Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1033
Ranfold Barn, Five Oaks Road, Slinfold, West Sussex, RH13 0RL

DESCRIPTION:

Erection of a new stables block comprising of six stables, a hay barn, tack room, feed room and machinery store. Construction of a sand school.

RELEVANT PLANNING HISTORY:

None Received

DESCRIPTION OF THE SITE

Ranfold Barn is located on the north side of Five Oaks Road, approximately one mile south of Slinfold village. The property comprises a Grade II Listed former 16th-century timber-framed threshing barn, now converted into a dwelling, together with its associated residential curtilage, outbuildings and surrounding paddocks. A late-19th-century cartshed immediately north of the barn forms part of the curtilage listing and forms part of the historic farmstead group.

The wider landholding consists of open pasture fields, mature hedgerows, and established boundary tree belts, giving the site a distinctly rural, agricultural character. An historic orchard lies immediately to the north of the domestic curtilage and provides a vegetated buffer between the listed buildings and the land where the new development is proposed.

The landform across the site is generally flat with no significant gradients. The site is not publicly visible from surrounding roads due to dense vegetation and boundary planting and the site sits outside any Conservation Area and outside any Archaeological Notification Area.

According to the Arboricultural Impact Assessment, the site contains several mature oaks and tree groups, most of which are retained under the proposal, with only low-quality trees requiring removal.

DESCRIPTION OF THE APPLICATION

The application seeks permission for the erection of a new equestrian stable block and the construction of a 60m × 30m sand school on land to the north of Ranfold Barn.

The stable building is proposed in a U-shaped courtyard arrangement, containing:

- Six stables
- Hay barn
- Tack room
- Feed store
- Machinery store

The Sand School is a 60m × 30m outdoor sand school proposed to the northeast of the stable block. It is designed to sit at ground level with no perimeter fencing. The development will use the existing site access from Five Oaks Road, with no alterations proposed. Boundary vegetation and the orchard are retained, with opportunities for additional planting to reinforce screening.

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 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 29 - Equestrian Development
Policy 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 - Parking

**Neighbourhood Plan:**
Slinfold Neighbourhood Plan has been made.
Policy 4: Conserve and Enhance Biodiversity
Policy 5: Development Principles

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 year. 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.

**Horsham District Local Plan (2023-40) (Regulation 19)**:
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use

Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 16: protected Landscapes
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 31: Rural Economic Development
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses
Policy 33: Equestrian Development

**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

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 Arboricultural officer**: More Information Required

Existing mature trees of notable landscape merit are located in close proximity to the proposed development areas. These trees have not been adequately considered in the current siting of the proposed facilities. To enable a fair assessment of the potential impact and allow for appropriate design amendments, it is recommended that a tree survey and Arboricultural Impact Assessment (AIA) be requested.

The proposed development includes an extension to the garden or orchard north of the barn and the adjacent field. Both areas contain mature trees that make a positive contribution to the landscape setting and are prominently visible from the public right of way (PROW) running along the access drive to the south. The extended garden area is bounded by mature native species such as oaks and willows, as well as ornamental plantings, including Monterrey Cypress and others, some of which may date back to the 19th century. Additionally, a mature oak located on the field margin near the proposed sand school would be detrimentally impacted by construction at the proximity currently proposed.

From the site visit, it appears there is sufficient space and scope to design and position the facilities without adversely affecting these mature landscape features. Therefore, to ensure a fair assessment and allow reconsideration of engineering requirements for access, hardstanding, excavations, and level alterations associated with the proposed facilities, it is recommended that a tree survey and AIA be undertaken. Based on the findings, the siting of the facilities and associated hardstanding or waste

storage should be modified to respect the rooting constraints posed by these trees and preserve their contribution to the landscape.

**Re-consultation (received 29.10.2025):** No Objection

The revised layout, Arboricultural Method Statement (AMS), and associated Tree Protection Plan (TPP) provide a reasonable approach to safeguarding the principal surrounding trees within the landscape. If the specifications and AMS are adhered to, the retained trees should not be adversely affected. Tree removals are limited to small fruit trees and a willow in poor condition with very limited amenity value, ensuring minimal impact on the countryside setting.

**HDC Conservation**: No Objection

Satisfied the proposed stable building and sand school will not harm the setting of the listed farmhouse and listed barn. The proposed building and associated structures will be well screened and will not interfere with an appreciation of the historic farmstead.

**Southern Water**: Standard informative received

**NatureSpace:** No Objection

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 the red Impact Risk Zone, as modelled by district licence mapping, as such an informative has been recommended.

PUBLIC CONSULTATIONS:

Representations:

None Received

Parish Comments:

**Slinfold Parish Council**: No Objection

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 26 of the Horsham District Planning Framework (HDPF) seeks to protect the countryside from inappropriate development while allowing for essential rural activities that maintain its character, appearance and functional integrity. Development in the countryside is supported where it is

appropriately scaled, supports the needs of rural enterprises, and does not result in a significant urbanising effect.

