Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1336
Princes Barn, Adversane Lane, Broadford Bridge, West Sussex,

DESCRIPTION:

Erection of temporary single storey rural workers dwelling and agricultural building.

RELEVANT PLANNING HISTORY:

DC/26/1345	Prior notification for the erection of an agricultural shed for the storage of equipment and machinery.	Prior Approval Required and REFUSED on 14.10.2026

DESCRIPTION OF THE SITE

The application site is located on the southern side of Adversane Lane. It is a parcel of land that forms an L shape, which extends to the south. There is an existing access point off Adversane Lane and a pond on site. There is a parcel of ancient woodland to the west of the site and a public right of way that runs alongside the site boundary. The site is not within a conservation area and there are no tree preservation orders on site.

DESCRIPTION OF THE APPLICATION

The application seeks planning permission for the erection of a temporary single storey rural workers dwelling and agricultural building. The rural workers dwelling would allow the applicant to provide a level of on-site management necessary for animal welfare, security and efficient operation of the holding. The agricultural building would be for the secure storage of: tractors, ATV vehicles, trailers, fencing equipment, handling equipment, veterinary supplies, feed, tools, machinery and general agricultural storage. The proposal would utilise an existing access onto Adversane Lane.

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 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 28 - Replacement Dwellings and House Extensions in the Countryside
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 40 - Sustainable Transport
Policy 41 - Parking

West Chiltington Neighbourhood Plan (2023-2031)

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
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
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 44: Rural Workers Accommodation

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Parish Design Statement

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

The Local Plan is currently at examination, where the Inspector's letter dated 30.10.2026 concludes that the plan is sound, subject to the proposed main modifications and the limited number of further changes discussed within the letter. The final report from the Inspector is anticipated to be received in January 2027, where changes to the draft Schedule of Main Modifications will need to be published for consultation. Given this letter and the status of the Local Plan, the policies contained within the Horsham District Local Plan 2023-2040 (HDLP) are considered to be of significant weight.

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: Objection / More Information

Disposal of effluent does not seem to have been considered in this application, beyond the box ticked for use of a septic tank, but this is fundamental to a decision on the suitability of such a rural site for a new dwelling.

When a new site being proposed has no connection to mains drainage, full information is required about the type and capacity of the proposed system and means of disposal of the large volumes of

treated effluent created from a residence. This treated effluent needs to be discharged to a ditch which ultimately flows to a river, or it will need to be absorbed by a soakaway system on the site. Some soils do not have the capacity to absorb the volumes of run-off expected from new occupation. Percolation tests are required for any scheme which involves discharge of effluent to the ground, and the full results of these must be made available to the Council as well as the detail of the proposed treatment system before approval is given to ensure that the disposal of sewage does not have a detrimental impact on the immediate environment and to satisfy the Environment Agency requirement for discharges.

Other considerations, should the requirement for drainage be satisfied, would include conditions to prevent nuisance to other dwellings in the neighbourhood from noise, burning, light etc.

Note the proposals include a rainwater harvesting system. However, following the removal of water neutrality requirements within HDC this is no longer a material planning consideration. If the rainwater harvesting system is installed, then once operational the applicant will need to inform Environmental Health.

OUTSIDE AGENCIES

Southern Water: Comment

Investigations indicate that Southern Water can facilitate water supply to service the proposed development. Southern Water requires a formal application for connection to the water supply to be made by the applicant or developer.

No soakaways should be connected to the public surface water sewer.

The Environment Agency should be consulted directly by the applicant regarding the use of a septic tank drainage which disposes of effluent to sub-soil irrigation.

Reading Agricultural Consultants: Comment

The proposed temporary dwelling would be occupied by a full-time rural worker, being the applicant, who provides the daily management, supervision and care for all livestock on site. RAC considers there is a justified essential need for a full-time worker to reside on site to meet the needs of the livestock. The applicant has provided a Business Plan with anticipated income and costs for the three year business plan which RAC considers has been planned on a sound financial basis. RAC is not aware of any other residential dwellings in the immediate locality that are suitable and available and would meet the essential need. RAC considers that the proposal for the temporary siting of a rural worker's dwelling at the application site is compliant with national and local planning policy. RAC considers the proposed agricultural building is appropriately designed for the purposes of secure agricultural storage for machinery and livestock feed.

