Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/2108
Whitebreads Farm, Stane Street, Slinfold, West Sussex, RH13 0RE

DESCRIPTION:
Change of use of Unit 1 from Use Class E (formerly Class B1) to caravan and motorhome showroom and office (Use Class Sui Generis); Change of use of Unit 2 from Use Class B8 to caravan and motorhome repairs (Use Class B2); and use of adjacent hardstanding for the display and storage of caravans and motorhomes and erection of fencing to enclose the site (Part Retrospective)

RELEVANT PLANNING HISTORY:

DC/22/1896	Change of use of Unit 1 from light industrial (Use Class B1) to restaurant (Use Class E) and the siting of a toilet block and storage containers. Change of use of Unit 2 from storage and distribution (Use Class B8) to vehicle body repair (Use Class B2). (Retrospective)	Withdrawn Application on 07.03.2023
DC/22/1841	Extension to hardstanding area and change of use of land for storage of scaffolding (Retrospective).	Pending Consideration
DC/20/1720	Enlargement and formalisation of existing vehicular access and proposed track.	Application Permitted on 08.01.2021
DC/20/0365	Prior notification for the erection of an agricultural barn for storage of hay, crops from the surrounding land and for the secure storage of agricultural machinery	Prior Approval Required and PERMITTED on 24.04.2020
DC/18/1330	Removal of condition 4 of previously approved application SF/50/66 (erection of two detached bungalows with garages followed by the demolition of two existing substandard dwellings). To faciliate non-agricultural occupation of the bungalows.	Application Permitted on 22.03.2019
DC/07/0053	Change of dairy collecting yard for the storage of scaffolding and parking of 1 lorry.Calf pen to be modernised for use as an office.	Application Permitted on 19.03.2007

SITE AND SURROUNDS
The application site is located the east side of Stane Street (A29) at Slinfold, outside of any Built Up Area Boundary in a countryside location.

The site is approximately 0.83 hectares and is within Whitebreads Farm, a 24 hectare holding comprising arable agricultural land, two bungalows, a variety of buildings in agricultural and commercial uses, and areas of outside storage. A public right of way WS|SLD|1457/1 runs east to west along the access road and through the yard. The site is located within Flood Zone 1 and is therefore not at risk of flooding.

The application site comprises two main buildings, Units 1 and 2, in addition to smaller structures, and an area of hardstanding. The site is enclosed by 2 metre high buffed metal fencing.

- Unit 1 - 250sqm building originally built for agricultural uses and converted to light industrial use (manufacturing) in the 1990s. This area of hardstanding was previously used for open air storage and car parking in association with the light industrial use and contained storage containers.

- Unit 2 - a 180sqm at cost building originally built for agricultural uses and converted to storage use associated with the light industrial use made of Unit 1. This area of hardstanding was previously used for open air storage and vehicle parking in association with the plastic fabrication use.

To the east of the application site is a small agricultural storage building. Beyond this is an area being used for the storage of scaffolding which is the subject of an undetermined retrospective planning application ref. DC/22/1841. To the south are two bungalows owned by the applicant. To the north is arable farmland and to the west is Stane Street.

On visiting the site (September 2024), it was clear that the front part of the site is operating as a commercial business for caravan sales and storage. The current use includes Building A. It was unclear as to whether the current use incorporates Building B and the adjacent smaller barn like commercial buildings. This area is enclosed by fencing. The area to rear is currently open fields.

DETAILED DESCRIPTION

Planning permission is sought for the following:

- Change of use of Unit 1 from B1 (light industrial – plastics manufacturing) to caravan/motorhome sales (retrospective)
- Change of use of Unit 2 from B8 (storage associated with plastics manufacturing) to caravan/motorhome preparation and repair (retrospective)
- Use of an area of hardstanding for the display and storage of caravans/motorhomes awaiting sale (retrospective)
- Use of an area of hardstanding for the storage of caravans/motorhomes owned by members of the public
- Erection of security fencing (part retrospective)

Proposed opening hours for Unit 1:
Monday – Friday 9:30am to 5:30pm; Saturday 9:00 am to 5:00pm; Sunday 11am to 3pm

It is set out that in September 2023 Units 1 and 2 and associated land were leased to a caravan sales and storage company, namely T Giles Caravans. For over 20 years T Giles Caravans were based at Morris Farm in Old Holbrook but were forced to find alternative premises when the farm was sold. It is set out that this planning application seeks to regularise their use of Units 1 and 2 for caravan/motorhome sales and repair and parts of the surrounding hardstanding for the display of caravans/motorhomes for sale. Planning permission is also sought for the use of the remaining hardstanding for the storage of private caravans and motorhomes.

