



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0269

Hawksbourne Wood , Rusper Road, Rusper, West Sussex, RH12 4QS

DESCRIPTION:

The removal of Conditions 7 and 10 of previously approved application DC/23/1806 (Change of use of land and associated siting of 6 No. Eco Lodges for short-term tourist accommodation) relating to water neutrality.

RELEVANT PLANNING HISTORY:

DC/23/1806	Change of use of land and associated siting of 6 No. Eco Lodges for short-term tourist accommodation.	Application Permitted on 26.11.2024
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DESCRIPTION OF THE SITE

The proposed location lies within a rural landscape, roughly 1.5km north of Horsham's urban boundary defined by the A264, and just over 2km southwest of Rusper. Access to the site, west of Rusper Road, is facilitated by this north-south running thoroughfare. Spanning approximately 22 hectares, the site hosts a mix of woodland and industrial units, with the proposed project occupying 0.74 hectares.

Situated beyond Horsham's built-up boundary, the area surrounding the site retains its rural character, as per planning policy classification. Access to the site is provided by Rusper Road, classified as a C class highway, lacking illumination. Formerly utilised for Matthews Plant Hire access, the road serves as the primary entry point.

Although approximately 0.5km from the site, a bus stop offers connectivity, albeit beyond typical walking distances. However, given the nature of countryside leisure sites, their placement often prioritises seclusion from densely populated areas. The site includes three areas of ancient woodland within the redline, which form part of the woodland management plan, including: Hawkbourne Wood to the western boundary, Tenacre Gill to the east, and an unnamed woodland to the north-east (forming the entrance to the site). The application site is located some 90m of the boundary with the North of Horsham (Mowbray) strategic development site.

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 11 - Tourism and Cultural Facilities

Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 29 - Equestrian Development
Policy 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Rusper Neighbourhood Plan (2021):

RUS1 – Spatial Plan
RUS2 – Rural Diversification
RUS3 – Design
RUS5 – Green Infrastructure and Biodiversity
RUS6 – Walking, Cycling and Equestrian Routes
RUS10 – Dark Skies

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 15: Settlement Coalescence
Strategic Policy 16: protected Landscapes
Strategic Policy 17: Green Infrastructure and Biodiversity
Policy 18: Local Green Space
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
Policy 45: Replacement Dwellings and House Extensions in the Countryside

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:

Ecology Consultant: *In Natural England's view the package of ecological resilience measures and proposed licence amendments provides certainty that development in the Sussex North Water Supply Zone (SNWSZ) will not have a likely significant effect on the Arun Valley sites in line with the Habitats Regulations. The long-term solution set out by Natural England and the assessment confirming that development in the SNWSZ will not have a likely significant effect on the Arun Valley Sites means that Natural England has decided to withdraw its September 2021 Position Statement.*

Therefore, we support the removal of Conditions 7 and 10 because they are no longer necessary.

WSCC Highway Officer:

Variation of condition 1 – *The applicant proposes to use an existing access track found north of the previously proposed access to the property. Having looked at this using Google Streetview, it is apparent that it is not an easily identifiable access point and one that does not appear to be in regular use, judging by the unmade appearance on the section between the edge of Rusper Road up to the gate. Also, it is not demonstrated in the submission what visibility splays are achievable in both directions for users of the access, nor forward visibility to the access for those driving towards it. The vertical alignment of Rusper Road, south of the access, is such that there appears to be a crest in the road which might have an impact on visibility and forward visibility at this point. Additionally, the first section of the access (as mentioned above being muddy and possibly unmade/un-metalled), is such that it could be difficult for users to get traction upon entry and exit, which could result in delay both entering and leaving the track. And finally, as the access is found beneath a dense tree canopy, it is not easily viewable/identifiable for approaching drivers, which could lead to hesitation for users trying to find it.*

Given the above, the applicant should provide the following to enable the Highway Authority to consider the proposal further:

- 1. A clear dimensioned plan showing visibility splays in both directions appropriate for the speed limit on this section of Rusper Road taken from a 2.4m set-back/'x' distance. Plan to also include forward visibility for drivers with a long-section plan taking into account the vertical alignment of Rusper Road in this location.*
- 2. A plan showing a hard surface and defined bellmouth at the access point, leading up to the gate.*
- 3. Details of how the access will be made conspicuous to users.*
- 4. A Stage 1 Road Safety Audit of the access works plus Decision Log prepared in accordance with GG119.*