Policy 29 of the HDPF provides specific support for equestrian-related development, subject to meeting key criteria. Proposals must demonstrate that the reuse of existing buildings is not feasible, that any new structures are of a scale and design appropriate to their countryside context, that sufficient land is available for the intended equestrian use, and that development does not adversely affect the landscape character, neighbouring amenity or local bridleway networks.

In this context, the proposed equestrian development is considered acceptable in principle. The site lies within an established rural landholding where equestrian use is inherently compatible with countryside character and consistent with the long agricultural history of the area. The stables and sand school are appropriately sited, providing both functional separation and visual containment. Accordingly, the proposal is considered to comply with Policies 26 and 29 of the HDPF, and is therefore acceptable in principle

**Design and Appearance**:

Policies 25, 32 and 33 of the Horsham District Planning Framework (HDPF) require that development is of a high design quality, respects and reflects the character of the site and its rural surroundings, and protects landscape character. Policy 29 requires equestrian development to be suitably scaled, sensitively designed, and well-related to existing buildings where possible, ensuring no unacceptable urbanising effect on the countryside.

The proposed stable block adopts a traditional U-shaped courtyard arrangement, using simple rural materials including dark stained weatherboarding and a low-profile roof form. This approach responds positively to the local vernacular and resembles the type of small agricultural groups commonly found within the district's historic farmsteads. The scale of the structures is modest and proportionate to the site, ensuring they sit comfortably within their landscape context. The sand school, being set at ground level and without perimeter fencing, avoids introducing intrusive visual features, thereby maintaining the open character of the wider field. The overall layout deliberately positions the buildings beyond the historic orchard, which serves as a visual buffer and retains the legibility of the original farmstead core.

Whilst the development would extend built form into a previously undeveloped area, it would be sited within a visually contained area, ensuring that views from the adjacent Public Right of Way and wider landscape remain largely unaffected. The submitted Arboricultural Impact Assessment demonstrates that mature trees contributing to rural character will be retained, with only low-value specimens removed; the Council's Arboricultural Officer has confirmed that the revised design ensures appropriate tree protection and would result in no adverse landscape impact if implemented as approved.

For these reasons, the proposal is considered to preserve and reinforce the rural character of the site and complies with Policies 25, 32, 33 and 29 of the HDPF.

**Trees and Landscaping**:

Policy 33 of the Horsham District Planning Framework (HDPF) requires development to demonstrate that it will not result in unacceptable harm to trees, hedgerows, or other landscape features that contribute positively to the character and visual amenity of the area. Policy 25 further seeks to protect the natural environment and landscape character.

The Council's Arboricultural Officer initially requested further information, noting that several mature trees of notable landscape merit are located close to the proposed stable block and sand school, including orchard trees and a mature oak near the field boundary. Concerns were raised regarding potential root protection incursions and the need to ensure that construction methods and siting avoided harmful impact.

Following submission of the Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) (Challice Consulting Ltd, October 2025), together with a revised layout, the Arboricultural Officer confirmed no objection.

Subject to compliance with the AMS and protection measures secured by condition, the development is not anticipated to result in unacceptable harm to the landscape or to retained trees. The proposal accords with Policies 25, 29 and 33 of the HDPF.

**Heritage**:

Policy 34 of the HDPF requires that development affecting heritage assets or their setting must preserve or enhance their special interest, while Section 16 of the NPPF emphasises the need for development to sustain and enhance the significance of designated heritage assets. The site contains the Grade II Listed Ranfold Barn and the Grade II Listed Ranfold Cottage, along with a curtilage-listed cartshed. The significance of the farmstead derives from its early 16th-century timber-framed barn, its relationship with the adjacent farmhouse, and its legibility as part of an historic agricultural group.

The proposed development is sited at a distance from the designated heritage asset, ensuring that the spatial and functional relationship between the barn, cottage and former yard remains unaltered. The Heritage Statement confirms that the proposals would not intrude on principal views of the listed buildings, nor erode the ability to appreciate their agricultural origins. The use of traditional materials and the modest, recessive form of the buildings further ensures that the new structures read as contemporary rural additions rather than competing elements.

The Council's Conservation Officer has raised no objection, stating that the stable block and sand school "will not harm the setting of the listed farmhouse and listed barn" and will be "well screened and will not interfere with an appreciation of the historic farmstead." The proposal is considered to result in no harm to the special interest or setting of the listed buildings. Accordingly, the development complies with Policy 34 of the HDPF and the requirements of the NPPF (2024).

**Residential Amenity**:

Policy 33 of the HDPF requires that development does not result in unacceptable harm to the amenity of nearby occupiers. The application site is relatively isolated within an extensive rural holding, with the nearest residential properties being the applicant's own dwelling (Ranfold Barn) and Ranfold Cottage, both of which sit to the south of the orchard and are visually and physically separated from the proposed facilities.

