



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1050

Chancton Down, Horsham Road, Steyning, West Sussex, BN44 3AA

DESCRIPTION:

Demolition of cattery building. Construction of a (self-build) dwelling with detached garage / car port.

RELEVANT PLANNING HISTORY:

DC/25/1994	Conversion of cattery building into 1no. dwelling.	Application Permitted on 01.04.2026
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DESCRIPTION OF THE SITE

The application site lies to the east of Horsham Road, outside of the designated built-up area. The site includes a dwelling and a cattery building, under the same ownership, positioned to the south of the dwellinghouse. The building is utilised as a commercial boarding cattery, and the building is not currently vacant.

DESCRIPTION OF THE APPLICATION

The application seeks permission to demolish the cattery building and construct a two storey, three bedroom dwelling and detached car port and garage building. The proposed dwelling would be situated to the north of the cattery building and the detached garage/car port would be in the same location as the existing cattery building. The proposed dwelling would be accessed via the existing vehicle access from Horsham Road, and a new driveway would be constructed linking the proposed garage/car port to with the new dwelling. The proposal would involve a subdivision of the existing residential curtilage of Chancton Down.

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 10 – Rural Economic Development

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 35 - Strategic Policy: Climate Change

Policy 40 - Sustainable Transport

Policy 41 - Parking

Steyning Neighbourhood Development Plan (2019-2031):

SNDP3: Contribution to Character

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 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

Strategic Policy 24: Sustainable Transport

Policy 25: Parking

Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses

Policy 45: Replacement Dwellings and House Extensions in the Countryside

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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

Consultations:

INTERNAL CONSULTATIONS

HDC Environmental Health: Comment, recommend that conditions attached to DC/25/1994 are applied to this development.

OUTSIDE AGENCIES

Ecology Consultant: No objection. The two bat emergence surveys undertaken on Building B1 (former cattery) in August and September 2025 concluded that roosting bats are likely absent from the building. However, as six bat droppings were found in Building B1 during the survey in August 2025 (Preliminary Ecological Appraisal (Arun Ecology Ltd., October 2025)), support the non-licensed Precautionary Method Statement for bats in Section 6.2 of the Bat Emergence Survey Report (Arun Ecology Ltd., October 2025). This should be secured by a condition of any consent and implemented in full. We understand from the Preliminary Ecological Appraisal (Arun Ecology Ltd., October 2025) that no trees or hedgerows will be removed during the development.

Southern Water: Comment. In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

WSSC Highways: Comment. The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

WSSC Fire and Rescue: Comment with conditions recommended.

Representations:

None received.

Neighbourhood Comments:

Steyning Town 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:

The HDPF outlines that the proposed settlement hierarchy is the most sustainable approach to delivering housing; with new development focused in the larger settlements of Horsham, Southwater and Billingshurst; with limited new development elsewhere, only where it accords with an adopted Neighbourhood Plan. Specifically, Policy 3 of the Horsham District Planning Framework seeks to retain the existing settlement pattern and ensure that development takes place in the most sustainable locations as possible. The site is located outside any of the District's defined built-up area boundaries (BUAB) and does not form part of Horsham's adopted development plan. As a result, residential development in this location would conflict with the requirements of Policies 3 and 4 of the HDPF. Similarly, the development would not be essential to its countryside location and this creates conflict with Policy 26 of the HDPF.

The existing building does though benefit from an extant planning permission to convert the existing (former) cattery building to a residential dwelling, ref: DC/25/1994. While this permission entailed the conversion of an existing building it establishes the principle of a residential use on the site. The replacement dwelling would not introduce a materially higher level of activity on the site and is contained within the previously approved curtilage. It is considered that the combination of these factors is such that demolition of the existing building and the erection of a replacement new-build dwellinghouse is acceptable, and outweigh the identified policy conflict.

Design and Appearance:

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves, and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings

should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

The proposed dwelling would be appreciably greater in scale and mass than the existing building, which has permission to be converted to a dwelling. The building would though be wholly contained within the existing, predominately well-screened boundaries and set back from Horsham Road. By moving the proposed dwelling further north, the dwelling would not be particularly visible from the street or public vantage points, due to the distances involved and the related screening. There would be limited harm to the landscape, as the dwelling would not be visible from the road, and would be situated on land used as existing residential curtilage in association with the existing dwelling, Chancton Down. The presence of a larger building would not therefore result in any adverse impacts on the landscape character or visual amenity.

The dwelling is of a contemporary design and form, incorporating materials such as vertical composite cladding, brick and a charcoal zinc roof. While the existing building on the site is of a low key appearance, the proposal would incorporate brick and would be a complementary addition to the site siting alongside the existing dwelling. It is considered that the proposed dwelling would be of a design, form and scale which is appropriate and would not result in any unacceptable landscape harm.

A garage/car port is proposed to be sited on the footprint of the existing Cattery building. This would be visible upon entering the site. However, this is an expected form of development and would be of an appropriate size and form for the site. The materials would match those on the proposed dwellinghouse, creating two cohesive units that are read in the context of each other. The materials including; wood cladding, brick and corrugated concrete roofing, are considered appropriate and would create an attractive and fit for purpose unit. Solar panels are also proposed on the southern roofslope. The garage/car port would have an overall height of 4.6m and a height to the eaves of 2.5m. The footprint would be approximately 86sqm, which would be a significant reduction in size compared to the existing cattery.

