Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0984
Greenacres, New Barn Lane, Henfield, West Sussex, BN5 9SJ

DESCRIPTION:
Demolition of 2no. existing storage buildings and erection of 3no. replacement single storage barns arranged in a courtyard. Construction of access track and balancing pond. Provision of 2no. parking spaces.

RELEVANT PLANNING HISTORY:

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|---|---|---|
| DC/23/0222 | Prior Notification for Change of Use of Agricultural Building to flexible commercial use for use as Commercial Storage (Use Class B8). | Prior Approval Required and PERMITTED on 03.04.2023 |
| DC/22/1779 | Notification of Change of Use of an Agricultural Building, not exceeding 150sqm in floor area, to flexible commercial use under Schedule 2, Part 3, Class R of the General Permitted Development Order (GPDO) (2015), as amended. | NO OBJECTION to Notification on 22.09.2022 |

DESCRIPTION OF THE SITE

The application site relates to an application site to the south of a dwellinghouse known as Arunjays. The site has two polytunnel type structure located on the eastern side of a private road, New Barn Lane. The site was previously used as a nursery.

DESCRIPTION OF THE APPLICATION

The application seeks permission for three garages around a courtyard which would be used for commercial storage of cars. The buildings would be in horizontal timber, metal sheet cladding and would have an agricultural appearance. The application would include balancing pond and landscaping.

RELEVANT PLANNING POLICIES
**The National Planning Policy Framework (NPPF)**

**Horsham District Planning Framework (2015)**:
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
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 35 - Strategic Policy: Climate Change

Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 – Parking

**Henfield Neighbourhood plan 2017-2031**
Policy 3 Employment sites and village centre
Policy 4 Transport, access and car parking
Policy 12 Design standards for new development

**Horsham District Local Plan (2023-40) (Regulation 19)**:
Policy 1: Sustainable Development
Policy 2: Development Hierarchy
Policy 6: Climate Change
Policy 7: Appropriate Energy Use
Policy 8: Sustainable Design and Construction
Policy 9: Water Neutrality
Policy 10: Flooding
Policy 11: Environmental Protection
Policy 13: The Natural Environment and Landscape Character
Policy 14: Countryside Protection
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 29: New Employment
Policy 31: Rural Economic Development

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

**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:
**WSCC Fire and Rescue**: Comment [Summary]
The fire hydrant is 750 metres away which is more than is required than in a commercial premises. If an alternative supply is considered it will need to conform with Building regulations

**Ecological Consultant**: Comment [Summary]
Further information is required in terms of protected species

**HDC Arboricultural Officer**: Comment [Summary]
The application is not accompanied by a Tree Survey and Arboricultural Impact Assessment (AIA) to enable a fair assessment of the potential impacts of development on the belts of trees and hedgerows that are present around the perimeter of the site. The site has belts of trees and hedgerows on three boundary sides. The existing and historic site usage has impacted upon the safe useful life expectancy of a number of the larger mature trees therein.

Whilst direct impacts of new excavations and engineering works may principally be confined to the central part of the site, alterations to access, demolition of structures and re-instatement of other existing features have the potential to cause some further harm to the bounding trees.

A measured tree survey will enable an AIA to be drafted to make fair assessment of required tree removals/safety works and lines and methods for tree protection for a development of the scale proposed.

**WSCC Highways**: No Objection [Summary]
The site is located off A2037 Shoreham Road, subject to 40 miles per hour speed limit. The site is accessed via Newbarn Lane, a private access road. The application seeks demolition of 2nos. existing storage buildings and erection of 3nos. replacement single storage barns arranged in a courtyard. A private access track is proposed sweeping around the east side of the courtyard and giving access to the central area. The primary access point would be from the southwest corner and secondary access point would be from New Barn Lane where there is an historic access point. Two parking spaces are proposed within the courtyard.

Visibility splays along both sides of A2037 Shoreham Road are adequate for the posted speed limit. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access arrangement has been operating unsafely, or that the proposals would exacerbate an existing safety concern.

The Highway Authority do 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;

**Natural England**: Standing comment

**Southern Water**: Comment [Summary]
The building control officers should be consulted, southern water will be contacted and no soakaways should be connected to the public surface water sewer.