WSCC Highways: Further information required

From inspection of the plans, the applicant proposes a new vehicular access onto Adversane Lane. However, the applicant has not demonstrated vehicular visibility for the proposed access. As Adversane Lane is subject to a speed restriction of 50 mph in this location, the Design Manual for Roads and Bridges (DMRB) CD-109 is the appropriate standard. This sets out a minimum stopping sight distance (SSD) of 160m in both directions, taken from 2.4m from the back edge of the carriageway.

The applicant is requested to provide visibility splays of 2.4m x 160m for the proposed access point. These splays must intersect land only within control of the applicant and/or within the publicly maintained highway and must be drawn to the nearside edge of the carriageway in both directions. If visibility splays of 2.4m x 160m are not achievable, the applicant is advised that they can support reduced splays with a seven-day speed survey.

NatureSpace: Further information required

Although no ecological information has been submitted in support of this application, site photos demonstrate that the onsite terrestrial habitat is highly suitable for great crested newts (e.g. scrub, long sward grassland and other tussocky vegetation). Additionally, there is a pond onsite and another adjacent to the site, both of which are considered suitable for GCN. As the development will require the removal and disturbance of this habitat, an assessment of onsite habitats and consideration of how development works may impact the species must be provided. This assessment should include survey data on these waterbodies and any others with ecological connectivity to the site. If presence is determined, then a licence will likely be required for this development.

And so, not satisfied that the applicant has adequately demonstrated that there will no impact to great crested newts and/or their habitat as a result of the development being approved.

PUBLIC CONSULTATIONS:

Representations:

None received.

Parish Comments:

West Chiltington Parish Council: Objection

Objects on the grounds that the proposed Deer Farm does not have the relevant certification or licences and, even if these were to be obtained, there is no evidence that the proposed dwelling is necessary in the countryside. The proposal therefore conflicts with HDPF (2015) Policies 25 and 26.

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

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

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

PLANNING ASSESSMENT

Principle of Development:

Policy 1 of the Horsham District Planning Framework (HDPF) states that the council will take positive approach to development proposals, aligning with the National Planning Policy Framework's emphasis on sustainable development. It collaborates proactively with applicants to find solutions that enable project approval and enhance economic, social, and environmental conditions. Planning applications that comply with the Local Plan and relevant neighbourhood plans will be approved promptly unless material considerations suggest otherwise. If policies are absent or outdated, the Council will grant permission unless significant adverse impacts outweigh the benefits, or specific policies in the Framework restrict development.

Policy 4 of the HDPF refers to the expansion of settlements outside the built-up area, and states that such development is only supported where: the site is allocated in the Local Plan or in a

Neighbourhood Plan and adjoins an existing settlement edge; the level of expansion is appropriate to the scale and function of the settlement type; the development is demonstrated to meet the identified local housing needs; the impact of development individually or cumulatively does not prejudice comprehensive long term development; and the development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.

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 20 outlies that outside of the defined built-up area new housing for rural workers will be supported provided that: there is a functional need for the dwelling and the occupation of the dwelling is to support the established business use, and evidence is submitted to demonstrate the viability of the rural business for which the housing is required

Policy 26 of the HDPF requires development in the countryside be of a scale that is appropriate to its countryside character and location and not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside. It also needs to be essential to its countryside location and to meet one of the following criteria: support the needs of agriculture or forestry; enable the extraction of minerals or the disposal of waste; provide for quiet informal recreational use; or enable the sustainable development of rural areas.

Policy E2 of the NPPF - Supporting a Prosperous Rural Economy states that planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, including through the conversion of existing buildings and well-designed new buildings;

b) the development and diversification of agricultural and other land-based rural businesses; and

c) sustainable rural tourism and leisure developments which respect the character of the countryside and contribute to local prosperity.