It is set out that no physical alterations have been undertaken to the building to accommodate the use, although prior to T Giles Caravans occupying the building wooden cladding had been added either side of the front entrance and the building had been painted dark grey.

It is also set out that a toilet block and number of storage containers previously sited to the south of the building have been removed and replaced with two smaller containers used by T Giles Caravans. A small toilet block has also been repositioned to provide two WCs for staff and customers. Car parking for staff and customers is to the west of the building on an existing area of hardstanding. The hardstanding to the rear of Units 1 and 2 has started to be used for the display of caravans and motorhomes. A maximum of 50 caravans/motorhomes are proposed to be kept on this area. The sales side of the business employs 3 members of staff.

Unit 2 is proposed for use for the repair and maintenance of caravans and motorhomes. Opening hours for Unit 2 are: Monday – Friday 9:00am to 5:30pm. This part of the business employs a further 4 members of staff.

It is set out that the hardstanding immediately around Unit 2 is being used for the parking of caravans and motorhomes awaiting servicing and repairs and that pre-existing storage containers have been removed. The remaining area of hardstanding to the east is proposed to be used for the storage of caravans and motorhomes owned by members of the public, as the applicant believes such space is in short supply in the county and would like to store up to 50 caravans in this area. Customers would drop-off and collect their caravan or motorhome via prior arrangement.

It is set out in the planning statement that the caravan industry has experienced unprecedented levels of demand as a result of the pandemic and the foreign travel restrictions that followed. The popularity of the staycation has been fuelled in part by this but also by the cost of living crisis. The freedom and affordability of caravan holidays has boosted this sector of the holiday industry. An increase in caravan and motorhome ownership brings increased demand for caravan storage. The application site at Whitebreads Farm is considered by the Applicant to be suited to the use for a number of reasons, namely:
- Part brownfield site with historical lawful commercial/storage use.
- Redundant large buildings suitable for use as a showroom and repair shop.
- Existing area of hardstanding large enough to accommodate the number of caravans that the tenant typically has for sale at any one time, and for hosting a storage facility.
- Accessible location on the A29, central to areas of population including Billingshurst, Southwater, Broadbridge Heath, Horsham and Cranleigh all of which are within a 8 mile radius.

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 7 - Strategic Policy: Economic Growth
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 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

The Slinfold Neighbourhood Plan (2018):
Policy 3: Green Infrastructure
Policy 4: Conserve and Enhance BiodiversityPolicy 5: Development Principles
Policy 12: Economy and Enterprise

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS

HDC Environmental Health: No Objection with conditions recommended

HDC Landscape: No concerns are raised with the principle of changing the use of land. The Landscape Officer refers to DC/22/1841 with regard to landscape and ecological mitigation measures.

OUTSIDE AGENCIES

WSCC Highways/PROW: No Objection

Ecology Consultant: No Objection with conditions recommended

NatureSpace (Great Crested Newts): No Objection

Natural England: 'Further information is required in order to determine the significance of impacts on designated sites and the scope for mitigation, chiefly: A complete water neutrality statement.'

Parish Comments:
No Objection

Representations:
None received

Member Comments:
None received

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

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

PLANNING ASSESSMENT

Principle of Development:

Policies 2, 3 and 4 of the HDPF outline the spatial strategy and hierarchy approach of the Development Plan. This strategy seeks to concentrate development within defined built-up areas and around the key settlements of the District, promoting a planned approach to settlement expansion to satisfy unmet local needs through Development Plan allocation.