PUBLIC CONSULTATIONS:
Representations:
3 letters of Objection have been received from 2 addresses, objecting to the application on the following grounds:

- Design
- Highways, access and parking
- Overdevelopment
- Privacy, light and noise
- Discrepancy over the existing site circumstance

Parish Comments:
**Parish Council**: Objection
Application is contrary to development plan policies 1,2,3,4,10,23,24,25, 26,27,31,32,33,33.3,35

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**:

The site is located outside of the built-up area boundary and is therefore considered to be within a rural location. Policy 10 (Rural Economic Development) of the HDPF Sustainable rural economic development and enterprise within the district will be encouraged in order to generate local employment opportunities and economic, social and environmental benefits for local communities. In the countryside, development which maintains the quality and character of the area, whilst sustaining its varied and productive social and economic activity will be supported in principle. Any development should be appropriate to the countryside location and must:

1. Contribute to the diverse and sustainable farming enterprises within the district or, in the case of other countryside-based enterprises and activities, contribute to the wider rural economy and/or promote recreation in, and the enjoyment of, the countryside; and either
    a. Be contained wherever possible within suitably located buildings which are appropriate for conversion or, in the case of an established rural industrial estate, within the existing boundaries of the estate; or
    b. Result in substantial environmental improvement and reduce the impact on the countryside particularly if there are exceptional cases where new or replacement buildings are involved. New buildings or development in the rural area will be acceptable provided that it supports sustainable economic growth towards balanced living and working communities and criteria a) has been considered first.

In addition, HDPF Policy 26 (Countryside Protection) states that development outside of built-up area boundaries must be essential to its countryside location, and must either:

- Support the needs of agriculture or forestry;
- Enable the extraction of minerals or the disposal of waste;
- Provide for quiet recreational use, or;
- Enable the sustainable development of rural areas

In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including;

- The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;
- The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and
- The landform of the area.

Policy 3.2 of the Neighbourhood Plan states that development proposals for new employment uses or to extend or intensify existing employment uses not covered by Policy 3.1 will be supported, provided:

a. they are within the built-up area boundary of Henfield or where they are outside the built-up area they can be accommodated within the curtilage of an existing employment site;
b. it can be demonstrated that the traffic generated by the proposal will have acceptable access to the principal Henfield road network the A281 and/or A2037;
c. the proposal layout meets the relevant development plan car parking standards; and
d. the design, materials colour, massing, position within the site and landscape scheme is able to minimise any visual impacts on the street scene, local amenity and on any adjoining countryside by the provision and maintenance of effective screening by trees

or woodland planting along the boundaries of the site and is in accordance with the Henfield Parish Design Statement.

Planning permission is sought for the demolition of the existing storage buildings on the site (former horticultural polytunnels), and the erection of three car storage barns in a courtyard arrangement. The use would be connected to the sales / exportation of vehicles. No on-site trade is proposed to take place- the use would be *solely* for the storage of the cars (up to 20).

The Design and access statement outlines that the site originally formed part of Greenacres nursery which was a horticultural unit. The site currently has two polytunnels in it which have been in recent years subject to two changes of use applications (DC/22/1779 and DC/23/0222), both for commercial storage. The presence of a fallback position for commercial storage is such that the application site would be capable of being used for a commercial use in the event that the application were refused.

The proposed use would result in economic benefits from generated revenue, therefore according with the provisions of Policy 10(1). Though the development would result in the demolition of the existing structures and the creation of new buildings, the presence of the fallback position would establish the use- given the buildings would be located on / near the location of the existing, Officers are content that the proposal would accord with the provisions of Policy 10(1)(a).

In terms of the provisions of Policy 26: as above, the site benefits from a viable fallback, therefore, an established commercial use is already present in this location. As such, the use would not ultimately result in an increase level of activity in the countryside over and above the existing use (fallback). With this in mind, the development would enable the sustainable development of the rural area. Furthermore, and as discussed further below, the development would be contained within the existing field boundaries of the site, thus restricting the potential for sprawl within the rural location, and thus respective the characteristics of the rural area.

Policy 3.2 of the neighbourhood plan supports new employment uses outside the built-up area boundary where they can be accommodated within the curtilage of an existing employment site, have acceptable access to the principal road network, meet parking standards, and minimise visual impact through appropriate design and landscaping.

The application site lies outside the built-up area but within the curtilage of an established commercial site with a lawful fallback position for storage use. Access is via New Barn Lane, which connects directly to the A2037, providing suitable access to the principal road network. The proposal includes two parking spaces, which meets the relevant standards given the low-intensity nature of the use. The design adopts a rural vernacular with timber and metal cladding, arranged in a courtyard form, and is screened by existing boundary vegetation. Additional landscaping is proposed to further mitigate visual impact, ensuring compliance with the Henfield Parish Design Statement.

The proposal would contribute to the operations of a rural business, that would maintain the quality and character of the area and support local economic activity. Overall, the proposal would be in accordance with Policies 10 and 26 of the HDPF and 3.2 of the neighbourhood plan.

**Design and Appearance**:

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

Policy 12 of the Neighbourhood Plan states that as appropriate to their scale, nature and location development proposals will be supported where their design and detailing meet the relevant requirements in the Henfield Parish Design Statement.

