



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0182

Land at 516832 130750, Bishopric, Horsham, West Sussex,

DESCRIPTION:

Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit.

RELEVANT PLANNING HISTORY:

DC/26/0183	Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit. (Advertisement Consent)	Application Refused on 09.07.2026
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DESCRIPTION OF THE SITE

This application relates to a section of pedestrianised pavement on Bishopric, located within the defined extent of Horsham Town Centre and within the designated Horsham Town Centre Primary Shopping Area. The site is not directly subject of any heritage designation, however, there a number of statutory listed buildings within the locality. The site is approximately 9 metres west of 20-22 Bishopric, 35 metres west of 16 Bishopric and 60 metres east of The Kings Arms, 64 Bishopric, all Grade II Listed Buildings.

The site surroundings are varied in type and character, though, considered representative of the mix of uses and development typically seen within a town centre setting. Whilst the context of the site differs regarding surrounding architecture, the bishopric largely benefits from an attractive streetscape dominated by a number of uses.

DESCRIPTION OF THE APPLICATION

This application seeks full planning consent for the siting of a free-standing structure, featuring digital HD display screens on two sides. The structures have an overall height of 2.9metres, width of 1.2m and a depth of 0.35m, constructed and finished in a black painted powder coated cladding. The structures are capable of a number of features, including providing free public Wi-Fi, USB/Mobile charging, direct emergency phone calls, 4G and 5G smart cells coverage, can collect environmental and movement data via sensors, allows free UK phone calls and the digital screens provide advertising and public information.

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 5 - Strategic Policy: Horsham Town

Policy 7 - Strategic Policy: Economic Growth

Policy 12 - Strategic Policy: Vitality and Viability of Existing Retail Centres

Policy 14 - Shop Fronts and Advertisements

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
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 39 - Strategic Policy: Infrastructure Provision
Policy 42 - Strategic Policy: Inclusive Communities

Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 - 2036:

Policy HB3 - Character of Development
Policy HB4 - Design of Development
Policy HB7 - A Welcoming Public Realm (Advertisements)

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

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 4: Horsham Town
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 12: Air Quality
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 22: Shop Fronts and Advertisements
Strategic Policy 23: Infrastructure Provision
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Strategic Policy 35: Town Centre Hierarchy and Sequential Approach
Strategic Policy 36: Town Centre Uses

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:

HDC Conservation: Bishopric is a historic route into Horsham, formerly under the gift of the Archbishop of Canterbury, with a long-standing market function still reflected today. The proposed street hub would sit within the visual context of the Grade II listed 20–22 Bishopric.

Due to its size, design and moving imagery, the hub would compete with the building's historic character, appearing incongruous and detracting from local amenity. Its addition to an existing hub nearby would be excessive and would not enhance the area's appearance.

More broadly, the incremental addition of signage, bins and telecoms cabinets contributes to street clutter, undermining the sense of place. The NPPF emphasises good design and creating attractive, welcoming environments. Ad hoc infrastructure, while convenient for operators, can lead to a muddled streetscape, with generic fixtures detracting from local character.

A more coordinated, place-led approach is needed to ensure new elements enhance the street and its context. As proposed, the development is objected to due to its adverse impact on local amenity and the setting of the listed building.

HDC Environmental Health: The main concern with these installations is their use of a microphone and loudspeakers as part of the calling facility. These have caused issues for some residents near these units in other local authorities. Like most of central Horsham the dominant noise source is road

traffic during the day. At night noise levels fall significantly, and the ambient noise environment is much quieter. Therefore, it is recommended that the volume is reduced to 40% between 23:00 and 07:00 hours.

WSSC Highways: The proposed Street Hub will be located within the publicly maintained highway. The proposed location is not anticipated to result in an obstruction to pedestrians utilising the footway given that there is sufficient space for pedestrians to manoeuvre around the Street Hub. The proposal is not anticipated to result in an obstruction to vehicles on the carriageway as Bishopric has good forward visibility in this location.

The maximum daytime luminance level would be 5000cd/m². Whilst the Design and Access Statement advises that the applicant would accept a condition limiting night-time luminance to 600cd/m², Table 10.4 of The Institute of Lighting Professionals' Professional Lighting Guide PLG05/23: *The Brightness of Illuminated Advertisements including Digital Displays* (2023) recommends a maximum luminance of 300cd/m² within an E3 environmental zone. The LHA raises no highway safety objection to the principle of the proposal but requests that the night-time luminance level be reduced to 300cd/m². This could be secured by condition, although the LPA may wish to resolve the matter prior to determination.