Overall, the proposal is therefore considered to be of a design, form and scale which is appropriate to the existing character and appearance of the area, and which would not harm the character and appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Residential Amenity:

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

The proposed dwelling is located approximately 17m away from the existing residential dwelling, Chancton Down, with this siting sufficient to prevent any unacceptable impact from the additional built-form on the site. The orientation of Chancton Down is such that the front elevation is to the north, facing the garage along the northern boundary. The siting of the dwellings and related amenity space together with the fenestration to each dwelling would be sufficient to ensure no harmful overlooking occurs between the properties. It is however considered that hard / soft landscaping is necessary to delineate the boundaries between dwellings and provide some additional privacy, with details secured through condition.

The proposed garage would be situated to the south of the site, on the footprint of the existing cattery building and is not considered to result in any amenity harm.

It is therefore considered that the impact of the proposal on neighbouring amenity are acceptable and in accordance with the above policy.

Highways Impacts:

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

The proposed dwelling would utilise the existing access from Horsham Road, with no alterations proposed. WSCC Highways raised no visibility concerns with the existing access in the previous application for residential conversion (ref: DC/25/1994), and it is considered that there are no changes regarding the access in this application, these comments still apply. Due to the proposed dwelling being located further into the site than the existing cattery building, the application involves the subdivision of the existing residential curtilage and the construction of a new driveway and a proposed garage/car port. It is considered that there is sufficient space for turning and access, and the proposed garage/car port and driveway would provide adequate parking space for vehicles. WSCC Highways raised no concerns, noting that there are no visibility concerns with the existing access point, and there is sufficient on-site parking.

Ecology:

Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.

The application is supported by a Preliminary Ecological Appraisal (PEA) and Bat Emergence Survey Report. The PEA highlighted recommended ecological improvements including, a bee box, bat box, bird box and hedgehog box. Building B1 was assessed as having moderate potential for roosting bats and the PEA advised that two bat emergence surveys should be undertaken. The Applicant submitted a Bat Emergence Survey which concluded that roosting bats are considered to be likely absent from Building B1 at the time of the bat emergence surveys and as such the development is reasonably unlikely to result in harm to individual bats or adversely impact bat roosts. Therefore, the development will be compliant with the legislation and planning policy. Ecology were satisfied that there is sufficient ecological information available, and no objections were raised to the information provided.

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.

Noise Impacts:

The previous application for the conversion of the cattery (ref: DC/25/1994) required the submission of an environmental noise survey, due to the proximity of the building to Chanctonfold Business Park, located to the South of the site. The survey found that the noise levels at the site are likely to remain at similar levels pre and post construction and no indication of significant noise from commercial activities at the business park. The design and access statement states that the proposed dwelling is situated further north, away from the boundary with the business park and due to this, there would be no new implications for potential noise impacts.

Climate Change:

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

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

Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

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

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

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 until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

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).

- 4 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level shall take place until a Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Preliminary Ecological Appraisal (Arun Ecology Ltd., October 2025) has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to the first occupation of the dwelling, and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 5 **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).

- 6 **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- (a) Details of all existing trees and planting to be removed and retained
- (b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- (c) Details of all hard surfacing materials and finishes
- (d) Details of all boundary treatments
- (e) Details of all external lighting

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site (other than those within private gardens) shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which 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).

- 7 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits 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).

- 8 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 **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 side or rear garden of the 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).

- 10 **Post-Occupation Condition:** Upon the occupation of the building hereby permitted the existing building indicated on drawing no. SP01-3 (dated 01.07.2026) shall cease to be used for any purpose whatsoever, and within a period of 3-months thereafter such existing building shall be demolished (including the removal of foundations). All materials arising from such demolition removed from the site.

Reason: The retention of existing buildings together with the new buildings would result in the proliferation of buildings on the site, detracting from the character of the area which would be contrary to Policy 33 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Bat Emergence Survey Report (Arun Ecology Ltd., October 2025) and Preliminary Ecological Appraisal (Arun Ecology Ltd., October 2025), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the non-licensed Precautionary Method Statement for bats in Section 6.2 of the Bat Emergence Survey Report (Arun Ecology Ltd., October 2025), which avoids impacts on European Protected Species.

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 (as amended).

- 12 **Regulatory Condition:** The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and 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 (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 13 **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).

- 14 **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) the dwelling hereby permitted shall not be enlarged under Class A, AA or B of Part 1 within Schedule 2 of the Order without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the constraints of the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 15 **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/26/1050

(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
Elevation plan	Proposed	04-3 REV F	01.07.2026
Elevation plan	Proposed Coloured	04a-3 REV C	01.07.2026
Section plan	Proposed	05-3 REV B	01.07.2026
Block plan	Proposed	BP01-3 REV F	01.07.2026
Elevation & Floor plan	Existing	EX01 REV B	01.07.2026
Elevation & Floor plan	Proposed Garage	G01-3 REV D	01.07.2026
Location plan		L01 REV A	01.07.2026
Site plan	Existing	SP01-3	01.07.2026
Site plan	Proposed	SP02-3 REV G	01.07.2026
Floor plan	Proposed Ground, First Floor and roof	X01-3 REV F	01.07.2026
Elevation plan	Proposed Coloured Elevation Plan	G04a-3 REV D	01.07.2026
Design & Access Statement		NONE	01.07.2026
Supporting Statement	Noise Impact Assessment	NONE	01.07.2026
Supporting Statement	Preliminary Ecological Appraisal	C-NJA-072-001-001	01.07.2026
Supporting Statement	Bat Emergence Survey Report	C-NJA-072-002-001	01.07.2026

DELEGATED

Authorising Officer sign/initial _____ Date: 04.09.2026

Guy Everest