Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1182
Limekiln Farm, Ghyll House Farm, Broadwater Lane, Copsale, Horsham, West Sussex, RH13 6QW

DESCRIPTION:
Variation of Condition 1 and removal of Conditions 10 and 11 of planning permission DC/23/1325 (Construction of a stable block with associated storage and staff room facilities, machinery/hay storage barn, water borehole plant room and sand school) for amendments to the machinery barn and stable block designs and the removal of conditions relating to the private water supply and borehole mitigation measures.

RELEVANT PLANNING HISTORY:

DC/23/1325	Construction of a stable block with associated storage and staff room facilities. Construction of machinery/hay storage barn and a water borehole plant room. Construction of a sand school.	Application Permitted on 12.08.2024
DC/22/0276	Removal of existing stile and installation of a gate to split access way to neighbouring land. Relocation of main gate and installation of post and stock fencing to boundary. Sub-division of existing field into 3 sections with post and stock fencing and installation of 3no gates. Replacement and installation of water pipes under the existing track attached to 3no automatic feeders and improvement to existing track surface (Part Retrospective).	Application Permitted on 02.11.2022
DISC/24/0212	Application for Approval of Details Reserved by Conditions 4, 5, 6, 7, 9, 12, 13 & 14 to approved application DC/23/1325	Application Permitted on 04.02.2025
DISC/24/0255	Application for Approval of Details Reserved by Conditions 3, 8,10 & 11 to approved application DC/23/1325	Split Decision on 24.02.2026
DC/24/1694	Non Material Amendment to previously approved application DC/23/1325 (Construction of a stable block with associated storage and staff room facilities. Construction of machinery/hay storage barn and a water borehole plant room. Construction of a sand school) for the stable block to be turned 90 degrees to face south-west, the pond to be moved 10 metres, and the plant room to be re-positioned over water borehole.	Application Permitted on 14.01.2025
DC/25/0883	Erection of a temporary workers dwelling for security, stud and equine rehabilitation. To include change of use to the land to the south of Limekiln Wood from agricultural to mixed use agricultural and equestrian, including change of use of the existing barn.	Application Permitted on 28.07.2026

DESCRIPTION OF THE SITE
The application site forms part of Limekiln Farm, Broadwater Lane, Copsale, a rural site located within the countryside outside of any defined Built-Up Area Boundary. The site comprises equestrian land and associated facilities and is accessed from Broadwater Lane via a private access track.

Planning permission was granted under application DC/23/1325 for the construction of a stable block with associated storage and staff facilities, a machinery/hay storage barn, water borehole plant room and a sand school. A subsequent non-material amendment was approved under application DC/24/1694. The approved development has been substantially implemented and the current application seeks retrospective amendments to elements of the stable block and machinery barn.

The site is surrounded predominantly by agricultural land and woodland and is characterised by its rural appearance. Limekiln Wood, an area of Ancient Woodland, lies between Limekiln Farm and the adjoining land to the west. Vehicular access arrangements remain unchanged from those previously approved.

The site is also subject to an Article 4 Direction which removes specified permitted development rights relating to means of enclosure, certain operational development, private access works and hard surfacing.

DESCRIPTION OF THE APPLICATION

The application is submitted under Section 73A of the Town and Country Planning Act 1990 and seeks to vary Condition 1 (Approved Plans) attached to planning permission DC/23/1325. The application seeks retrospective consent for a series of amendments to the approved stable block and machinery barn. The principal changes comprise alterations to the external appearance of the machinery barn, the introduction of a mezzanine hay loft and ancillary office accommodation, amendments to the internal arrangement and fenestration of the stable block, provision of an additional alpaca stable, alterations to the approved site layout, and the removal of Conditions 10 and 11 relating to the borehole water supply and Private Water Supply Management Plan. The wider equestrian use of the site, sand school and borehole plant room remain unchanged.