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 116), and that there are no transport grounds to resist the proposal. Informative and Conditions recommended

Representations:

10 representations have been received, objecting to the proposal for the following reasons: -

- The structure would be a blemish to the local area, looking out of place and distracting to road users
- The structure would limit the flow of pedestrian movement and clutter the pavement
- Negative impact on the character and appearance of the area
- An illuminated screen detracts from a heritage asset and spoils the overall aesthetics of a historical setting
- Requirement for public phones is now obsolete, owing availability of mobile phones
- Impacts on pedestrian movement flow, clutter causing issues for mobility impaired, sight impaired and pushchairs
- Impact on public safety, with persons unable see behind the hubs
- Minimal public benefits, with minimal justification for the necessity
- Insufficient justification has been provided to demonstrate the necessity of the proposal, resulting in concerns regarding over-commercialisation and unnecessary street clutter
- Concerns regarding light pollution and impacts on residential amenity
- Potential adverse impacts on insects and birds arising from the illuminated displays
- Concerns that the LED displays could adversely affect individuals with sensory sensitivities and certain health conditions
- Concerns regarding the health impacts of exposure to LED lighting
- Insufficient information has been provided regarding the public benefits of the smart technology and data collection functions
- Concerns regarding the health implications of 4G/5G infrastructure and electromagnetic field exposure
- Concerns regarding the effects on individuals with medical implants and liability arrangements.
- Limited community benefits arising from the proposal
- Insufficient information has been provided regarding sustainability and energy efficiency measures and who pays for the energy
- Impact on highway safety, proposals will cause distractions to all highway users
- Concerns regarding energy consumption and conflict with climate change objectives
- Concerns that the proposal could attract graffiti and anti-social behaviour
- Concerns regarding potential noise emissions from the installation
- Proposals do not respect the traditional streetscape, or historic character of the area

- Concerns regarding the continuous power requirements of the proposal
- The proposal is considered to conflict with national planning policy relating to design and advertisements
- Concerns regarding the absence of a disposal and end-of-life management strategy for the installation
- Concerns regarding the wider social impacts of introducing additional digital advertising screens in the public realm.

Neighbourhood Council Comments: Objection: -

- The proposals are out of keeping with the entry to Horsham town centre, serving no public benefit, only destroying the community feeling of this well-used pedestrian way.
- The proposal would be a safety hazard so near the junction; drivers will have their attention diverted to the sign instead of looking at the traffic in front of them.
- The advertising holdings would prove to be a safety hazard in terms of the pavement they take up. The footpaths on which it is proposed to site them can be busy with pedestrians especially on the Bishopric side as it is right outside KFC. Both are positioned near bus stops which also increase the footfall past the sign creating an obstacle. The area is already cluttered by a multitude of street furniture and access and navigation for pedestrians is already difficult. HDC recently made proposals and conducted a consultation to improve access in this area for cyclists and pedestrians: adding this hardware makes that an even bigger challenge.
- Members feel there should be fewer pulls on our attention to enable the community to be calmer and happier. There should be less electrical attention-grabbing brightly coloured moving advertising.

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

Background

An accompanying application for advertisement consent, ref: DC/26/0183, was refused on 08.07.2026 for the following reasons: -

1. The advertisement, by reason of its scale, illumination and siting would appear visually intrusive and would introduce a harmful degree of visual clutter into the street scene. The advertisement would fail to respond positively to the character of the town centre and would detract from the quality of the public realm and the setting of the Grade II Listed 20-22 Bishopric. The advertisement would therefore result in unacceptable harm to visual amenity, contrary to Policies 14, 32, 33 and 34 of the Horsham District Planning Framework (2015) and Policies HB3, HB4 and HB7 of the Horsham Blueprint Business Neighbourhood Plan.
2. The advertisement, by reason of its siting and scale, would adversely impact on the free flow of pedestrians along Bishopric, to the detriment of public safety and contrary to Policies 40 and 41 of the Horsham District Planning Framework 2015 and Policy HB7 of the Horsham Blueprint Business Neighbourhood Plan 2019-2036.

Principle of Development:

The NPPF provides that, amongst other things, advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being, and that planning decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G).

