the Biodiversity Net Gain Condition applied to all development.

Other Considerations:

Conclusions:

The proposal is considered compliant with all relevant development plan policies and is recommended for approval accordingly, subject to the conditions listed below.

Recommendation: Application Permitted

Conditions:

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 Non-Licensed Precautionary Method Statement for Great Crested Newts has been submitted to and approved in writing by the Local Planning Authority. This shall include, but not be limited to, a presence/absence survey and assessment, mitigation measures, and enhancement measures where necessary. The works shall be implemented in accordance with the approved recommendations and shall be maintained thereafter.

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 LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

4 **Pre-Occupation Condition**: Prior to the first use of any part of the development hereby permitted, full details of the parking, turning and access facilities, including details of hard and soft landscaping, shall have been submitted to and approved by the Local Planning Authority in writing. The development shall not be first used until the parking, turning and access facilities, and any associated landscaping, have been fully implemented in accordance with the agreed details. The parking, turning and access facilities and associated landscaping shall thereafter be retained as such.

Reason: To ensure adequate turning and access facilities are available to serve the development, in the interests of visual amenity,to reduce the risk of flooding and pollution and in accordance with Policies 33, 38 and 40 of the Horsham District Planning Framework (2015).

5 **Pre-Occupation Condition**: No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

(a) Details of all existing trees and planting to be removed and retained
(b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
(c) Details of all hard surfacing materials and finishes
(e) Details of all external lighting

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

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 Policy 33 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: The building hereby approved shall solely be used for the purposes of agriculture, as defined at S.336(1) of the Town and Country Planning Act 1990. In the event of the building hereby permitted ceasing to be used for agricultural purposes, the building must be removed from the land and the land must, so far as is practicable, be restored to its condition before the development took place.

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

7 **Regulatory Condition**: The agricultural building hereby permitted shall not be used to house or keep livestock at any time.

Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

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.

NOTE TO APPLICANT
Public Right of Way
The applicant is advised that a public access right has precedence over a private access right. Where a PROW runs along or crosses a route also used for private access purposes, usually for private vehicle access, this shared use has the potential for accident or injury – the applicant must consider how access is managed so the public is not endangered or inconvenienced.

Access along a PROW by contractors' vehicles, deliveries or plant is only lawful if the applicant can prove it has a vehicular right; without this an offence under the Road Traffic Act 1988 section 34(1) is being committed.

Safe and convenient public access is to be available at all times across the full width of the PROW, which may be wider than the available and used route – advice on the legal width can be provided by the WSCC PROW Team. If this condition cannot be met during construction works then the path needs to be closed temporarily.

The path is not to be obstructed by vehicles, plant, scaffolding or the temporary storage of materials and / or chemicals during any works. These will constitute an offence of obstruction under the Highways Act 1980.

No new structures, such as gates and stiles, are to be installed within the width of the PROW without the prior consent of the WSCC PROW Team. These will constitute an offence of obstruction under the Highways Act 1980.

It is an offence to damage the surface of a PROW without the prior consent of the WSCC PROW Team. The applicant must supply a specification and secure the approval of the WSCC PROW Team before works affecting the PROW begin, even if the surface is to be improved. Where a PROW surface is damaged and there was no prior consent, the applicant will be liable and required to make good the surface to a standard satisfactory to the WSCC PROW Team.

Where WSCC has a responsibility for the surface of a PROW this only extends to the use permitted as a PROW. Where damage is caused by vehicular traffic, responsibility for maintaining the surface reverts to the Landowner.

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/25/0375
(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
Supporting Docs	BNG Assessment	NONE	12.03.2025
Location plan		NONE	19.06.2025
Elevation & Floor plan	Proposed	PRR 1	12.03.2025
Block plan		NONE	12.03.2025
Supporting Statement	Planning	NONE	12.03.2025

DELEGATED

Case Officer sign/initial Kate Turner Date: 26.06.2025

Authorising Officer sign/initial Guy Everest Date: 27.06.2025