Element	**Approved Scheme (DC/23/1325)**	**Proposed/As Constructed Amendment**
Machinery Barn - External Materials	Western elevation to comprise vertical timber "Yorkshire boarding" style cladding.	Constructed with dark-coloured profiled metal sheeting above a blockwork plinth.
Machinery Barn - Internal Layout	Single-storey machinery and hay storage building.	Introduction of mezzanine floor/hay loft within roof space.
Machinery Barn - Office Space	No office accommodation approved within barn.	Small office area incorporated within mezzanine level.
Machinery Barn - Access to Loft	No upper floor access required.	Internal staircase installed to provide access to mezzanine level.
Machinery Barn - Storage Capacity	Ground floor hay and machinery storage only.	Increased hay/straw storage capacity through use of mezzanine floor.
Machinery Barn - Door/Openings	Openings as approved on drawing set.	Amendments to door arrangements and openings to facilitate revised internal layout.
Stable Block - Number of Stables	Approved stable block arrangement.	Provision of one additional alpaca stable.
Stable Block - Internal Configuration	Approved layout incorporating staff room, WC and washdown facilities.	Internal reconfiguration of staff facilities resulting in amended room layouts.
Stable Block - Windows/Openings	Window positions as approved.	Repositioning and alteration of various windows and ventilation openings.
Stable Block - Building Form	Symmetrical U-shaped arrangement approved.	Revised U-shaped form reflecting as-built arrangement.
Stable Courtyard	Courtyard orientation as shown on approved plans.	Courtyard reoriented from approved arrangement.

Condition 10	Borehole mitigation scheme required prior to development proceeding beyond slab level.	Removal of condition sought.
Condition 11	Private Water Supply Management Plan required prior to development proceeding beyond slab level.	Removal of condition sought.

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 20 - Rural Workers Accommodation
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 29 - Equestrian Development
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 – Parking

Nuthurst Neighbourhood Plan:
Policy 1: A Spatial Plan
Policy 14: Green Infrastructure and Biodiversity

Nuthurst Parish Design Statement (2016)

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
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 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 31: Rural Economic Development
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses
Policy 33: Equestrian Development

Strategic Policy 34: Tourism Facilities and Visitor Accommodation
Strategic Policy 35: Town Centre Hierarchy and Sequential Approach
Strategic Policy 36: Town Centre Uses
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District
Policy 44: Rural Workers Accommodation

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:
None.

Representations:
Five representations have been received objecting to the proposal (from three neighbouring addresses and two anonymous contributors) for the following reasons: -

- The development as constructed differs materially from the scheme approved under application DC/23/1325.
- The machinery barn has been constructed using black corrugated metal cladding rather than the timber cladding shown on the approved plans, resulting in a more industrial appearance and an alleged harmful impact on the rural character of the countryside.
- The stable block and machinery barn are larger and differently configured than approved, including the provision of an additional stable and a reorientation of the stable courtyard.
- The introduction of a mezzanine floor, staircase, office accommodation and additional hay storage within the machinery barn is considered by objectors to represent a more intensive form of development than originally approved.
- Concerns that the scale of the buildings and storage capacity exceed the operational needs of the equestrian/agricultural use.
- Concerns regarding the cumulative impact of all amendments on the character and appearance of the countryside.
- Alleged impacts on views from surrounding areas and along the adjacent Public Right of Way.
- Concerns regarding the removal of Conditions 10 and 11 relating to the private water supply, borehole mitigation measures and water neutrality requirements.
- Requests that the Local Planning Authority is satisfied that any revised fire access arrangements and associated infrastructure remain adequate in light of the altered internal configuration of the machinery barn.
- Requests for conditions restricting the use of the buildings to agricultural and equestrian purposes only.
- Compliance with Building Regulations.
- Structural fire protection requirements.
- Internal fire strategy and fire safety design matters.
- Duties of the building owner or "responsible person" under fire safety legislation.
- Speculation regarding future residential or commercial use of the buildings where no such use forms part of the application.
- Allegations regarding the applicant's intentions or motivations.
- The retrospective nature of the application itself.

Parish Comments:
Nuthurst Parish Council: No Comment

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

Planning permission was granted under application DC/23/1325 for the construction of a stable block incorporating storage and staff room facilities, a machinery/hay storage barn, a water borehole plant room and a sand school. A subsequent non-material amendment was approved under application DC/24/1694. The approved development has been substantially implemented.

The application seeks to vary Condition 1 (Approved Plans) attached to planning permission DC/23/1325 for amendments to the stable block and machinery barn, the application also seeks the removal of Conditions 10 and 11 relating to the approved borehole water supply and Private Water Supply Management Plan.

The principle of equestrian development, including the stable block, machinery/hay barn, plant room and sand school, has already been established through the extant planning permission. The proposed amendments through condition 1 (as outlined in a preceding section) do not fundamental alter the nature of the development approved under application DC/23/1325. The elements in question remain a stable block and machinery/hay storage barn serving the established equestrian and agricultural activities undertaken at Limekiln Farm. The amendments do not, in principle, create any conflict with Policies 26 or 28 of the HDPF.