The proposal entails the installation of a “BT Hub”, which is set out as being a multipurpose structure that has a number of functions offering: public 5G networking; public wi-fi capabilities; free telephone system (outgoing only); advertisement screens and smart city monitoring capabilities including air pollution monitoring and pedestrian movements. The includes digital advertisements displays (to the front and rear) which are electronic / illuminated, with a smaller panel to the side elevation which has capability to be interacted with for telephone calls and features a small keypad. The proposal would provide a number of public benefits which is of weight in the consideration of this application.

Design and Appearance:

Paragraph 135 of the NPPF seeks to ensure that development is high-quality, functional and enduring, creating visually attractive places through good architecture, layout and landscaping. They should respect and enhance local character and history while allowing for appropriate innovation, establish a strong sense of place, and make efficient use of land to support a suitable mix of uses and community infrastructure. Development should also deliver safe, inclusive and accessible environments that promote health and well-being, provide a high standard of amenity for all users, and avoid impacts that could undermine quality of life or community cohesion.

Paragraph 141 of the NPPF states that “the quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts”.

Policy 14 of the Horsham District Planning Framework (HDPF) states that advertisements should be sensitively designed, of an appropriate size and appropriately located. Advertisements should not be detrimental to the visual amenity of the buildings or area by reason of its scale, detail, character, design or illumination; impact on pedestrian or highway safety; or result in, or compound, the perception of clutter on the street scene.

Policies 32 and 33 of the HDPF seeks to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the sky-line and important views.

Policy 34 of the HDPF seeks to conserve, sustain and protect the cultural and heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

Policy HB3 and HB4 of the HBBNP cover the design and character of development within Horsham which is supported by the neighbourhood councils of Forest, Denne and Trafalgar. It advocates for high quality design and construction that integrates with its surroundings whilst minimising impact on natural environments. It should reflect the character and architectural forms of the area in order to protect against inappropriate design.

Policy HB7 of the NP states that *“proposals for an advertisement and/or signage will be supported where it would not be obtrusive in appearance, cause visual clutter or lead to a proliferation of signs, appear dominant or overbearing in the street scene, or cause significant harm to the appearance of any*

building on which it would be displayed because of its siting, size, design, illumination, construction or materials.”

The application site is within the Horsham Town Centre Primary Shopping, in which Policy 13 of the HDPF states development will be supported, provided the proposals will improve the character, quality and function of the centre as whole.

Bishopric forms the western edge of the Horsham Town Centre, characterised mainly by active ground floor commercial frontages with associated building signage and residential above. Within the setting of the application site there are various pieces of street furniture, including litter bins, a cycle rack, telegraph poles and lighting columns. A-boards, where present, are generally sited outside of the related commercial premises, as required by the Council's A-board policy.

The proposed, black-framed structure, incorporating LED screens, would represent an uncharacteristic form of development that would harm the local character and sense of place, resulting in detriment to the visual attractiveness of the area. The full-colour digital displays (0.9m x 1.63m) would introduce a modern and visually prominent form of advertising that contrasts and stands out amongst the prevailing character. This section of the pavement is relatively free from clutter, and the large, black-framed structure fails to integrate with the established street scene and, together with its bright LED screens, would have a significantly greater visual presence than surrounding features.

Whilst there are some illuminated shopfronts within the vicinity, these are integrated into the buildings, with the lights angled downwards and orientated towards the street. In contrast, the proposed development would be enclosed within large black metal casings, competing with the height of the fascia boards on the shops in the locality. The large structure would stand in stark contrast to the backdrop of the townscape and the market town aesthetic of Horsham. It would be clearly visible from afar and would detract from the public amenity of this part of the street. The application site is located approximately 9 metres west of the Grade II Listed 20-22 Bishopric and due to its size, design and digital imagery would compete with the historic character of the listed building and would appear incongruous, detracting from the public amenity of this part of the street.

The development, by reason of its scale, illumination and siting would appear visually intrusive and would introduce a harmful degree of visual clutter into the street scene. The development would fail to respond positively to the character of the town centre and would detract from the quality of the public realm and the setting of the Grade II Listed 20-22 Bishopric. The development would therefore result in unacceptable harm to the character and appearance of the area, contrary to Policies 14, 32, 33 and 34 of the Horsham District Planning Framework (2015) and Policies HB3, HB4 and HB7 of the Horsham Blueprint Business Neighbourhood Plan.

It is recognised that the site is located within an Archaeological Notification Area related to the Horsham Town Medieval Core. However, given the established built-up context of the area and the nature and scale of proposal, it is considered unlikely that the proposal would result in an adverse effect on archaeological remains.