Policy 10 of the HDPF seeks to support sustainable rural economic development, and the productive use of land that maintains the relative tranquillity of the countryside in order to generate local employment opportunities and socio-economic benefits for local communities. Policy 10 stipulates that development should be appropriate to its countryside location and must contribute to diverse and sustainable farming enterprises, or the wider recreational offer or rural economy, and, in addition, be contained within suitably located buildings which are appropriate for conversion, or result in substantial environmental improvement.

Policy 26 (Countryside Protection) of the HDPF states that outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate

development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria:

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

Slinfold NP - Policy 12: Economy and Enterprise states proposals which enable the development or enhancement of small scale businesses will be supported where schemes:
1. Are within the built-up area boundary; or
2. Are contained within existing buildings; or
3. Are on previously developed land, or
4. Are in appropriate locations in the countryside.
In addition, proposals will be supported where: Development does not involve the loss of dwellings; they are in keeping with the character and vitality of the local area; they respect residential amenity; and would not have unacceptable impacts on the local road network.

While the proposal would derive some economic benefit, the development is not considered to be essential or appropriate to the countryside location. When considering applications that are of a similar ilk, for example DC/17/2484 / AAPP/Z3825/W/18/3196883 (Retrospective planning permission for the siting of 23 temporary self storage shipping containers (B8 Storage or Distribution)), the Inspector concluded that the development would be contrary to Policy 10 and Policy 26. This is as "[t]he spread of containers across open ground does not protect, conserve or enhance the characteristics of the countryside landscape".

It would be considered that this would be the case with caravans placed within the marked 'storage area for caravans'. This area is considered to be grassland and 'of the countryside'. The caravans would be considered to effectively act in the same way as the storage containers with the grassland removed and the caravans placed which would not be considered to protect, conserve or enhance the environment. As such, the proposal is considered to be contrary to Policies 10 and 26 of the Horsham District Planning Framework (2015).

Character, Design and Appearance:

Policy 32 of the HDPF states that good design is a key element in sustainable development, and seeks to ensure that development promotes a high standard of urban design, architecture and landscape. Policy 33 of the HDPF states that development proposals should make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

Policy 26 (Countryside Protection) of the HDPF states that outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria:

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

The stationing of additional caravans on the parcel of land marked 'storage area for caravans' would be considered to alter the character and setting of the rural countryside. The large space which would be used to accommodate many more caravans would not be considered to integrate with the surroundings or contribute to a sense of place, and do not provide an attractive environment. Though no concerns have been raised by the Council's Landscape Officer who directed to view comments to a separate application at the same site, it is considered that the proposal would detract from the landscape character of the countryside location. As such, the stationing of the caravans upon this parcel of land is

not considered to protect, conserve or enhance the landscape character, and is considered to result in unacceptable harm to the landscape character and setting of the countryside location, contrary to Policies 26, 32 and 33 of the Horsham District Planning Framework (2015).

Amenity Impacts:

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

HDC Environmental Health have been consulted and given the location adjoining other commercial uses it is considered that the proposal doesn't raise considerable concern and is noted that the Environmental Health department have not received any complaints regarding noise, odours, etc from this site. The nearest residential properties are in the same ownership as the site.

To mitigate any adverse environmental impacts, the applicant will need to exercise suitable controls in the following areas, and the Environmental Health Development Dept make recommendations as follows:

1. Before permission is granted, the applicant must submit a plan detailing any proposed external plant (i.e., air conditioning units) and/or external lighting, etc.

2. No work operations involving power tools to be undertaken outside of any unit in the yard and all doors & windows to remain closed during the operation of any power tools, hammering, etc.

3. The applicant must submit details of any proposed re-spraying motorhomes or caravans to ensure spray paint activities are undertaken in accordance with statutory guidance on techniques to achieve compliance with industrial emissions of products containing organic solvents.

4. The proposed hours of use are considered satisfactory. However, a condition is recommended to restrict the weekends to public sales only.

5. The residential properties on site should remain in the same ownership.

6. The burning of materials should not take place on site.

If this application is to be minded for approval it is recommended that the above information should be required and should be conditioned to any approval to prevent any unacceptable harm to neighbouring amenity.

