



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1881

Lock House Lock Partridge Green West Sussex RH13 8EG

DESCRIPTION:

Erection of a new build coach house building to be used as holiday accommodation (Full Application).

RELEVANT PLANNING HISTORY:

DC/25/1882	Erection of a new build coach house building to be used as a holiday cottage. (Listed Building Consent).	Under Consideration
DC/24/1667	Conversion of a single dwelling to 5no. dwellings and conversion of the existing garage block with flat to single dwelling. (Full Application).	Allowed on Appeal 07.01.2026
DC/24/1668	Conversion of a single dwelling to 5no. dwellings and conversion of the existing garage block with flat to single dwelling. (Listed Building Consent).	Allowed on Appeal 07.01.2026
DC/25/0037	Conversion of a single dwelling into 3no. dwellings and conversion of the existing garage block with flat into single dwelling. (Full Application).	Application Permitted on 07.03.2025
DC/25/0038	Conversion of a single dwelling into 3no. dwellings and conversion of the existing garage block with flat into single dwelling. (Listed Building Consent).	Application Permitted on 07.03.2025
DC/25/0359	Conversion of 2no. existing buildings to holiday let use. (Full Application).	Application Permitted on 16.06.2025
DC/25/0360	Conversion of 2no. existing buildings to holiday let use. (Listed Building Consent).	Application Permitted on 16.06.2025
DC/25/1539	Prior notification for the erection of an agricultural barn.	Prior Approval Required and PERMITTED on 14.11.2025

DESCRIPTION OF THE SITE

The application site consists of a Grade II Listed Building positioned to the north-west of the access road within a rural countryside location. The site includes a number of detached buildings, swimming pool, and tennis court set within extensive grounds of circa 10.3 hectares that slope to the south-east.

Nearby residential properties are located at a distance of between 100m and 350m to the south-west and south-east respectively, with an area of woodland bounding the site to the north.

The northern part of the site includes an access track that runs through 'Grants Copse', classified as Ancient Woodland. The application site is bound by this area of Ancient Woodland.

DESCRIPTION OF THE APPLICATION

The application seeks full planning permission for the erection of a new build 8-bedroom 'coach house' building to be used as holiday accommodation.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2024)

Horsham District Planning Framework (HDPF 2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 11 - Tourism and Cultural Facilities
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
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 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking

West Grinstead Neighbourhood Plan (2021):

Policy 4: Green Infrastructure: Existing Trees, Hedgerows, Habitats and Wildlife
Policy 5: Community Facilities
Policy 9: Car Parking

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
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 28: Community Facilities, Leisure and Recreation
Strategic Policy 29: New Employment
Strategic Policy 30: Enhancing Existing Employment

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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

Consultations:

INTERNAL CONSULTATIONS

HDC Conservation: Object: -

Lock House is a grade II listed building, the main portion of which was constructed circa 1900 with further additions in the 1930's and then 1970's. The property is set within generous grounds located primarily to the southeast. It is accessed via a driveway which follows the eastern boundary (it formally passed through the central archway of Gatehouse Cottages), with a second access to the west close to Grants Farmhouse itself (grade II listed).

The proposed coach house building would be located to the east of the drive where it curves towards the main house. Its location would be in a similar position to a stable block which was approved in January 2016 but has not been implemented. The current scheme proposes a single storey building with two wings forming an unequal U shape. The elevation fronting the driveway would have a single entrance with no other fenestration, with the required openings facing into the courtyard.

The site would be within the curtilage of the listed building and would be appreciated as visitors approach the principal dwelling. Whilst the building would not physically be attached to the listed building where development affects a listed building or its setting, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

It would be suggested that the current scheme would not reflect the qualities of the existing house, and due to its design and size would appear incongruous in this approach to the listed house. The design with a singular door to the front has little architectural interest and does not due to its form enable a narrative of its function, and how it sits within the wider estate. It would therefore be considered that the proposal would result in less than substantial harm to the setting of Lock House.