Residential Amenity:

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.

It is noted that concerns have been raised regarding the potential for the hub to attract anti-social behaviour, particularly at night, leading to noise levels which would affect properties within the vicinity of the site. While acknowledged that the hub would provide an opportunity to congregate to make use of the services offered, it is not anticipated that the hubs would be used for any sustained length of time, with potential for anti-social impacts a result of individual behaviour rather than an inevitable consequence of the development.

The submitted Planning Statement outlines a series of measures to protect the unit from antisocial behaviour and to maintain its upkeep including, including call blocking for suspected illegal activity, inspections and cleaning, noise and illuminance controls and public channels as a way to report issues.

If necessary, these measures could be secured through an appropriate condition. This approach is considered sufficient to prevent any unacceptable harm in respect of anti-social behavioural related impacts.

In respect of noise impacts, the Council's Environmental Health Team have been consulted as part of this application, requesting that the maximum volume output be reduced to 40% between the hours of 23:00 and 07:00. A similar approach could be taken to reduce the illuminance of the display screens. If necessary, this could be secured through condition and would appropriately reduce noise levels at a time when background levels would be expected to be lower.

The siting and nature of the development would not lead to unacceptable harm to light or privacy for adjoining properties and land.

It is therefore considered that through the use of appropriate conditions the potential for unacceptable harm could be mitigated, such that there would be no conflict with the above policy.

Health Impacts:

The NPPF states that, *'Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure'*.

In relation to potential health effects associated with telecommunications equipment and compliance with the guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP), the application is accompanied by an ICNIRP certificate confirming that the proposal meets the relevant safety standards. This certification demonstrates that any telecommunications equipment within the proposed hub would operate within internationally recognised limits for public exposure to electromagnetic fields. The provision of this certificate offers reassurance that the proposal would not pose a risk to public health, and that the proposal would accord with the necessary regulatory requirements in this regard.

It is acknowledged that a number of representations include a genuine concern over health impacts arising from the proposal, including the potential for impact on medical implants and the visually impaired. It is though considered that the nature of the installation and the related coverage it would provide together with the certification and supporting information is sufficient to address health related impacts.

The view takes into account the Public Sector Equality Duty (PSED), as set out in Section 149 of the Equality Act 2010¹. It is considered that the proposal would not disproportionately affect individuals with protected characteristics, and there is no specific evidence relating to this proposal or location that would substantiate such claims. The NPPF is clear that local planning authorities must determine applications on planning grounds only and should not set their own health safeguards or question the need for a telecommunications system if the proposal meets official guidelines. An LPA should not therefore assume a general jurisdiction to regulate emissions through the planning process where statutory provisions do not provide one.

The impact of the development on health is material consideration in the determination of this application. On the basis of the available information and the relevant policy and legal framework, it is not considered that the specific impacts raised by this proposal would amount to a reason to withhold planning permission. Similarly, while concerns relating to biodiversity and wildlife are noted, in the absence of substantive evidence to demonstrate harm in these respects it is not possible to reach the conclusion that permission should be refused for these reasons.

¹ This duty requires the elimination of unlawful discrimination, harassment, and victimisation, the advancement of equality of opportunity, and the fostering of good relations between people who share a protected characteristic and those who do not; protected characteristics include age and disability.

Highways Impacts:

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

Policy HB7 of the HBBNP states proposals should seek to make pedestrian and cycle movement as a priority, including making provision for those with mobility requirements.

West Sussex County Council, in its capacity as the Local Highways Authority, has raised no objection, stating that the proposed location of the hub is not anticipated to obstruct pedestrians using the footway, as sufficient space would remain for pedestrians to manoeuvre around the Street Hub. Whilst these comments are noted, the submitted 'Proposed Site Plan 002' identifies the width of the adopted pavement between the hub and 24 Bishopric (KFC) as 3.8 metres. This measurement does though include the private forecourt of 24 Bishopric, which once discounted leaves an actual adopted pavement width of approximately 2.1 metres. There is a clear distinction between the adopted pavement and the forecourt, demonstrated by the differing materials. While the forecourt is currently unobstructed there is no guarantee this will remain the case and the occupiers could follow the example of 26–28 Bishopric, by placing seating on this forecourt without requiring planning permission or a licence.