Removal of Conditions 7 and 10 – *The Highway Authority has no comments to make about this part of the application.*

Landscape Officer: *Proposals are to formalise an existing track previously used for forestry access. Works include 'tidying and improving', however details have not been specified.*

The proposed track runs through and alongside Ancient Woodland for the majority of its length. Ancient Woodland is classified as an irreplaceable habitat and is highly significant to both the character and the ecological function of the area. NPPF 193(c) states that any development resulting in its loss or deterioration should be refused unless there are wholly exceptional reasons, and a suitable compensation strategy exists.

Existing access, approved for use under DC/23/1806, does not run through or alongside Ancient Woodland, except for the immediate entrance which is noted to be formalised with suitable visibility splays. As such, given existing access, proposals are not considered to meet such exceptional reasons as per NPPF 193(c) and are therefore not supported on landscape grounds.

Newt Officer: *Can confirm that the proposed changes to the scheme are not likely to impact great crested newts and/or their habitats and we therefore have no comments to make at this time. Should there be any further changes to the development, please reconsult us as required.*

Environmental Health Officer: *Environmental Health have no comments about the removal of the water neutrality conditions on this application.*

I note that condition 7 mentions a rainwater/greywater harvesting system. I can't see any other mention of such a system in this or the parent application, but if they do intend to in-stall a rainwater harvesting system, they need to make the Environmental Health department aware.

Forestry Commission: *For all planning applications, we advise the Council to carefully consider the previous usage of sites, including historical satellite imagery, to consider if development is being proposed on recently felled woodland. Please contact us if you suspect this is the case. If evidence suggests that sites have been degraded since January 2020, the BNG baseline may need to reflect this: Biodiversity Net Gain FAQs - Frequently Asked Questions | Local Government Association.*

PUBLIC CONSULTATIONS:

Representations:

None received.

Parish Comments:

Rusper Parish Council: None received.

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

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

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

PLANNING ASSESSMENT

Planning permission was previously granted for the change of use of land and associated siting of 6 No. Eco Lodges for short-term tourist accommodation under application reference DC/23/1806. During the course of this application the proposal has been changed on several occasions to include the variation of condition 1 in terms of the proposed layout. However, this has now been omitted and the revised application now seeks to remove Conditions 7 and 10 of approved application DC/23/1806 relating to water neutrality restrictions only.

7. ***Pre-Commencement (Slab Level) Condition:*** *No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy (Prepared by B & C Bryant Plumbing and Heating received 27.09.2023) have been submitted to and approved in writing by the Local Planning Authority.*

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

10. **Pre-Occupation Condition:** *The use hereby permitted shall not be first brought into use until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for each unit has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.*

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

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 considers by removing conditions 7 and 10 of the approved planning permission DC/23/1806 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. It is however considered reasonable and necessary to impose a

condition limiting water consumption at the development to 110 litres per person per day. This would be subject of a regulatory condition.

Biodiversity Net Gain (BNG):

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

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

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

- This application for planning permission was made before 12th February 2024 (in respect of major development), or before 2nd April 2024 (in respect of non-major development) under Regulation 3 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
Total Gain			
Total Demolition			

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted must be commenced by the 26.11.2027.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement (Slab Level) Condition:** No development above ground level shall take place until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200 has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping details shall include planting plans (to include details of hedgerow, ditches and minimum 2-3m wide infrequently cut grassland areas to provide connecting corridors as requirement as identified within the submitted LVIA by Petrow Harley Limited, Feb 2024); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/densities; tree pit details.

The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for 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).

