Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1043
Coppice Hanger, Church Hill, Pulborough, West Sussex, RH20 1AB

DESCRIPTION:
Variation of condition 1 of previously approved application reference DC/21/1931 (Erection of 4No. detached dwellings with associated access, parking and landscaping) for design changes to approved dwellings.

RELEVANT PLANNING HISTORY:

DC/20/2481	Erection of 4No. detached dwellings with associated access, parking and landscaping.	Application Refused on 30.06.2021
DC/21/1931	Erection of 4No. detached dwellings with associated access, parking and landscaping.	Application Permitted on 19.04.2024
DC/22/1575	Surgery to overhanging mixed hedge. (Works to trees in a Conservation Area)	Application Permitted on 15.11.2022
DC/25/0709	Non Material Amendment to previously approved application DC/21/1931 (Erection of 4No. detached dwellings with associated access, parking and landscaping) for amendments to facade details.	Application Refused on 23.05.2025
DC/25/1037	Non Material Amendment to previously approved application DC/21/1931 (Erection of 4No. detached dwellings with associated access, parking and landscaping) for repositioning of House 'C'.	Application Permitted on 18.07.2025

DESCRIPTION OF THE SITE
The site has an area of 0.47 hectares and is located on the western side of Church Hill (A29). The site is located within the defined built-up area of Pulborough and in the Pulborough (Church Place) Conservation Area.

The site comprises what was formerly the extensive private gardens of a detached property ‘Coppice Hanger’, which is a two storey dwelling situated in the north-eastern part of the site. The majority of the former gardens lies to the south of the dwelling and slope down the steep slope along Church Hill.

The site is screened by woodland to the north, which forms a dense mature tree buffer which screens the site from St Mary’s Church, a Grade I Listed Building located 60 metres to the north. To the east of the wider site, hedging and trees screen the site from the public highway along Church Hill. To the west is Laurel Cottage, a recently converted dwelling formerly in the ground of Ashley House. To the south are three listed cottages, Saddlers, Horncroft and Old Timbers, which front Church Hill, and an adjacent development site ‘Ransoms’ which is being developed concurrently to form a new building of 8 flats.

Permission for this site was granted to erect 4 detached dwellings in the former gardens of Coppice hanger, the host dwelling (DC/21/1931). This host property has since been sold off and is now independently occupied, with separate access maintained off Church Hill.

DESCRIPTION OF THE APPLICATION

A S73 application has been submitted to vary the details and would involve the following to all 4 plots (unless stated):

1) Front elevation:
    a. addition of an opaque-glazed bathroom window
    b. bay window to be structural brick and full-height feature to Plots B and D
    c. enlargement of first-floor lobby window
    d. Replacement of projecting roof over entrance door and bay with two separate projecting apex roofs to plot A and addition of side-lights to door

2) Rear elevation:
    a. Removal of chimney on account of Building regs, part L
    b. Projecting oriel window at first-floor removed and replaced with a flush set window - on account of Building regs, part L
    c. Lounge / patio corner to be brick instead of glazing on account of Building regs, creating a corner pillar - part L
    d. Rear-facing bi-fold doors replaced with fixed windows – on account of ground level differences and required railings
    e. Addition of garage and window to create easier access into garage from garden

3) Side elevations:
    a. Replace utility room window with a door to create 'back door'
    b. Removal of 2 x garage windows to plots B and D on account of not being a need

4) Roof:
    a. Removal of 1 no. roof-lights to the single-storey flat roof element (approved with 2 no.) - on account of Buildings regs a, part L (glazing quantity)

The covering letter sets out that NO changes are proposed to:

- External approved materials as per condition discharge DISC/24/0087
- Landscaping as approved
- Rainwater Harvesting Systems
- Bicycle and bin store arrangements
- External lighting

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF 2024)

Horsham District Planning Framework (2015):
Policy 25- Strategic Policy: The Natural Environment and Landscape Character
Policy 26- Strategic Policy: Countryside Protection
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets

Supplementary Planning Guidance:
Pulborough Conservation Area Appraisal and Management Plan (Jan 2018)

Neighbourhood Plan:
The Pulborough Parish Neighbourhood Plan (PPNP) has progressed through independent examination stage and is at referendum. The progress temporarily stalled owing to ongoing Water Neutrality issues. As from 8th June 2023, the draft Neighbourhood Plan is considered to have a status of a 'Non-Statutory Planning Advice Note', with the policies contained within deemed to carry significant weight being in accordance with the NPPF. The following policies are relevant to this application:

Policy 1 – Spatial Plan for the Parish
Policy 15 - Design

Parish Design Statement:
Pulborough Parish Design Statement SPD (May 2013)

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 1 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

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

Parish Design Statement:
Pulborough Design Statement (May 2013)

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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

Consultations:
INTERNAL CONSULTATIONS
HDC Conservation: No Objection

PUBLIC CONSULTATIONS:

Representations:
No letters of representation have been received.

Parish Comments:
Pulborough Parish Council: Support

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

As set out above, consent is sought under s73 of the Town and Country Planning Act to amend the approved plans under condition 1, with the effect of amending the tenure and type of the approved housing provision within the site. The proposed amendments to DC/21/1931 would involve the following to all 4 plots (unless stated):

1) Front elevation:
   (a) addition of an opaque-glazed bathroom window
   (b) bay window to be structural brick and full-height feature to Plots B and D
   (c) enlargement of first-floor lobby window
   (d) Replacement of projecting roof over entrance door and bay with two separate projecting apex roofs to plot A and addition of side-lights to door

2) Rear elevation:
   (a) Removal of chimney on account of Building regs, part L
   (b) Projecting oriel window at first-floor removed and replaced with a flush set window - on account of Building regs, part L
   (c) Lounge / patio corner to be brick instead of glazing on account of Building regs, creating a corner pillar - part L
   (d) Rear-facing bi-fold doors replaced with fixed windows – on account of ground level differences and required railings
   (e) Addition of garage and window to create easier access into garage from garden

3) Side elevations:
   (a) Replace utility room window with a door to create 'back door'
   (b) Removal of 2 x garage windows to plots B and D on account of not being a need

4) Roof:
   (a) Removal of 1 no. roof-lights to the single-storey flat roof element (approved with 2 no.) - on account of Buildings regs a, part L (glazing quantity)

Section 73(2) of the Town and Country Planning Act 1990 (TCPA) states:
(2) On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and—

   (a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and

(b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application

Whilst a consent under s73 creates a new planning permission for the site, government guidance set out in the PPG is clear that only the matters being amended are to be considered. It is not the purpose or function of a s73 consent to revisit the principle of development on the site.

Fundamental to s73 applications is that this cannot be used to extend the time limit within which the permission can be implemented. Furthermore, it is clear that a s73 application can only relate to the conditions and cannot be used to change the operative part of the permission.

In this instance, the s73, the proposed amendments to the approved plans appear to be largely derived from the need to comply with various parts of the Building Regulations.

Biodiversity Net Gain (BNG):
Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This requires that development must achieve at least 10% BNG on all habitats within the development site.

The application comprises a s73 amendment application, which is exempt from requiring the delivery of BNG across this site over and above what may have been agreed as part of the original submission.

S106 Agreement:
No amendments to the associated s106 agreement is required as there is a provision included in the legal agreement that it continues to apply in the event of a s73 (or other subsequent amendments) being approved.

Neighbour Amenity:
Officers are therefore satisfied that the proposed variations would not lead to any detrimental impact on neighbouring amenity by way of noise, overlooking or overbearing impact.

Conclusions:
Whilst a consent under S73 creates a new planning permission for the site, government guidance set out in the PPG is clear that only the matters being amended are to be considered. It is not the purpose or function of a s73 consent to revisit the principle of development on the site. Accordingly, the principle of development on this site remains settled and acceptable, along with all other matters not subject to these proposed amendments.