HDC Economic Development: No Objection: -

The proposal is well aligned with the objectives of the Enterprising Horsham Visitor Economy Strategy, particularly in supporting sustainable growth within the District's visitor economy. The Strategy recognises Horsham District's strong appeal to visitors seeking short breaks and additional holidays, it highlights the importance of broadening and strengthening the local accommodation offer to capture and retain this market. To remain competitive and maximise economic benefit, it is essential that the District provides a diverse range of high-quality accommodation options that meet evolving visitor expectations.

This proposal would positively contribute to the District's visitor accommodation stock by addressing the currently limited supply of holiday lets in the local area. In doing so, it would enhance the overall visitor offer, support greater choice and flexibility for our catchment population, and help extend visitor stays.

OUTSIDE AGENCIES

Southern Water: No Objection, conditions recommended.

WSSC Highways: No Objection. 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.

Representations:

5 representations were received objecting to the application on the following grounds: -

- Inappropriate development in the countryside.
- No precedent for tourist accommodation.
- The scale is excessive and is an overdevelopment.
- The design is out of keeping.
- Harm to heritage assets.
- Impact of noise, light pollution, loss of privacy, and general disturbance arising from the use of the site for holiday accommodation, particularly if used by larger groups.
- Increased traffic on rural lanes, together with cumulative impacts from other development in the area.
- Potential impacts on wildlife, including protected and notable species, and the effect of increased activity, lighting, and human presence on nearby habitats, including ancient woodland.

2 representations have been received, supporting the application for the following reasons: -

- The area needs more tourist facilities.
- Boost to the local economy.

Parish Comments:

West Grinstead Parish Council: Object: -

It is close to a footpath and against strategic policy 34. It would not reinforce local distinctiveness, engage sustainable modes of travel or relate well to its surroundings. It would not reuse existing buildings or demonstrate rural diversification. It would be a new building in the countryside without any identified need, be close to a listed building and down the end of a single-track private road. Along with the recent approval of a very large barn (DC/25/1539) adjacent to this application the enlarged site would dominate this very rural area. There would also be damage to the ancient woodland along with its bluebells, wood anemones, primroses and wildlife. This unique rural site is unsuitable for a holiday and party venue.

PLANNING ASSESSMENT

Principle of Development

Policy 11 of the HDPF outlines that measures which promote tourism and enhance local cultural facilities, including recreation based rural diversification, will be encouraged. Any development should be of a scale and type appropriate to the location and should increase the range or improve the quality of accommodation, attraction or experiences for tourists, day visitors, business visitors, and residents in the District.

In addition, Policy 10 of the HDPF supports sustainable rural economic development and enterprise within the District which maintain the quality and character of the area, whilst sustaining its varied and productive social and economic activity.

Policy 34 of the emerging Horsham District Local Plan states that outside settlement boundaries, proposals for tourist accommodation should seek to re-use existing buildings in the first instance, and demonstrate rural diversification and support rural development initiatives, particularly where

they assist farm diversification projects, benefit the local economy, or enable the retention of buildings contributing to the character of the countryside.

The NPPF continues to support sustainable economic growth and tourism development through Policies E1-E4. The Framework recognises the role of rural tourism and visitor accommodation in supporting the rural economy, whilst also requiring development to be sustainable, appropriately located and compatible with environmental, infrastructure and landscape constraints. Policy S4 of the NPPF states that development outside settlement boundaries should only be approved where such a location is necessary for rural businesses and services, including tourism.

The application site represents previously developed land associated with Lock House, which comprises a substantial principle listed building surrounding by landscaped grounds which contains a series of outbuildings and domestic paraphernalia. The site is not particularly well related to neighbouring settlements and related services, with access requiring use of private vehicles for day-to-day activities. It is though considered that the development has potential to contribute toward the rural economy. While likely access to a private car would be necessary this would not be uncommon for a holiday-let, and the site is well located for access onto the Public Right of Way network which would provide opportunities for informal recreation.

Policy 26 of the HDPF requires development outside built-up area boundaries to be essential to its countryside location and to meet one of the following criteria: -

1. Support the needs of agriculture or forestry;
2. Enable the extraction of minerals or the disposal of waste;
3. Provide for quiet informal recreational use; or
4. Enable the sustainable development of rural areas.