The existing buildings on this part of the site are polytunnels to be replaced with the proposed development which would have a significant impact on the character of the site in that it is largely undeveloped currently, other than the existing polytunnels on site. The increase in built form, whilst significant would not harm the character of the area given the choice of materials and form of development. The proposal would result in a form of development that would be expected within a rural location, appearing as a courtyard of agricultural buildings with metal profile roof and walls, and timber cladding to the buildings.

The character of the site would remain agricultural in appearance. The garages would form a central courtyard which would be limited in view from outside the site. There would be an increase in the built form on site due to the parking area, increase in footprint and access track, with timber sleepers used as a boundary treatment around the parking area. Whilst not a modest scale, the development would appear from outside the site to be in modern agricultural use which would be expected within the area. Furthermore the impact of the increase in built form would be partially screened by the existing mature tree and hedgerow boundary treatment and would be of an appearance that would harm the rural character of the area.

Overall, there are no objections to the proposal in light of policies 32 and 33 of the HDPF.

Trees

The Arboricultural Officer has advised that a Tree Survey and Arboricultural Impact Assessment (AIA) should accompany the application. However, the proposed development is located within the central part of the site where there are no trees or significant vegetation. The belts of trees and hedgerows are confined to the site boundaries and will remain unaffected by the works. The access alterations and construction activities are not anticipated to result in harm to these features, and no tree removal is proposed. Given this, and the fact that the development will not lead to a significant loss of trees or impact on visual amenity, it is considered that an AIA is not required in this instance. A condition requiring protective measures for boundary vegetation during construction can be imposed if deemed necessary.

**Residential Amenity**:

Policy 33(2) 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.

The nearest residential neighbour to the application site is to the north and given the low intensity of the use of the site would not be considered to result in harm to residential amenity. The Planning application has stated that the business would occupy the proposed buildings largely as storage buildings for cars which are exported. Given that the application seeks a storage use, the conditions have to be applied to limit the hours of operation and noise when picking up or delivering cars to the site given the proximity of the nearest residential dwelling. Overall, it is not considered that the proposal would result in an unacceptable impact on the amenities or sensitivities of neighbouring properties.

**Highways Impacts**:

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

WSCC Highways have been consulted during the application process and note that the proposal would include a private access track with one access from the southwest corner and another from New Barn Lane. The visibility splays along both sides of A2037 Shoreham Road are adequate and there would be two parking spaces proposed within the courtyard. Overall there are no objections to the proposal.

It is considered that given that the use of the site would involve only one business with one staff member, which is limited in the number of cars it would store and would only have two parking spaces it is considered that the increase in activity of the site would not be such that it would result in an unacceptable impact on the highways network. In light of this, there are no objections to the proposal in regards to policies 40 and 41 of the HDPF.

**Ecology**:

Policy 31 of the HDPF 'Green Infrastructure and Biodiversity' states that 'Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained' and that development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate.

Circular 06/2005 identifies that the presence of protected species is a material consideration when considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Therefore, it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed application, is established before planning permission is granted. Information on biodiversity impacts and opportunities should inform all stages of development, and an ecological survey is usually necessary where the type and location of development are such that the impact on biodiversity may be significant and existing information is lacking or inadequate.

The ecology officer commented initially on the application with an objection, concerned with the lack of information in the submission with regards to protected species. Since this time the applicant has during the course of the application submitted further information on protected species. The Preliminary ecological impact assessment makes a site assessment and provides mitigation measures that should be followed during the construction process in respect of birds, badgers, hedgehogs, water voles, otters, and compensatory planting. It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within an amber Impact Risk Zone, as modelled by district licence mapping, an informative is attached to this report to ensure that precautionary working methods are adhered to.

The mitigations outlined within the submitted Ecological appraisal have been assessed and considered acceptable such that accordance with these will be attached as a regulatory condition. The development is acceptable in light of Policy 31 of the HDPF.

**Water Neutrality**:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the

Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

**Biodiversity Net Gain (BNG):**

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) 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 applicant has outlined within the Biodiversity net gain plan that the proposal would be able to meet the 10% Biodiversity net gain enhancements whilst not requiring a legal agreement to secure the enhancements given that the enhancements would not be in excess of the 0.5 habitat unit threshold which would necessitate. A condition is included to secure the enhancements.

**Conclusions**:

The development is considered acceptable in principle, and is considered to be of a nature, scale and appearance that would not result in harm to the visual amenities or landscape character of the area. The development would not result in harm to the amenities of neighbouring properties or the function and safety of the highway network. The development is therefore considered to accord with all relevant local and national planning policies and subject to detailed conditions is considered to be acceptable in planning terms.