Design, Character and Landscape Impact

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape and townscape character from inappropriate development. Proposal should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

In respect of the machinery barn, the amendments have not resulted in any material increase in the footprint, height, bulk or massing of the building. Whilst concerns have been raised regarding the use of profiled metal cladding in place of the previously approved timber boarding, the applicant has provided justification within the supporting Planning Statement for this amendment. The revised material retains a dark external finish and, when viewed in the context of a rural agricultural building, is not considered incongruous or uncommon within the wider countryside setting. As such, the revised external appearance would not result in unacceptable visual harm.

The mezzanine provides additional hay storage together with a modest office area and is contained entirely within the approved building envelope. The office space is ancillary to the agricultural and equestrian use of the site and is considered to represent a reasonable operational requirement. The alterations do not materially alter the character of the building as approved.

Turning to the stable block, the proposal includes the addition of a single alpaca stable together with alterations to the internal layout, repositioning of windows and ventilation openings, and a revised orientation of the courtyard arrangement. Whilst the additional stable results in a modest increase in the size of the building, this increase is considered modest and does not fundamentally alter the character or appearance of the approved development. Similarly, the reconfigured internal layout and repositioned openings have a neutral effect on the external appearance of the building.

It is noted that concerns have been raised regarding the cumulative impact of the alterations. It is though considered that the amendments do not result in a development that is fundamentally or substantially different from that previously granted planning permission. The buildings remain clearly associated with and subordinate to the established equestrian and agricultural use of the site and continue to read as typical rural structures.

Overall, the amendments to the approved scheme are not considered to give rise to any significant increase in visual prominence or adverse landscape effects when compared with the development previously found acceptable under planning permission DC/23/1325. The proposal would therefore preserve the rural character of the site and surrounding countryside and is considered to accord with the above policies.

Residential Amenity:

Policy 33 of the HFPF requires development to avoid unacceptable harm to the amenity of occupiers and users of nearby land and buildings.

The site occupies a relatively isolated countryside location and the nearest neighbouring residential properties are situated at a significant distance from the proposed buildings. The physical amendments proposed are largely limited to alterations within the approved building envelope together with a modest extension to facilitate the additional alpaca stable. The proposed changes would not result in any material increase in overlooking, loss of privacy, loss of outlook, overbearing impacts, or loss of light to neighbouring occupiers.

Concerns have been raised by neighbouring residents regarding the scale of the development and the potential intensification of activity associated with the revised buildings. However, the application does not seek permission for a change to the approved use of the site and the buildings would continue to serve the agricultural and equestrian activities previously authorised under planning permission DC/23/1325. Whilst the mezzanine level and ancillary office increase the functionality of the machinery barn, they are not considered likely to result in a level of activity materially greater than that previously assessed and accepted by the Local Planning Authority.

Similarly, the addition of a single alpaca stable and associated internal alterations to the stable block are modest in scale and are not considered likely to generate significant additional noise, disturbance or activity beyond that associated with the approved development. Given the separation distances involved and the rural context of the site, the proposal would not result in harmful impacts upon the living conditions of neighbouring occupiers.

The amenity impacts are therefore considered acceptable and in accordance with the above policy.

Removal of Conditions 10 and 11

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. This was achieved through conditions 10 and 11 of the existing planning permission.

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, removing conditions 10 and 11 would 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, Policy 31 of the HDPF or the NPPF.

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. The application is retrospective and therefore exempt from the requirement to achieve a minimum 10% BNG.

Conclusion:

The variation of condition 1, and the amended machinery barn and stable block would remain appropriate in scale, design and appearance for their rural setting and do not result in any unacceptable impacts on the character and appearance of the countryside, neighbouring amenity or other material planning considerations.

Furthermore, the removal of Conditions 10 and 11 is considered justified for the reasons set out above.

The proposal is therefore considered to accord with the relevant policies of the Horsham District Planning Framework and the National Planning Policy Framework. Accordingly, the application is recommended for approval subject to the conditions set out below.

Recommendation: Application Permitted

Conditions:

2. Not used.

3. **Regulatory Condition:** The development hereby permitted shall be carried out in accordance with the drainage scheme approved under application DISC/24/0255.

Reason: To ensure the satisfactory drainage of the site and to comply with Policy 38 of the Horsham District Planning Framework (2015).