The scale of the development, although appreciable in terms of the built-form, would not amount to a significant increase in the overall level of activity in the countryside, with the proposed use contributing toward the sustainable development of this rural area. The proposal does not therefore raise any fundamental conflict with the above policy.

Overall, it is considered that the proposed holiday accommodation would potentially provide a modest contribution towards the local visitor economy and accords with the objectives of Policies 10 and 11 which seek to support tourism and rural enterprise.

Character and Appearance

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy 34 of the HDPF requires development affecting heritage assets, including listed buildings and their settings, to conserve and, where appropriate, enhance their significance. Proposals should be of a high standard of design which responds positively to the historic environment and its contribution to local character.

Section HE5 of the NPPF (2026) states that *'When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance'* (1). *'Development proposals which would have a positive effect on a designated heritage asset should be supported'* (2) and *'Any harm to a designated heritage asset will be a matter of considerable importance and weight'*, which should be considered in accordance with paragraphs 4 to 6 of policy HE5 (3).

The application proposes a substantial new-build 'coach house' to provide 8-bedroom holiday accommodation. The building would be sited approximately 230 metres to the north-east of Lock House, in a location which benefited from an expired planning permission for the erection of a stable block (ref: DC/14/2134). In principle, the siting of a building in this location could be acceptable. The site is not experienced in association with Lock House, with significant levels of intervening screening and the presence of built form within substantial grounds which form the setting of a listed building would not necessarily be unexpected.

The application site lies within the curtilage and wider setting of Lock House, a Grade II listed building, and forms part of the experienced approach to the principal dwelling. It is also in proximity to Grants Farmhouse, further increasing the sensitivity of the site. The setting of the heritage asset is therefore highly sensitive, particularly in views experienced along the main access route, which is also a public right of way from where the proposed development would be highly visible.

The proposed coach house building would introduce a new and substantial built form within this setting. While revised plans have been submitted during the course of the application, these remain indicative in nature and no amended plans have been formally submitted for consideration which would overcome the above omissions. The application is therefore being considered on the basis of the originally submitted plans.

The submission is considered to lack sufficient detail in a number of key areas to demonstrate that the proposed development is appropriate in this location. In particular: -

- The submitted drawings provide only limited information in respect of the building's architectural detailing, materials, and elevational treatment, with insufficient clarity as to how the design would respond to the character of the site and its surroundings;
- There is an absence of a comprehensive site layout plan demonstrating how the development would function in practice, including the relationship between the building, access, and the wider curtilage;
- No detailed landscaping scheme has been provided to illustrate how the development would be integrated into its setting, including boundary treatments, planting proposals, or any mitigation measures;
- Insufficient information has been submitted in respect of parking provision, including the location, layout, extent of hardstanding, and associated domestic paraphernalia, and it is noted that car parking is outside of the red line boundary; and
- There is no clear indication of service runs, drainage infrastructure, or other operational requirements, which may have implications for both visual amenity and the wider site.

It is considered that given the scale of the proposed building and its sensitive location, a greater level of detail is required to demonstrate that the development would not appear incongruous, visually intrusive, or harmful to the character and appearance of the site and its surroundings. In the absence of this information, the Local Planning Authority cannot be satisfied that the proposal would achieve a high-quality design or relate sympathetically to its context. It is considered that the above matters are fundamental to the consideration of a new-build development in this location, and it would not therefore be appropriate to leave such matters to condition, particularly as an alternative form, siting and scale may be necessary to satisfactorily accommodate all necessary servicing on the site.

The proposal as submitted is therefore considered contrary to Policies 32, 33 and 34 of the Horsham District Planning Framework and the National Planning Policy Framework (2024). The presence of a historical planning permission for a development which does not appear to have commenced, and which was determined under a different local and national policy framework would not be of such weight as to overcome this policy conflict.

Landscape, Trees and Ancient Woodland

Policy 25 of the HDPF requires development to protect, conserve and enhance landscape character, including the retention of important landscape features such as trees and hedgerows. Policy 33(6) of the HDPF also requires development to respect the landscape character of the area and maintain existing green infrastructure.