- 4 **Pre-Commencement (Slab Level) Condition:** No development above ground level shall take place until details of a hard landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; minor artefacts and structures (for example decking, signage, refuse and / or other storage units, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features). The scheme shall be implemented prior to the occupation of any part of the development (or within such extended period as may first be agreed in writing with 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 Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement (Slab Level) Condition:** No development above ground level shall take place until a Landscape Management and Maintenance Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority. The details should include the long-term design objectives, management responsibilities, specifications, maintenance schedules and periods for all hard and soft landscape areas, and including all woodland, hedgerows, trees, meadow, native buffer and sedum roofs, including maintenance operations to deal with invasive species identified, together with a timetable for the implementation of the LMMP. The LMMP shall include details of the arrangements for its implementation and shall be carried out in accordance with the approved details, supporting documents / reports, surveys, and timetable(s) unless the Local Planning Authority gives written consent for any variation.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Commencement (Slab Level) Condition:** A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (David Archer Associates, November 2023) shall be submitted to and approved in writing by the local planning authority.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

7 **NOT USED**

- 8 **Pre-Occupation Condition:** A lighting design scheme for biodiversity based on GN: 08/23 shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To 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 (Priority habitats & species).

- 9 **Pre-Occupation Condition:** The approved drainage strategy shall be implemented prior to occupation of any of the lodges hereby approved and thereafter retained as such.

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

10 **NOT USED**

- 11 **Regulatory Condition:** No music, live or recorded, shall be played on any part of the application site (shown edged in red on plan approved site and location plans) unless otherwise agreed to and approved in writing by the Local Planning Authority.

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

- 12 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement (prepared by David Archer Associated, received 03.10.2023).

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).

- 13 **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (David Archer Associates, November 2023), 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 and enhance 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 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

- 14 **Regulatory Condition:** The development hereby approved shall be undertaken in strict accordance with the submitted Woodland Management Plan (received 14.05.2024) unless otherwise agreed to and approved in writing by the Local Planning Authority.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity, and provide suitable ecological and biodiversity improvements as proposed, in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015).

15. **Regulatory Condition:** The development hereby permitted shall incorporate water efficiencies to limit the water usage of each unit to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

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

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/0269

(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
Details plan	DRAINAGE PLAN	CO245-P002 REV	06.11.2023
Plans	LANDSCAPE STRATEGY	FIGURE 11	06.03.2024
Plans	FELLING PROPOSAL	MAP5	22.04.2024
Supporting Statement	SEWAGE TREATMENT SYSTEM	NONE	06.11.2023
Supporting Statement	LANDSCAPE AND VISUAL IMPACT ASSESSMENT	NONE	06.03.2024
Supporting Statement	LANDSCAPE AND VISUAL IMPACT ASSESSMENT (APPENDIX A)	NONE	06.03.2024
Supporting Statement	PLANS OF OPERATION FC TEMPLATE	NONE	22.04.2024
Supporting Statement	APPENDIX 1 - COMPARTMENT SURVEY NOTES	NONE	22.04.2024
Supporting Statement	WOODLAND MANAGEMENT PLAN	NONE	14.05.2024
Supporting Statement	INVESTMENT PLAN	NONE	22.04.2024

Supporting Statement	FELLING LICENCE TO GROWING TREES	NONE	14.05.2024
Supporting Statement	FELLING/RESTOCKING DATA	NONE	15.05.2024
Supporting Statement	Flood Risk Assessment	NONE	03.10.2023
Design & Access Statement		NONE	03.10.2023
Supporting Statement	Arboricultural Method	NONE	03.10.2023
Supporting Statement	Preliminary Ecological Assessment	NONE	08.12.2023
Floor plan	Proposed	C0245-P101	27.09.2023
Location plan		C0245-P001 REV	27.09.2023
Site plan	Existing	C0245-P002 REV	27.09.2023
Site plan	Proposed	C0245-P003 REV	20.11.2023
Roof plan	Proposed	C0245-P102	27.09.2023
Elevation plan	Proposed East	C0245-P201	27.09.2023
Elevation plan	Proposed West	C0245-P202	27.09.2023
Elevation plan	Proposed South	C0245-P203	27.09.2023
Elevation plan	Proposed North	C0245-P204	27.09.2023
Section plan	Proposed	C0245-P205	27.09.2023
Supporting Statement	Business Plan	NONE	27.09.2023
Supporting Statement	Flood Map	NONE	06.11.2023
Supporting Statement	Planning	NONE	27.09.2023
Supporting Statement	Site Management	NONE	08.12.2023

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 14.07.2026

Authorising Officer sign/initial Tamara Dale Date: 16.07.2026