**Recommendation: Application Permitted**

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

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

3 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to

enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

5 **Regulatory Condition**: The buildings hereby permitted shall be used solely for the storage of cars as outlined within the Design and Access statement.

Reason: The site lies in an area where, in accordance with Policy 26 of the Horsham District Planning Framework (2015) development which cannot be justified as essential to the needs of agriculture or forestry would not normally be permitted.

6 **Regulatory Condition**: Hours of operation, including loading and unloading to be limited to 07:00-17:00 hours Mondays to Fridays and 07:00-13:00 Saturdays. No operations are permitted on Sundays or Bank Holidays.

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

7 **Regulatory Condition**: The use hereby permitted shall take place solely within the buildings. No open storage or on-site sales / trade shall take place outside the buildings on open areas.

Reason: To safeguard the amenities of the locality and in accordance with Policies 26 and 33 of the Horsham District Planning Framework (2015).

8 **Regulatory Condition**: All ecological mitigation and enhancement measures and/or works shall be carried out in accordance with the recommendations contained in the Ecological Appraisal (Phlorum, October 2025).

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

9 **Regulatory Condition:** The development shall be carried out in accordance with the Landscape details within the Biodiversity net gain report, received 13.06.2025.

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).

10 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) (England) Order 2015 (or any order amending or revoking and/or re-enacting that Order), the premises hereby permitted shall be used for storage and distribution activities (Class B8) and not for other purposes whatsoever, (including those others falling within Classes B8 and E as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) without express planning consent from the Local Planning Authority first being obtained.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case due to its location to neighbouring dwellings under Policy 33(2) of the Horsham District Planning Framework (2015).

**Note to Applicant - Conservation of Habitats and Species Regulations, 2017**
The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding

or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

Additionally, all vegetation within the works area shall be maintained at a maximum height of 30mm until construction is completed through regular mowing or grazing in order to discourage great crested newts from using the site. All works shall be carried out in accordance with the following measures:

- Any demolition materials should be stored in skips or similar containers rather than in piles on ground
- Any trenches left overnight should be covered or provided with ramps to great crested newts from becoming trapped.
- Any building materials such as bricks, stone etc. should be stored on pallets to discourage great crested newts from using them as shelter.

If at any point during construction works any great crested newts are identified, then the following instructions must be strictly adhered to:

- Stop all works immediately and leave the area
- Inform an ecologist immediately who will provide further guidance / instructions
- Do not resume construction works until advised it is safe to do so by an ecologist

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.

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**Plans list for: DC/25/0984**

Schedule of plans/documents **approved**:

| **Plan Type** | **Description** | **Drawing Number** | **Received Date** |
|---|---|---|---|
| Supporting Docs | Condition Assessment (Pre-Dev) Bare Ground | NONE | 13.06.2025 |
| Supporting Docs | Condition Assessment (Pre-Dev) Grassland | NONE | 13.06.2025 |
| Supporting Statement | Design, Access and Planning | NONE | 13.06.2025 |
| Plans | Drainage | 23-P01-63 REV A | 13.06.2025 |
| Supporting Docs | BNG Metric | NONE | 04.12.2025 |
| Section plan | Proposed | 23-P01-80 REV B | 13.06.2025 |
| Elevation plan | Existing | 23-P01-20 | 13.06.2025 |
| Site plan | Existing | 23-P01-10 | 13.06.2025 |
| Location plan | | 23-P05-01 | 13.06.2025 |
| Floor plan | Proposed | 23-P01-61 REV A | 13.06.2025 |
| Site plan | Proposed | 23-P01-60 REV D | 13.06.2025 |
| Plans | Proposed Sketch | 23-P01-90 REV B | 13.06.2025 |
| Roof plan | Proposed | 23-P01-62 REV A | 13.06.2025 |
| Elevation plan | Proposed | 23-P01-70 REV A | 13.06.2025 |

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| Plans | Visibility Splay | 23-P01-11 | 13.06.2025 |
| Block plan | | 23-P05-02 REV A | 13.06.2025 |
| Supporting Docs | BNG Report | NONE | 13.06.2025 |
| Supporting Docs | Condition Assessment (Post-Dev) | NONE | 13.06.2025 |
| Supporting Docs | Condition Assessment (Post-Dev) Grassland | NONE | 13.06.2025 |
| Supporting Docs | Condition Assessment (Pre-Dev) | NONE | 13.06.2025 |
| Supporting Docs | Preliminary Ecological appraisal | Phlorum | 06.11.2025 |

**DELEGATED**

Case Officer sign/initial Hannah Darley Date: 09.12.2025

Authorising Officer sign/initial RHERMITAGE Date: 09.12.2025