The NPPF also affords strong protection to irreplaceable habitats, including Ancient Woodland. Ancient Woodland is recognised as an irreplaceable habitat and development resulting in its loss or deterioration should be wholly exceptional and supported by clear justification.

The application site lies immediately adjacent to Grants Copse, an area of designated Ancient Woodland. Such habitats are irreplaceable and are highly sensitive not only to direct loss but also to indirect impacts arising from nearby development, including changes in hydrology, soil compaction, root disturbance, shading, and increased human activity.

The siting of the development does not allow for a 15m buffer from Grants Copse and would introduce a level and type of activity on the site which is not currently present. The presence of development within the ancient woodland buffer zone has potential to result in direct adverse effects on the ancient woodland, including the damaging of soil and roots. The application is not accompanied by any information / assessment to establish the extent of such impacts or how they could be mitigated. In the absence of this information, the Local Planning Authority cannot conclude with any degree of certainty that the proposal would avoid harm to the adjacent Ancient Woodland, contrary to the above.

Residential Amenity

Policy 33 of the HDPF requires development to protect the amenity of existing and future occupiers, ensuring that proposals do not result in unacceptable impacts in terms of overlooking, loss of privacy, overbearing effects, or noise and disturbance.

In this instance, the proposed development would be located within a spacious curtilage, with a clear degree of physical separation from the host dwelling at Lock House and from neighbouring residential properties, which are situated some distance from the application site. Given these separation distances, it is not considered that the proposal would give rise to material harm in terms of overlooking, loss of privacy, overbearing impact, or loss of light.

Furthermore, whilst the use of the building as holiday accommodation may introduce a degree of activity, the scale of separation and the rural context of the site are such that any associated noise or disturbance would not be of a level that would result in demonstrable harm to neighbouring residential amenity.

Accordingly, no objection is raised in respect of residential amenity, and the proposal is considered to comply with Policy 33 of the HDPF in this regard.

Highways Impacts:

Policy 40 of the HDPF seeks to ensure that development provides safe access for all users and does not result in unacceptable impacts on highway safety or the operation of the highway network. The NPPF similarly states that development should only be refused on transport grounds where there would be an unacceptable impact on highway safety or where the residual cumulative impacts on the transport network would be severe.

The site is accessed via a network of privately maintained roads connecting to the adopted highway at Bines Road. The Highway Authority has confirmed that there are no apparent visibility concerns at the point of access onto Bines Road and that the proposed development would not be expected to result in a significant material intensification in the use of this access.

In respect of parking provision, the proposal includes four on-site parking spaces to serve the 8-bedroom holiday accommodation. Whilst this falls below the standards typically expected (one space per bedroom), it is acknowledged that there is scope within the site to accommodate additional parking if required. Furthermore, the Highway Authority has advised that any potential overspill parking would be unlikely to adversely affect the operation or safety of the adopted highway network.

Overall, the Highway Authority has raised no objection to the proposal and has confirmed that it would not result in an unacceptable impact on highway safety or give rise to severe cumulative impacts on the road network.

Accordingly, the proposal is considered to comply with Policy 40 of the HDPF and the NPPF, and no refusal reason is warranted on highways grounds.

Ecology and Biodiversity Net Gain

Policy 25 of the Horsham District Planning Framework (HDPF) requires development to protect and enhance biodiversity, ensure no net loss of habitats, and provide measurable net gains where appropriate. In addition, Schedule 7A of the Town and Country Planning Act 1990 (as amended) requires most developments to deliver a minimum 10% Biodiversity Net Gain (BNG), to be demonstrated through the statutory biodiversity metric.

In this instance, no ecological survey has been submitted to establish the baseline conditions of the site. In the absence of a Preliminary Ecological Appraisal (PEA) or equivalent ecological walkover survey, the Local Planning Authority cannot verify the habitat types present, their condition, or the potential presence of protected or priority species. This is particularly important given the site's proximity to Grants Copse, which represents a sensitive ecological receptor.