The site lies within the Primary Shopping Area of Horsham Town Centre, Policy 13 of the HDPF, and this section of pavement is frequently busy with pedestrians. Given the function of the street, the reduction in the width of the pavement alongside the Street Hub would have an obstructive effect. It would compromise people's ability to pass one another comfortably, making movement more difficult and requiring people to give way or wait in order to pass.

The proposal would diminish the successful movement function of the public realm along this section of Bishopric and undermine its role as both a thoroughfare and destination within the town centre. The introduction of a large, fixed structure in this location would reduce the effective usable width of the pavement, potentially creating a pinch point. As such, pedestrian flow would be disrupted, particularly during peak periods, and conflict between users would be likely, including those with mobility impairments, pushchairs, or other accessibility needs.

Therefore, the proposal is considered to have an unacceptable impact on the function and usability of the highway network and would be contrary to Policies 40 and 41 of the HDPF and Policy HB7 of the HBBNP.

Notwithstanding the above, the siting of the advertisement would not obstruct road signage or sightlines and, given the nature of Bishopric, changing images would not be expected to cause significant potential for harmful distraction.

Water Neutrality:

The proposed development will not result in any increase in mains water demand and therefore will not lead to adverse effects on the integrity of the Arun Valley SAC, SPA or Ramsar sites, either alone or in combination. The proposal can therefore be screened out at the HRA Stage 1 Screening and does not require progression to Appropriate Assessment. On this basis, the development is considered acceptable in ecological terms and compliant with Policy 31 of the HDPF and relevant national policy

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 development is exempt from the requirement to achieve a minimum 10% BNG as it qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Other Considerations:

Representations have been received which include concerns relating to the use of CCTV and privacy impacts, and end of life decommissioning. The related implications of these issues are considered to be more appropriately fall under the remit of other non-planning legislation, and are not determinative in the outcome of this application.

Conclusions:

The proposal would provide public benefit derived from free public Wi-Fi, 5G small-cell mobile connectivity, free UK calls, free device charging, an emergency services button, environmental sensors, insight counting, and public messaging capabilities. The proposal would though, by reason of its scale, illumination and siting would appear visually intrusive and would introduce a harmful degree of visual clutter into the street scene and fail to respond positively to the character of the town centre and would detract from the quality of the public realm and the setting of the Grade II Listed 20-22 Bishopric. In addition, the siting would adversely impact on the free flow of pedestrians along Bishopric, to the detriment of public safety.

It is considered that this identified harm would outweigh the public benefits derived from the proposal, and it is therefore recommended that planning permission be refused.

Recommendation: Application Refused

Reason(s) for Refusal:

1. The development, by reason of its scale, illumination and siting would appear visually intrusive and would introduce a harmful degree of visual clutter into the street scene. The development would fail to respond positively to the character of the town centre and would detract from the quality of the public realm and the setting of the Grade II Listed 20-22 Bishopric. The development would therefore result in unacceptable harm to the character and appearance of the area, contrary to Policies 14, 32, 33 and 34 of the Horsham District Planning Framework (2015) and Policies HB3, HB4 and HB7 of the Horsham Blueprint Business Neighbourhood Plan.
2. The development, by reason of its siting and scale, would adversely impact on the free flow of pedestrians along Bishopric, to the detriment of public safety and contrary to Policies 40 and 41 of the Horsham District Planning Framework 2015 and Policy HB7 of the Horsham Blueprint Business Neighbourhood Plan 2019-2036.

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/26/0182

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

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

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Anti-social Behaviour Management Plan	NONE Version 3	02.02.2026

Supporting Statement	Noise Management Plan	NONE Version 2	02.02.2026
Supporting Docs	Declaration of RF Public Exposure Conformity	NONE	02.02.2026
Supporting Statement	Lighting Statement	PLG 05/23	02.02.2026
Supporting Statement	Covering Letter	NONE	02.02.2026
Supporting Docs	WSCC Developers Notice	NONE	02.02.2026
Supporting Statement	Planning Statement	NONE	02.02.2026
Photos	Existing and Proposed Render	NONE	02.02.2026
Supporting Statement	Product Statement	NONE Version V2.2	02.02.2026
Elevation & Floor plan	Dimensioned Elevations	STH-001	02.02.2026
Location & Site plan	Existing Site Plan	001	02.02.2026
Location & Site plan	Proposed Site Plan	002	02.02.2026
Elevation plan	Existing Site Elevations	003	02.02.2026
Elevation plan	Proposed Site Elevations	004	02.02.2026

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 24.07.2026