The proposal seeks to revise the consented development insofar as elevational changes which do not erode or fundamentally affect the setting of the conservation area or the integrity of the consented development, and no changes are proposed to the consented external materials to be used within the development. Furthermore, the proposed changes would not impact on the layout of the approved development, or interfere with the ability to deliver the consented parking allocation within the site or landscape features.

Planning legislation enables the Local Planning Authority to grant a permission with new or amended conditions, which has the effect of creating a new and independent permission to carry out the same development as previously permitted. The developer can then opt which consent to implement

Officers therefore consider that the permission can be varied, taking account of the intervening amendments created by way of the preceding two decisions, thus exercising the right to apply conditions of differing wording on the permission for the proposed amendments sought under Section 73(2)(a) of the TCPA.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted spermitted must be commenced by 18/04/2027.

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

3 **Pre-Commencement Condition:** The development hereby approved shall be carried out strictly in accordance with the details and measures approved in the CEMP: Biodiversity under DISC/24/0087 (as approved on 11.12.2024). The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period, unless otherwise agreed in writing by the local planning authority.

Reason: To conserve protected and Priority species and allow the LPA 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).

4 **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or

materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- All trees on the site shown for retention on approved drawings [Tree Protection Plan - Drawing No. 783/02 Rev B], as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement (Slab Level) Condition:** The development hereby approved shall be carried out strictly in accordance with the details and measures approved in the Biodiversity Enhancement Strategy for Protected and Priority species under DISC/24/0087 (as approved on 11.12.2024). The approved Biodiversity Enhancement Strategy for Protected and Priority species shall be adhered to and implemented throughout the construction period, unless otherwise agreed in writing by the local planning authority.

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

6 **Pre-Commencement Condition:** The development hereby approved shall be carried out strictly in accordance with the details and measures approved in the Drainage Strategy under DISC/24/0087 (as approved on 11.12.2024). The approved Drainage Strategy shall be adhered to and implemented unless otherwise agreed in writing by the local planning authority.

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

7 **Pre-Commencement (Slab Level) Condition:** The development hereby approved shall be carried out strictly in accordance with the details and measures approved in relation to water efficiency and rainwater/greywater harvesting system under DISC/24/150 (as approved on 13.12.2024). The approved measures shall be adhered to and implemented unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

8 **Pre-Commencement (Slab Level) Condition:** The development hereby approved shall be carried out strictly in accordance with the external materials under DISC/24/0087 (as approved on 11.12.2024). The approved development shall be implemented in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

9 **Pre-Commencement (Slab Level) Condition:** The development hereby approved shall be carried out strictly in accordance with the rainwater harvesting system under DISC/24/150 (as approved on 13.12.2024). The approved measures shall be adhered to and implemented unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 193 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

10 **Pre-Occupation Condition:** The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (dated 6 June 2023). No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained and operated as such at all times thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 186 and 187 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

11 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until full details of the approved landscaping, including all hard surfacing materials and all new boundary treatments, has been submitted to and approved in writing by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all proposed planting, including schedules specifying species, planting size, densities, spacing and plant numbers
- Outline planting specification and maintenance plan
- Details of all hard surfacing materials and finishes
- Details of all new boundary treatments

The approved planting scheme shall be fully implemented in accordance with the approved details within the first planting season following the first use of any part of the development. Unless otherwise agreed as part of the approved landscaping, no planting on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to 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).

12 **Pre-Occupation Condition:** The development hereby approved shall be carried out strictly in accordance with the landscape management and maintenance plan under DISC/25/0064 (as approved on 02.06.2025). The approved development shall be implemented in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

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

13 **Pre-Occupation Condition** The development hereby approved shall be carried out strictly in accordance with the biodiversity lighting scheme under DISC/25/0064 (as approved on 02.06.2025). The approved development shall be implemented in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: To allow the LPA 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)

14 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

15 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse/recycling has been made for that building in accordance with details shown on Drawing No. PL_002_21081. These facilities shall 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).