Policy 44 of the HDLP states that outside the defined built-up area, new housing for rural workers will be supported provided that all of the following criteria are met:

a) There is a functional need for the dwelling and the occupation of the dwelling is to support an established business use.

b) Evidence is submitted to demonstrate the viability of the rural business for which the housing is required.

c) An assessment of all existing buildings is submitted to demonstrate that no suitable accommodation exists and that no existing buildings can be adapted on site or elsewhere in the locality to meet the need.

d) The size of the dwelling is proportionate to the essential need of the business.

e) The new dwelling is well relate to existing buildings, and its siting and design is appropriate to the rural character and landscape of the locality.

It is noted that the Planning Statement states that the application site is previously developed land, with the site historically containing buildings. However, it is unclear whether the site would constitute previously developed land, due to the lack of evidence in aerial imagery not evidence found during the site visit to demonstrate that buildings are or previously had been on site. Regardless of this, the site remains part of the agricultural holding.

The primary test set out in the NPPF and Policy 20 of the HDPF and Policy 44 of the HDLP is an assessment as to whether it is essential for a rural worker to live at, or near, their place of work. An

assessment of the essential need for a rural worker to live at or near their place of work requires: an evaluation of the risks involved; the frequency and type of out-of-hours emergency that might arise; the scale and loss that could be incurred should that emergency situation occur; the potential for an on-site worker to identify the problem; and the ability of that resident worker to rectify the problem.

The applicant farms approximately 38.44 hectares, with the land actively farmed and operated as a commercial agricultural enterprise centred upon the breeding, management and husbandry of approximately 140 fallow deer. The Planning Statement demonstrates the agricultural need for such a dwelling on site, through the aspects of deer husbandry which require continual attendance for daily inspections, welfare monitoring, etc. There is a need for continual supervision, considerably greater than many traditional grazing enterprises. There is also a functional need for such a dwelling, due to the requirements of responding to a number of situations that are time sensitive and could affect the efficient operation of the business. With regard to security, the proposed dwelling and agricultural building would provide natural surveillance of the holding and reduce any potential theft or trespassing.

The Council's Agricultural Consultant has assessed the information provided within the submitted Planning Statement and Business Plan. The Consultant considered that for the 140 deer, the labour requirement is calculated as 261.8 SWDs before management and maintenance, which they consider would constitute an essential need for at least 1 full-time rural worker to reside on site to meet the welfare needs of the livestock at Princes Barn. The Agricultural Consultant concluded that there is a justified essential need for a full-time worker on site to meet the needs of the livestock, with the provided Business Plan considered to have been planned on a sound basis. The proposed agricultural barn for the storage of equipment and machinery would also be appropriately designed to meet the needs of the site.

On the basis of the information available, it has been demonstrated to the satisfaction of the Local Planning Authority that there is a functional and essential need for a rural worker to live on site. It is considered that satisfactory evidence has been provided to demonstrate an essential and functional need over the three year period of the Business Plan provided.

Design and Appearance:

Policy 28 of the HDPF state that outside the defined built-up areas, replacements dwellings will be supported if they development can be accommodated appropriately within the curtilage of the existing dwelling. In addition, replacement dwellings will only be supported on a one for one basis and if it can be demonstrated that the property is not derelict. Replacement dwellings should not be disproportionate to the size of the existing dwelling.

Policy 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 skyline and important views

Strategic Policy 19 of the HDLP states that high quality and inclusive design for all development in the District will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context. In particular, development will be supported provided that it meets criteria including, among others, complementing and responding to locally distinctive characters and heritage of the surrounding area; contributes a sense of place both in the buildings and spaces themselves, having consideration to the built historic environment and townscape, and in the way they integrate with their structural surroundings and the landscape in which they sit, and make efficient use of land and optimise the provision and use of buildings and open space within the site.