Highways Impacts:

This application seeks (part retrospective) permission for the change of use of Unit 1 from Class E to Caravan and Motorhome Showroom with Office (Sui Generis), Unit 2 from Class B8 to Caravan and Motorhome Repair (Class B2) and use of hardstanding for display and storage of caravans and motorhomes with erection of fencing, with the works having commenced in Sept 2023.

WSCC in its role as Local Highway Authority (LHA) has previously provided consultation advice for this site for application DC/22/1896, and raised no highway safety concerns, this application was then withdrawn by the applicant.

The site is located on Stane Street, an A-classified road subject to national speed limit in this location. No alterations are proposed to the existing vehicular access arrangement. The LHA does not anticipate that the proposed development would give rise to a material intensification of use of the existing access point and the proposed car parking spaces appear suitably laid out, and on-site turning for vehicles appears achievable.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network,

therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Ecology:

The Applicant submitted Ecological Impact Assessment and Enhancement Plan (AEWC Ltd., May 2023) relating to the likely impacts of development on protected & Priority species and habitats, and identification of proportionate mitigation, and the council's ecology advisors were consulted. The ecological information submitted in the May 2023 report were not considered sufficient for a positive determination of this application because the Ecological Impact Assessment and Enhancement Plan (AEWC Ltd, May 2023) did not cover the entire red line boundary and the proposals include change of the use of buildings which could contain suitable roosting opportunities for bats. As a result, the Ecological Impact Assessment was needed to be updated to cover the entire red line boundary prior to determination.

Updated Ecological Impact Assessment and Enhancement Plan (AEWC Ltd, May 2024) was subsequently supplied by the applicant, relating to the likely impacts of development on protected & Priority species and habitats, and identification of proportionate mitigation, which now also covers 0.8ha and includes the entire red line boundary area. The council's ecology advisors were reconsulted and it is noted that Buildings A and B (both of which are barns) and the single tree on site have negligible bat roost potential (Sections 5.25, 5.28 and 5.29 of the Ecological Impact Assessment and Enhancement Plan (AEWC Ltd, May 2024)). It is therefore agreed that no further surveys for bats are required for buildings or for trees.

The site lies approximately 8km northeast of The Mens Special Area of Conservation (SAC) and is therefore within the 12km Wider Conservation Area (Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol). The site comprises artificial unvegetated, unsealed surface, developed land; sealed surface, mixed scrub, ruderal/ephemeral vegetation, lines of trees, and one small urban tree (Ecological Impact Assessment and Enhancement Plan (AEWC Ltd, May 2024)). There is a line of mature Oak in the northeast corner of the site and a line of trees, including Hornbeam and Hawthorn, in the southeast of the site. However, it is noted that the site originally contained a mosaic of hedgerows, mixed scrub and neutral grassland, which was cleared without consent between 2020 – 2021. The proposals include planting 210m of new mixed native hedgerow, on part of the northern and western boundaries and the whole of the eastern boundary which will include three Oak trees (Ecological Impact Assessment and Enhancement Plan (AEWC Ltd, May 2024). In addition, areas of meadow grassland will be created using appropriate wildflower seed mix and will be managed appropriately.

It is considered that with mitigation, there will be no Adverse Effect on Integrity of The Men's SAC, either alone or in combination with other plans and projects. The mitigation and enhancement measures identified in the Ecological Impact Assessment and Enhancement Plan (AEWC Ltd, May 2024) should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly those recorded in the locality. It is noted that the impact on the SAC is subject to an Appropriate Assessment being submitted to Natural England. This would be undertaken in the event that the application was recommended for approval.

The council's ecology advisors also support the proposed reasonable biodiversity enhancements (including two bat boxes, four bird boxes and a hibernaculum), which have been recommended to secure net gains for biodiversity, as outlined under Paragraph 180d and 186d of the National Planning Policy Framework (December 2023). The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Layout and should be secured by a condition of any consent. This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006 (as amended) and delivery of mandatory Biodiversity Net Gain. It is noted that this minor application is not subject to the Biodiversity net gains statutory requirement set out under Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990 as the application was validated prior to 2nd April 2024. Impacts will be minimised such that the proposal is acceptable, subject to the conditions recommended based on BS42020:2013.

