DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0798
Camping World, Brighton Road, Horsham, West Sussex, RH13 6QA

DESCRIPTION:
Variation of Condition 3 of previously approved application DC/19/2449 (Erection of 3no marquees to create cover for the tent display area) to allow for retention of the marquee for a further 5-year period.

RELEVANT PLANNING HISTORY:

DC/19/2449	Erection of 3no marquees to create cover for the tent display area.	Application Permitted on 30.07.2020

DESCRIPTION OF THE SITE

The application site is located to the south of Brighton Road, outside of any defined built-up area boundary. The site therefore lies within the countryside in policy terms. The site comprises an established business occupied by "Camping World" and is located to the west of the existing garden centre known as "Hilliers".

The estate features a shared central car parking area with a maximum capacity of 250 parking spaces. The site is located approximately 160m east of the built-up area of Horsham, within the countryside. The surrounding area to the west of the site is characterised suburban development, including some housing that sit outside of the built-up area, whereas the area to the east of the site is rural, and sparsely developed. The site is heavily screened to the south and the west, including tall hedging and fences, and evergreen trees.

The variation refers to an outdoor retail display area under a large marquee that serves the indoor area of camping world, approved for a temporary period of three years until August 2025.

DESCRIPTION OF THE APPLICATION

The application seeks to extend the time period that the marquee can be retained for an additional 5 years- through varying the date stipulated in condition 3. Condition 3 currently reads:

Standard Time Condition: The buildings / marquees hereby permitted shall be removed and the land shall be restored to its former condition on or before 30.07.2025, or in accordance with an alternative scheme of work submitted to an approved by the Local Planning Authority.

Reason: The proposed development is not considered satisfactory as a permanent measure in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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 4 - Strategic Policy: Settlement Expansion
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 40 - Sustainable Transport
Policy 41 – Parking

Horsham Blueprint neighbourhood Plan August 2022
POLICY HB9: PROTECTING EXISTING AND ENCOURAGING NEW COMMERCIAL PREMISES AND LAND

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:
None Received

PUBLIC CONSULTATIONS:

Representations:
None received

Parish Comments:
Forest Neighbourhood 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 10 of the Horsham District Planning Framework (HDPF) states that sustainable rural economic development and enterprise will be encouraged in order to generate local employment opportunities and economic, social and environmental benefits for local communities. In the countryside, development which maintains the quality and character of the area, whilst sustaining its varied and productive social and economic activity will be supported in principle. Any development should be appropriate to the countryside location, and must contribute to the diverse and sustainable farming enterprises within the District, or in the case of other countryside-based enterprises and activities, contribute to the wider rural economy and/or promote recreation in, and the enjoyment of, the countryside; and either be contained wherever possible within suitably located buildings which are appropriate for conversion or, in the case of an established rural industrial estate, within the existing boundaries of the estate. Alternatively, development should result in substantial environmental improvement and reduce the impact on the countryside, particularly if there are exceptional circumstances where new or replacement buildings are involved. New building or development in the rural area will be accepted provided that it supports sustainable economic growth towards balanced living and working communities.

Policy 26 of the HDPF states that outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria: support the needs of agriculture or forestry; enable the extraction of minerals or the disposal of waste; provide for quiet informal recreational use; or enable the sustainable development of rural areas. In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located.

The application site comprises an established retail business known as "Camping World" which sells tents and associated camping goods. The marquees that are permitted currently under DC/19/2449 are sought to be retained to protect the outdoor display of tents against weather and the elements, and these would be sited on a permanent basis.

The proposal would result in the permanent structures within the boundary of the established business, which are designed to protect the outdoor tent display from the weather and elements, being retained for another five years. These structures would continue to have a functional relationship with the existing use, and help to sustain the established business. While resulting in the retention additional structures, these would be within the defined boundaries of the existing and established site, and would provide a complimentary function that is not considered to in itself, result in an intensification beyond the existing activity. The proposal is therefore considered acceptable in principle, subject to all other material considerations.

Design and Appearance:

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposal should take into account landscape 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.

DC/19/2449 was granted for a temporary period of five years rather than as a permanent structure to allow for the impact of the proposal to be tested, and to evaluate the resulting effect after the specified duration. This was due to concerns raised in relation to the height of the marquees. No objections have been received in relation to their further retention which acts as a sign that there is no negative impact of the marquees position and size.

The marquees are in situ following the grant of the 2019 consent. Officers note however that the appearance somewhat from the approved plan- the plans illustrated the marquees arranged with three smaller pitched roofs, though in reality the marquee is formed by two pitches. Whilst the marquee has not technically been erected in accordance with the approved plans from the 2019 consent, the overall appearance is not overly dissimilar from what was previously assessed by the Local Planning Authority and result in no greater visual harm than previously presented. In any case, S73 of the TCPA allows for the variation of conditions, including the imposition of additional conditions if the Local Planning Authority consider it necessary. A condition is therefore attached to ensure no further variations are made to the marquee without express consent from the Council. As such, no objection is raised on these grounds.

Amenity Impacts:

Policy 33 of the HDPF states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.

The structures are located within the defined boundary of the established business, which is located at a distance from neighbouring properties, and within an established commercial / retail site that has a definitive edge. Given this context, and the length of time they have already been in place, and in considering the lightweight nature of the structures, including their overall 'impermanence' and attachment to the ground, it is not considered that the proposal to extend the time limit would result in harm to the amenities or sensitivities of neighbouring properties or users of land. The proposal is therefore considered to accord with Policy 33 of the Horsham District Planning Framework (2015).

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive use of the site necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 194 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusions:

The proposed development is considered acceptable in principle and is considered to support the continued viability of the enterprise. An additional 5-year temporary consent is agreed, as the proposal is supported by local and national planning policies, and in particular policies 10, 25, 26, 32 and 33 of the HDPF (2015).

Recommendation: Application Permitted

Conditions:

2 **Time Condition**: The buildings / marquees hereby permitted shall be removed and the land shall be restored to its former condition on or before 25.07.2030, or in accordance with an alternative scheme of work submitted to an approved by the Local Planning Authority.

Reason: The proposed development is not considered satisfactory as a permanent measure in accordance with Policy 33 of the Horsham District Planning Framework (2015).

3 **Regulatory Condition**: The marquees in situ shall not be altered in appearance or extended in any way and shall remain in its present appearance as assessed under this application, unless otherwise agreed to and approved in writing by the Local Planning Authority.

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

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/25/0798

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		CW_004	30.05.2025

DELEGATED

Case Officer sign/initial Kate Turner Date: 22/7/25

Authorising Officer sign/initial RHERMITAGE Date: 25.07.2025