Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0250
Maple Farm, Marches Road, Warnham, West Sussex, RH12 3SL

DESCRIPTION:
Variation of condition 2 of previously approved application reference DC/23/1528 (Temporary siting of a marquee for storage use) regarding extending deadline for removal to 28 February 2026.

RELEVANT PLANNING HISTORY:

DC/23/1528	Temporary siting of a marquee for storage use	Application Permitted on 04.10.2023
DC/22/0086	Retrospective application for the construction of a hardstanding area for the storage of cars and the siting of a container to be used as an office.	Application Permitted on 25.03.2022
DC/21/1878	Prior notification for change of use of an agricultural building to residential (Use Class C3) to form 5no dwellings with associated operational development.	Prior Approval Required and PERMITTED on 08.10.2021
HRA/22/0005	Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 in respect of Prior Approval consent DC/21/1878.	Application Refused on 18.05.2022
DC/22/1177	Erection of a building to be used as an equestrian shelter and for farm machinery (Retrospective).	Application Permitted on 31.08.2022
DC/22/0674	Variation of Condition 3 of previously approved application DC/22/0086 (Retrospective application for the construction of a hardstanding area for the storage of cars and the siting of a container to be used as an office) to allow for changes to the opening hours.	Application Permitted on 27.05.2022
HRA/23/0012	Regulation 77 of the Conservation of Habitats and Species Regulations 2017 in respect of Prior Approval reference DC/21/1878	Application Permitted on 23.02.2024
DISC/23/0089	Approval of details reserved by condition 1 to approved application DC/21/1878.	Application Permitted on 02.05.2023

DESCRIPTION OF THE SITE

The application relates to a parcel of land sited to the west of Maple Farm, Marches Road. The parcel was granted planning permission for hardstanding and a change of use following a retrospective application under DC/23/1528. The surrounding area is wholly rural in character. The site itself comprises the main farmstead to the east, including barns, storage buildings and a sandschool, and adjoins open fields with mature planting
to its boundaries to all sides.

DESCRIPTION OF THE APPLICATION

A temporary permission was granted under DC/23/1528 for the siting of a marquee for storage use. The current Retrospective planning permission is sought for the erection of a marquee. The dimensions of the marquee would remain the same as per the previous application being 12.2 metres width, 25 metres in depth, with an eaves height of 4.15 metres and an overall ridge height of 6.3 metres. The external material would be a light grey PVC

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 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 40 - Sustainable Transport
Policy 41 – Parking

Warnham Neighbourhood Plan
Policy W1: Built-Up Area Boundary
Policy W7: Protection of existing commercial premises or land

Warnham Parish Design Statement

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

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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

Consultations:

Natural England: Standing Advice: -
It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

PUBLIC CONSULTATIONS:

Representations:
No representations received

Parish Comments:
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:

The application is sought for a temporary permission so that the marquee approved under DC/23/1528 can remain in situ until 28 February 2026.

The previous application mentioned above established that a temporary permission would be acceptable in principle when assessed against policy 7 regarding sustainable employment development within the district, policy 10 concerning rural economic development and policy 26 of the HDPF which is concerned with ensuring the undeveloped nature of the countryside will be protected against inappropriate development.

The current application for a marquee on site is retrospective in nature and the siting would not be altered from the previous application. From the officer's site visit it was evident that the marquee was being used for storage alone and the application has included some information regarding the current sitting tenant. The existing tenant would continue to use the marquee for storage which would not result in an increased activity on site. Given the temporary permission can be conditioned to reflect the hours of operation and restricted use of the previous permission it is considered that the operations on site would remain smallscale and would be for a limited time-period.

Given the nature of development as a temporary building in short term use, the proposed development would not be considered to result in an unacceptable impact in light of policy 7, 10 or 26 of the HDPF.