The proposed stables and sand school would not give rise to overlooking, overshadowing or overbearing impacts. The separation distance, coupled with the orchard buffer and existing mature vegetation, ensures that any perceptible activity would not materially affect neighbouring amenity. No external lighting is proposed, preventing light spill in this sensitive rural location. The Council's Environmental Health officers raised no concerns, and no third-party representations have been received.

Given the domestic-scale equestrian use and the non-commercial nature of the proposal (secured by condition), the development is not expected to introduce noise, traffic or activity levels that would result in unacceptable harm to residential amenity. The proposal therefore accords with Policy 33 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 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.

An updated Biodiversity Metric and assessment (dated 9 December 2025) has been submitted by the applicant, superseding the earlier metric. The updated metric has been reviewed and is accepted by Officers.

The updated metric confirms the following:

- The site contains existing baseline habitats within the red line boundary, including grassland associated with the paddock.
- The proposed development results in limited habitat loss, primarily associated with the footprint of the stable block and sand school.
- On-site habitat retention and enhancement measures, including the retention of the orchard, boundary hedgerows, and proposed biodiversity enhancements, result in a net gain in biodiversity units at 12.54%.
- The BNG target is achieved entirely on-site, with no requirement for off-site habitat units or statutory biodiversity credits.

The proposals therefore comply with the requirements of Schedule 7A of the Town and Country Planning Act 1990 and with HDPF Policy 31. In accordance with Schedule 7A, a BNG Plan condition applied to require final submission and approval of the detailed BNG Plan prior to commencement.

**Conclusions**:

The proposed equestrian development is modest in scale, sensitively designed, and well-integrated into its rural landscape setting. The scheme complies with Policies 26 and 29 of the HDPF, supporting appropriate countryside uses, and aligns with the aims of paragraphs 26 and 29 of the NPPF (2024), which encourage sustainable rural development and well-designed buildings that respect their context.

The design, form and materials of the stables and the unobtrusive sand school reflect traditional agricultural character and do not result in harm to landscape quality, visual amenity or the intrinsic rural character of the area. Residential amenity is not adversely affected due to the significant separation distances and screening provided by the orchard and boundary vegetation.

The Council's Conservation Officer raises no objection, confirming that the proposal will not harm the setting of the Grade II listed barn or cottage. The orchard buffer ensures that the historic farmstead retains its spatial hierarchy and is appreciated without interference.

Tree impacts have been fully addressed through the submitted AIA and AMS, and the Arboricultural Officer is satisfied that all important trees can be protected.

Overall, the development represents an acceptable form of rural equestrian development.

**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 **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:

(a) All trees on the site shown for retention on approved drawing number Challice Consulting Ltd Tree Protection Plan Ref: TPP AR5844 Rev 1 and associated Arboricultural Method Statement dated October 2025, 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).

(b) 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.

(c) 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).

4 **Pre-Commencement Condition**: The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the Biodiversity Gain Plan and including:

(a) a non-technical summary;
(b) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the Biodiversity Gain Plan; and
(c) the management measures to maintain habitat in accordance with the Biodiversity Gain Plan from the completion of development.

has been submitted to, and approved in writing by, the local planning authority.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy 31 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement - Challice Consulting Ltd Arboricultural Method Statement dated October 2025 Ref: AR5844.

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

6 **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).

7 **Regulatory Condition**: The stables hereby permitted shall be used solely for private use associated with Ranfold Barn only and shall not be used for commercial purposes or in connection with any form of riding school, livery establishment, or any other business activity.

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

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

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

NOTE TO APPLICANT
**Biodiversity Net Gain Condition**

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

**This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.**

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link:

Submit a biodiversity gain plan - GOV.UK (www.gov.uk).

*Statutory exemptions and transitional arrangements*
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at https://www.gov.uk/guidance/biodiversity-net-gain.

*Irreplaceable habitat*
If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

NOTE TO APPLICANT
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 prevent 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.

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/25/1033**
(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 |
|---|---|---|---|
| Supporting Statement | Arboricultural Impact Assessment & Arboricultural Method Statement by Challice Consulting Ltd dated 09.10.2025 | AR5844 | 14.10.2025 |
| Location & Block plan | Block Plan & Site Location Plan | PELLETT, L MAY-25 (2) | 10.10.2025 |
| Elevation & Floor plan | Layout Plan, Roof Plan & Elevations | PELLETT, L MAY-25 (1) | 23.06.2025 |
| Location plan | Site Location Plan | NONE | 10.10.2025 |

**DELEGATED**

Case Officer sign/initial Shazia Penne Date: 09.12.2025

Authorising Officer sign/initial Tamara Dale Date: 10.12.2025