4. **Regulatory Condition:** The development hereby permitted shall be carried out in accordance with the Arboricultural Method Statement approved under application DISC/24/0212. The approve details shall be adhered to throughout the construction period.

   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).

5. **Regulatory Condition**: The development hereby permitted shall be carried out in accordance with the Construction Site Set-Up details approved under application DISC/24/0212. The approved measures shall be retained and adhered to for the duration of the construction works associated with the development.

   Reason: To safeguard the amenities of nearby occupiers and to accord with Policy 33 of the Horsham District Planning Framework (2015).

6. **Regulatory Condition**: The development hereby permitted shall be carried out in accordance with the Fire & Rescue Vehicle Access and Circulation details approved under application DISC/24/0212 and shall be retained as such thereafter.

   Reason: To ensure the safe operation of the development and to maintain suitable access and circulation arrangements for fire and rescue vehicles.

7. **Regulatory Condition**: The scheme of soft landscaping works approved under DISC/24/0212 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).

8. **Pre-Occupation Condition:** The hard landscaping scheme approved under DISC/24/0255 shall be implemented prior to the occupation of any part of the development hereby permitted (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 character and appearance of the area and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework.

9. **Regulatory Condition:** The development hereby permitted shall be carried out in accordance with the Biodiversity Enhancement Strategy approved under application DISC/24/0212. All biodiversity enhancement measures identified within the approved strategy shall be implemented in full in accordance with the approved details and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To enhance protected and priority species & habitats and allow the Local Planning Authority to discharge its duties under the NPPF and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Distroct Planning Framework (2015).

10. Not used.

11. Not used.

12. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the parking spaces associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015).

13. **Regulatory Condition:** The development hereby permitted shall be carried out in accordance with the finished sand school surface details approved under application DISC/24/0212, and shall be retained as such thereafter.

Reason: In the interests of visual amenity and to ensure the development remains appropriate to its rural setting in accordance with Policies 10 and 33 of the Horsham District Planning Framework (2015).

14. **Regulatory Condition:** The development hereby permitted shall be carried out in accordance with the details of Refuse & Recycling Facilities + Manure Storage and Removal approved under application DISC/24/0212. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

15. **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the including the Preliminary Ecological Appraisal (Lizard Ecology Ltd., August 2023).

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

16. **Regulatory Condition:** If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

17. **Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

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

18. **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

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

POSITIVE AND PROACTIVE STATEMENT

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

Plans list for: DC/26/1182

(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
Floor plan	Showing use	MBP/2607-01	23.07.2026
Plans	Elevations and Photos	MBP/2607-02	23.07.2026
Block plan		MBP/2607-05	23.07.2026
Plans	Layout and Roof	MBP/2607-03	23.07.2026
Plans	Elevations and Section	MBP/2607-04	23.07.2026
Location plan		NONE	23.07.2026
Layout plan	Landscape Plan	MBP/0523/04	07.07.2023
Plans	MANURE STORE	MBP/0523/03 A	20.02.2024
Plans	SAND SCHOOL	MBP/0523/05 A	20.02.2024
Supporting Statement	BUSINESS PLAN	NONE	07.07.2023
Supporting Statement	ECOLOGY	LLD2894-ECO-REP-001-00-EclA	07.07.2023
Supporting Statement	LANDSCAPE AND VISUAL APPRAISAL	NONE	07.07.2023
Supporting Statement	APPENDICES (LVA)	Appendices	07.07.2023
Supporting Statement	MANURE STORAGE	NONE	07.07.2023
Supporting Statement	PLANNING STATEMENT	NONE	07.07.2023
Supporting Statement	ARBORICULTURAL SURVEY	tr-1654-22	07.07.2023
Details plan	SCHEMATIC DRAINAGE PLAN	MBP/0523/20	18.06.2024
Details plan	FLOOD RISK PLAN	MBP/0523/14 A	20.02.2024

Tree plan	ROOT PROTECTION PLAN	TR-1654-22 / MBP0523/04A	20.02.2024
Elevation & Floor plan	BOREHOLE PLANT BUILDING	MBP 0523/11 A	20.02.2024
Supporting Statement	ECOLOGICAL IMPACT ASSESSMENT	NONE	07.08.2023
Supporting Statement	FLOOD RISK ASSESSMENT	NONE	30.11.2023

DELEGATED

Case Officer sign/initial Daniel Holmes Date: 05.10.2026

Authorising Officer sign/initial Guy Everest Date: 12.10.2026