Whilst a Biodiversity Net Gain metric has been submitted, it is not accompanied by the necessary supporting information to allow it to be properly interrogated or verified. In particular:

- No habitat mapping has been provided to show the existing baseline habitats on site;
- No plans have been submitted to illustrate the post-development habitat proposals;
- There is no clear correlation between the metric inputs and any scaled drawings identifying habitat parcels and their areas;
- No ecological justification has been provided to support the habitat classifications or condition assessments used within the metric.

As a result, the Local Planning Authority cannot confirm the accuracy of the submitted metric, nor whether the proposal would achieve the required biodiversity net gain.

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 Habitats 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, Policy 31 of the HDPF and the NPPF.

Drainage

Policy 38 of the HDPF requires development to incorporate appropriate surface water and foul drainage strategies, ensuring that proposals do not increase flood risk on or off site and are supported by suitable infrastructure.

In this instance, no information has been submitted in respect of either surface water or foul drainage. There are no details relating to the proposed means of disposal, drainage strategy, infiltration potential, or connection to any existing systems. There are however no apparent reasons, and none have been set out in the consultation responses received on the application, why a suitable drainage strategy could not be achieved in this location. It is considered that were planning permission to be granted a condition could require the submission and approval of a drainage strategy prior to any works commencing on the site. This approach would be sufficient to ensure development took place in accordance with the above policy.

Conclusions and Planning Balance

The development would result in a modest contribution toward the supply of visitor accommodation within the District and this would provide further benefits toward the economy. These benefits are though considered to be outweighed by the identified harm, which would be longstanding and significant.

The development, by reason of its siting, scale, form, design and associated external works, has failed to demonstrate that it would preserve the significance, setting, and special architectural and historic interest of Lock House, a Grade II listed building. Insufficient information has been submitted in relation to the architectural detailing, external materials, landscaping, boundary treatments, lighting, parking and servicing arrangements, and the integration of the development within the wider site. In the absence of sufficient information, the proposal would result in harm to the character and appearance of the site and immediate surrounds and to the setting of Lock House. There are no benefits which would outweigh the identified harm. The proposal is therefore contrary to Policies 32, 33 and 34 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.

The site lies immediately adjacent to Ancient Woodland, an irreplaceable habitat. It has not been demonstrated that the development would avoid direct or indirect harm to this habitat, contrary to

Policies 25 and 26 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.

Recommendation: Application Refused

Reasons:

1. The development, by reason of its siting, scale, form, design and associated external works, has failed to demonstrate that it would preserve the significance, setting, and special architectural and historic interest of Lock House, a Grade II listed building. Insufficient information has been submitted in relation to the architectural detailing, external materials, landscaping, boundary treatments, lighting, parking and servicing arrangements, and the integration of the development within the wider site. In the absence of sufficient information, the proposal would result in harm to the character and appearance of the site and immediate surrounds and to the setting of Lock House. There are no benefits which would outweigh the identified harm. The proposal is therefore contrary to Policies 32, 33 and 34 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.
2. The site lies immediately adjacent to Ancient Woodland, an irreplaceable habitat. It has not been demonstrated that the development would avoid direct or indirect harm to this habitat, contrary to Policies 25 and 26 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.

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/25/1881

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

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	02.12.2025
Block plan		NONE	25.11.2025
Elevation plan	Proposed Front	NONE	25.11.2025
Elevation plan	Proposed Rear	NONE	25.11.2025
Elevation plan	Proposed Side	NONE	25.11.2025
Elevation plan	Proposed Side	NONE	25.11.2025
Supporting Docs	BNG Metric - Small Sites	NONE	17.11.2025
Supporting Docs	Crash Map Data	NONE	17.11.2025
Supporting Statement	Planning, Design, Access and Heritage	NONE	17.11.2025
Supporting Docs	Flood Risk Assessment	NONE	17.11.2025
Supporting Docs	Flood Emergency/Evacuation Plan	AEG137_RH13	17.11.2025

		PartridgeGreen_0 7	
Floor plan	Proposed	NONE	17.11.2025
Supporting Docs	Crash Map Report	NONE	17.11.2025
Supporting Docs	Transport Statement	NONE	17.11.2025
Plans	Views Into Courtyard	NONE	17.11.2025

DELEGATED

Authorising Officer sign/initial Guy Everest

Date: 15.09.2026