Ecology: Other Matters: **Great Crested Newts**

The application site is in a Red Impact Risk Zone for Great Crested Newts as modelled by district licence mapping, however following consultation with the council's newt advisors (NatureSpace) it is considered that the proposed development would present no likely impact to great crested newts or their habitats.

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.

It is set out in the planning statement that the baseline water usage associated with the consented uses and the water usage associated with the proposed uses is broadly the same. To achieve water neutrality flow restrictors will be installed to taps within Unit 1 to reduce water flow by 2 litres per minute. The WCs will be fitted with cistern bags to reduce the amount of water used per flush from 5 litres to 2.25 litres.

With these measures the proposed uses will use less water than the consented uses and no additional water abstraction will be required within the Sussex North Water Supply Zone.

However, further required information has not been submitted with the water neutrality statement being a largely blank template which has not been filled in with the relevant data. Though some data has been input, not all required information has been provided to carry out a water neutrality assessment by the Council nor Natural England.

In the absence of such detail and of an appropriate mechanism which could secure in perpetuity the retention of such measures there is however no certainty of mitigation.

In the absence of an achievable strategy to demonstrate water neutrality through the incorporation of on-site measures and/or appropriate offsetting actions capable of achieving water neutrality, it is considered that there is no certainty that the proposal will not contribute further to the existing adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. In such circumstances the grant of permission would be contrary to Policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusions:

Due to the placement of caravans on a parcel of land that is read as within the countryside, the proposal would be considered to be incompatible with its countryside location as the effect would lead to the erosion of the countryside. The development would therefore be considered contrary to Policies 10 and 26 of the Horsham District Planning Framework (2015). In addition, the stationing of the caravans upon this parcel of land is not considered to protect, conserve or enhance the landscape character, and is considered to result in unacceptable harm to the landscape character and setting of the countryside location, contrary to Policies 26, 32 and 33 of the Horsham District Planning Framework (2015).

Due to an incomplete water neutrality statement, officers consider that the application as submitted would not demonstrate a sufficient degree of certainty that the proposed development would not contribute to an adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction,

contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraph 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Recommendation: Application Refused

Reason(s) for Refusal:

1. Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the proposed development would not contribute to an adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraph 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

2. The proposal would be considered to be incompatible with its countryside location as the effect would lead to the erosion of the countryside. The development would therefore be considered contrary to Policies 10 and 26 of the Horsham District Planning Framework (2015).

3. The stationing of the caravans upon this parcel of land is not considered to protect, conserve or enhance the landscape character, and is considered to result in unacceptable harm to the landscape character and setting of the countryside location, contrary to Policies 26, 32 and 33 of the Horsham District Planning Framework (2015).

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

Plans list for: DC/23/2108

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	20.11.2023
Site plan	As existing	NONE	20.11.2023
Site plan	As proposed	NONE	20.11.2023
Elevation & Floor plan	Unit 2, as pre-existing	1266-02	21.11.2023
Elevation & Floor plan	Unit 2, as pre-existing and proposed	1266-02	22.11.2023
Elevation & Floor plan	Unit 1, as pre-existing	1266-11 REV A	20.11.2023
Elevation & Floor plan	Unit 1, as proposed	1266-10 REV A	20.11.2023
Plans	Security Fencing panel, as proposed	NONE	21.11.2023
Location plan	Ownership	NONE	20.11.2023
Supporting Statement	Planning	NONE	20.11.2023
Supporting Statement	Water Neutrality	NONE	20.11.2023

Supporting Statement	Ecological Impact Assessment and Enhancement plan - May 2023		20.11.2023
Supporting Statement	Energy	NONE	20.11.2023
Elevation & Floor plan	Cabins, as existing	1266-14	20.11.2023
Supporting Statement	Ecology Impact Assessment & Enhancement Plan – May 2024		21.05.2024

DELEGATED

Case Officer sign/initial Jacques Burrowes Date: 19.09.2024

Authorising Officer sign/initial J Hawkes Date: 19.09.2024