Strategic Policy 20 of the HDLP states that in order to conserve and enhance the natural and built environment, and deliver beautiful and sustainable buildings and places, proposals for development will be supported provided that it meets criteria, including among others, ensures that the scale, massing and appearance of the development is of a high standard of design and layout and relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining

land; ensures that it is locally distinctive in character, respects and responds to the character of the surrounding area; and uses high standards of building materials, finishes and landscaping.

Rural Workers Dwelling

The proposed rural workers dwelling would have 3-bedrooms. It would be a modest single storey structure; 3.1m tall, eaves height of 2.5m, 20m long and 9.5m wide. The proposed gross internal floor area would be 186.71m2. The positioning and orientation of the dwelling would be such, that the smallest elevation would face the road, with the dwelling sitting perpendicular to the boundary. The single-storey nature of the dwelling would reduce the dominance of the building within the surrounding rural landscape, as there is also sufficient screening along the boundary with the road.

The proposed dwelling would be a climate-conscious and sustainable structure, with a grey water heat recovery system proposed, a green roof, solar panels mounted on the roof, and double or triple glazed windows. An air source heat pump would be installed, and rainwater harvesting systems are proposed to save up to 50% of water consumption, for non-potable uses. The climate conscious design is considered suitable for the site, and the modest scale of the proposed, due to being single storey, would integrate appropriately within the surrounding rural landscape.

The design of the dwelling is inoffensive and due to its location, to the north-east, residential development and associated paraphernalia would be concentrated to a small area of the site, having the least amount of impact on the wider agricultural enterprise.

Agricultural Building

The agricultural building will be accessed via the existing metalled gate entrance. The building would be situated to the north-east of the site and screened by existing trees along the boundary. The agricultural building will be 23m x 18m, with an eaves and ridge heights of 5m and 6.9m. The building will be entirely closed, with a roller shutter door on the north elevation. The building will have steel frame and plastisol sheeting in juniper green colour to the walls, and plastisol sheet in dove grey colour for the roof.

The appearance is typical of rural agricultural buildings and will not appear out of keeping with the character of the surrounding landscape. It is considered based on the information provided, that the proposed agricultural building would be of a suitable siting, design and external appearance.

Conclusion

Taking into account the siting, scale and agricultural character of the development, the proposed development would integrate acceptably within the site and would not result in harm to the rural landscape character. The proposal is therefore considered to accord with Policies 25, 32 and 33 of the HDPF and Strategic Policy 19 and 20 of the HDLP.

Residential Amenity:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

Strategic Policy 20 of the HDLP states that development provide a good standard of amenity for all existing and future occupants of land and buildings of the proposed site, and be designed to avoid unacceptable harm to the amenity of existing and future occupiers or users of nearby property and land.

Considering the existing site, there is no concern in regard to impact on neighbouring amenity in terms of overlooking. No representation letters have been received, with the nearest residential dwelling located over 69 metres away, across a main road which has mature boundary screening, so it is considered there would be very limited amenity impacts. It is considered that the siting and layout of

the proposed works and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Highways Impacts:

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

Strategic Policy 20 of the HDLP states that development should incorporate convenient, sage and visually attractive areas for the parking of vehicles.

The development utilises an existing access off Adversane Lane, which is a B-classified road subject to speed restriction of 50mph. It is acknowledged that the existing Site Plan does not accurately show the existing access point.

WSCC Highways noted that the applicant proposes a 'new' vehicular access onto Adversane Lane, while the access would not be 'new' due to the reason highlighted, it is considered that the comments from the Highways Authority are still relevant. WSCC Highways requested that the applicant provide visibility splays of 2.4m x 160m for the access, these splays must intersect land only within control of the applicant and/or within publicly maintained highway. As acknowledged, the access point is existing, however, it is considered that visibility splays are still required due to the material change and intensification to the use of the access point through the introduction of residential dwelling. Visibility splays were requested but these have not been forthcoming.

The existing access would have been used by agricultural vehicles, which generally have a greater vantage point due to their height. The proposed residential use of the site would materially intensify the use of the access, and therefore, without sufficient visibility splays provided, it cannot be determined whether safe and secure access would be possible. Therefore, the proposal would be contrary to Policies 40 and 41 of the HDPF and TR6 paragraph 4 of the NPPF.