Design and appearance

Policies 25, 32 and 33 of the HDPF promote development that is of a high quality design, which is sympathetic to the character and distinctiveness of the site and surroundings. The landscape character of the area should be protected, conserved and enhanced, with proposals contributing to a sense of place through appropriate scale, massing and appearance.

The proposed development would not alter since the previous application, with the existing marquee proposed to remain under the current application. Given that the site has permission for a commercial business to operate from the site and its wider rural context the presence of a structure on the site would not, as a matter of course, result in any significant harm to the character of the area.

As per the previous permission, the structure which has been erected does though have an inherently temporary appearance with the materials would not reflect what would be expected in a rural location. As per this previous permission, a temporary permission in this instance would be most appropriate given the appearance of the development.

Overall, it is therefore considered that for a temporary period the proposals would not have a detrimental effect on the character of the site or the wider area, in accordance with policies 25, 32 and 33 of the HDPF.

Amenity Impacts:

Policy 33(2) of the HDPF states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.

The wider site has been restricted to private equestrian and agricultural use. The building would sit within the context of other buildings of a commercial and storage nature such that it would not be considered that the proposal would give rise to any unacceptable amenity impacts. Regardless, conditions are attached to ensure that any potential impact is avoided. These include restrictions on hours of operation, lighting and machinery.

It is also considered that any potential changes to traffic movements associated with the proposals would not be so significant as to result in any significant harm to neighbouring amenity above that that could already exist. As such, it is considered that, the proposals would not result in significant harm to residential amenity which would warrant refusal of this application, subject to appropriate conditions. Overall, it is considered that the proposals would be in accordance with Policy 33(2) of the HDPF.

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.

The proposal falls within the Sussex North Water Supply Zone and would result in a greater level of water abstraction than the site presently generates. Natural England therefore require that the proposal demonstrates water neutrality or that it should be delayed awaiting an area-wide water neutrality strategy.

The proposed use would be limited to storage alone and of a temporary nature of less than one year until the end of the current tenancy. During the officer site visit it was evident the site was used for internal storage only, with no on site staff presence or area within the building included that would be capable of using water. Therefore, the water usage of the use as existing is nil. Conditions are applied to ensure that this remains to be the case in perpetuity unless otherwise agreed to in writing. With the above in mind, the use of the site is considered water neutral. If a permanent permission were applied for, this approach would require revisiting.

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.

There would be no increase in footprint over the existing marquee and the proposal would be considered to be exempt from BNG requirements.

Conclusions:

In conclusion, the development is considered acceptable in principle and the proposal is not considered to result in harm to the character and appearance of the site, the wider countryside area or the amenities of neighbouring properties and users of land. In addition, the proposal would not result in an increase water demand from the Pulborough borehole. As such, the proposal is considered to accord with all relevant local and national planning policies. The application is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **Regulatorty Condition**: The temporary building hereby permitted shall be removed from the site and the land shall be restored to grass before 28 February 2026.

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**: 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).

4 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and/or re-enacting that Order), the development hereby permitted shall comprise the storage of building materials within Class B8, as defined in the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. The development shall not be used for any other purpose whatsoever, including any other purpose(s) within Class B8, without express planning consent from the Local Planning Authority first being obtained.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case due to the countryside location of the site and in accordance with Policies 26 and 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The premises hereby permitted shall not be open for trade or business except between the hours of 09.00 - 17.00 Monday – Friday.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition:** No activities or processes involving power tools or other powered tools or equipment shall take place at anytime from anywhere within the site.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the

Horsham District Planning Framework (2015).

7 **Regulatory Condition:** No part of the building or the site shall be fitted with mains water supply without the prior written consent of the Local Planning Authority.

Reason: To ensure the development is water neutral 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), Paragraphs 193 and 194 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

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/25/0250

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Cover Letter	NONE	19.02.2025

DELEGATED

Case Officer sign/initial Hannah Darley Date: 16th April 2025

Authorising Officer sign/initial RHERMITAGE Date: 07.05.2025