16 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015

17 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve the dwellings have been implemented in accordance with the approved details as shown on Drawing No. PL_002_21081, and Drawing 2009072-TK01 from the Highways Technical Note, and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

18 **Pre-Occupation Condition:** Prior to the first occupation of the dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

19 **Regulatory Condition:** All ecological mitigation & enhancement measures and/or works shall be carried out in accordance with the details contained within the Revised Preliminary Ecological Appraisal (David Archer Associates, March 2021). This may include the appointment

of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species), s17 Crime & Disorder Act 1998 and Policy 31 of the Horsham Development Framework (2015).

20 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Classes A, B, C and E of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: To safeguard the amenities of nearby residents in accordance with policy 33 of the Horsham District Planning Framework (2015).

21 **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/25/1043

(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
Roof plan	House Type C - Roof Plan	P703 REV 00	25.06.2025
Elevation plan	House Type C - Elevations - Sheet 1	P705 REV 00	25.06.2025
Elevation plan	House Type C - Elevations - Sheet 2	P706 REV 00	25.06.2025
Site plan	Proposed Site Plan	P1000	25.06.2025
Site plan		PL_002_210812	25.06.2025
Floor plan	House Type A - Ground Floor Plan	P501 REV 00	25.06.2025
Floor plan	House Type A - First Floor Plan	P502 REV 00	25.06.2025
Roof plan	Roof Plan - House Type A	P503 REV 00	25.06.2025
Elevation plan	House Type A - Elevations -	P505 REV 00	25.06.2025

	Sheet1		
Elevation plan	House Type A - Elevations - Sheet 2	P506 REV 00	25.06.2025
Floor plan	House Type B & D - Ground Floor Plan	P601 REV 00	25.06.2025
Floor plan	House Type B & D - First Floor Plan	P602 REV 00	25.06.2025
Roof plan	House Type B & D - Roof Plan	P603 REV 00	25.06.2025
Elevation plan	House Type B & D - Elevations - Sheet 1	P605 REV 00	25.06.2025
Elevation plan	House Type B & D - Elevations - Sheet 2	P606 REV 00	25.06.2025
Floor plan	House Type C - Ground Floor Plan	P701 REV 00	25.06.2025
Floor plan	House Type C - First Floor Plan	P702 REV 00	25.06.2025
Supporting Statement	Water Neutrality Statement	V6Jun23	06.06.2023
Supporting Statement	3D	NONE	23.08.2021
Supporting Statement	Energy	NONE	23.08.2021
Supporting Statement	Green roof system	NONE	23.08.2021
Supporting Statement	Heritage	2020/5456	23.08.2021
Supporting Statement	Highways Technical Note	NONE	16.09.2021
Supporting Statement	Preliminary ecological appraisal	NONE	23.08.2021
Supporting Statement	Planning Statement	V25Jun25	25.06.2025
Supporting Statement	Drainage Strategy and SuDS Assessment	NONE	23.08.2021
Tree plan	Tree Protection Plan	783/02 REV B	23.08.2021
Tree plan	Indicative Tree Constraints	783/01	23.08.2021
Design & Access Statement		NONE	23.08.2021
Details plan	Topographic Survey Plan	PL_004_210315	23.08.2021
Location plan	Site Location Plan	PL_001_210812	23.08.2021
Section plan	Proposed Section Building D	PL_421_210812	23.08.2021
Section plan	Proposed Section Building B	PL_221_210812	23.08.2021
Section plan	Proposed Section Building C	PL_321_210812	23.08.2021
Section plan	Proposed Section Building A	PL_121_210812	23.08.2021

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 04/09/2025

Authorising Officer sign/initial J Hawkes Date: 10.10.2025