Great Crested Newts:

The application site is located in the amber impact risk zone for great crested newts. In the amber impact risk zone, there is suitable habitat and a likelihood of great crested newt presence. There are 13 ponds within 500m of the development proposal, one of which is located onsite, and another adjacent to the site. Therefore, there is direct connectivity between the development and surrounding features in the landscape.

No ecological information has been provided for the site, and the likely impact or not on great crested newts has not been demonstrated. The site visit confirmed that the onsite terrestrial habitat is suitable for great crested newts and as the development would remove and disturb habitat, an assessment of onsite habitats and consideration of how development may impact the species must be provided, including survey data on these waterbodies. If presence is determined, a licence would likely be required.

NatureSpace confirmed that there is a need for more information or that the applicant enters the NatureSpace's District Level Licencing Scheme for great crested newts which negates the need for further surveys and onsite compensation. The applicant confirmed they would join the district licencing scheme, however, no further details have been provided, as the licence would need to be secured prior to determination of the application, insufficient information has been provided.

Drainage and Flood Risk:

No drainage information has been provided with the application. Environmental Health noted that when a new site is proposed that has no connection to mains drainage, full information is required about the type and capacity of the proposed system and means of disposal of large volumes of treated effluent created from a residence. While insufficient information has been provided at application stage, it is considered that this information can be secured via a suitably worded condition if the development is found acceptable in all other regards.

Climate Change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- Opportunities for biodiversity gain
- Cycle parking facilities
- Electric vehicle charging points

Subject to these conditions the application will suitable reduce the impact of the development on climate change in accordance with local and 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) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

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

The application form states that the application site is exempt, due to falling within the 0.2 hectares exemption. However, the application site is larger than 0.2 hectares and no evidence has been provided relating to biodiversity net gain.

Therefore, it has not been possible to confirm whether the proposed development is exempt from the requirement to achieve a minimum 10% BNG therefore the condition requiring the submission of the Biodiversity Gain Plan is applied on a precautionary basis.

Other Matters:

It is noted that the red line boundary of the application site extends approximately 282 metres south of the proposed dwelling. It is considered that the actual application area should be contained around the proposed dwelling and any residential amenity space, and the proposed agricultural building. The narrow land extending to the south would form part of the applicant's wider ownership and should be marked with a blue outline instead.

Conclusions:

While the principle of a temporary rural workers dwelling is acceptable and there is a recognised need for a dwelling, insufficient information has been provided to address great crested newts, biodiversity and highways issues. The proposal is therefore recommended for refusal.

Recommendation: Application Refused

Reasons for Refusal:

1. It has not been demontrated to the satisfaction of the Local Planning Authority that the proposed development would have no adverse impact on protected species and its habitat, contrary to Policy 31 of the Horsham District Planning Framework (2015) and Policy N2 of the NPPF (2026).

2. It has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed development would provide safe and suitable access to and from a B-classified road, contrary to Policies 40 and 41 of the HDPF and TR6 of the NPPF (2026).

3. Insufficient information has been provided to demonstrate to the satisfaction of the Local Planning Authority that the biodiversity gain objective is met in relation to the development, contrary to Schedule 7A of the Town and Country Planning Act 1990.

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/26/1336
Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan		NONE	07.09.2026
Elevation plan		NONE	07.09.2026
Floor plan		NONE	07.09.2026
Location plan	Location Plan	26/66/3	19.08.2026
Site plan	Existing Site/Block Plan	26/66/1	19.08.2026
Site plan	Proposed Site/Block Plan	26/66/2	19.08.2026
Floor plan	Floor Plan	26/66/4	19.08.2026
Elevation plan	Elevations	26/66/5	19.08.2026
Supporting Statement	Business Plan	NONE	19.08.2026
Supporting Statement	Planning Statement	NONE	19.08.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 30.10.2026

Authorising Officer sign/initial Tamara Dale Date: