



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0142

Maple Farm, Marches Road, Warnham, West Sussex, RH12 3SL

DESCRIPTION:

Erection of a building for light industrial and storage use.

RELEVANT PLANNING HISTORY:

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
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/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/23/1528	Temporary siting of a marquee for storage use	Application Permitted on 04.10.2023
DC/24/0433	Erection of a barn for light industrial and storage use on land at Maple Farm, RH12 3SL.	Application Refused on 06.06.2024
DC/25/0250	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.	Application Permitted on 07.05.2025

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

The current application seeks planning permission for the erection of a building for light industrial and storage use in the siting of a marquee which was granted permission under DC/23/1528 initially and had the deadline extended to 28th February 2026 under DC/25/0250. The siting of the barn would be on the existing hardstanding and in the same location as the temporary marquee currently on site. The Planning statement indicates that the approximate dimensions of the building would be 15 meters in width by 30 meters in depth and would be for light industrial and storage uses.

The submitted plans appear to be 25 metres in depth and 12.1 metres in width. The eaves height of the building would be 4.15 metres and the maximum ridge height would be 6.3 metres.

Access to the site would be via the existing access, with no alterations to the access or proposed parking.

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:

WSCC Highways officer: No objection

The LHA has been consulted on the above application with regards to any highway safety or capacity matters. The application is a re-submission of the previously refused application DC/24/0433. The LHA understand that there was no previous highway reason for refusal.

The application is for a permanent barn structure to replace the temporary large marquee that has been on the site for some years. There are no alterations to access and parking, parking and turning will take place on the site away from the highway.

The access to Maple Farm is an established historical access, whilst it doesn't comply to the most recent access standards in terms of visibility requirements, it is established, there is no record of the access causing a highway safety issue, and whilst visibility is limited for drivers leaving the farm in both

directions, forward visibility of the access on the outside of the bend for vehicles traveling along Marches Road in both directions is approximately 80-90m. Given the application would not be intensifying trips via this access from Marches Road the LHA would not require any works to the access; however, should further development be proposed the LHA may require access and visibility improvements should there be any future intensification of significance.

Environmental Health: No objections. [Summary]

Due to location and nature of area this Department have no objections to this application.

Natural England: Standing advice

Ecology officer: [Secondary comment] No objection subject to conditions

A Protected Species Walkover Survey (AEWC Ltd., March 2026) and Protected Species Walkover Survey (AEWC Ltd., March 2024), was submitted and reviewed by Place Services. They note that the marquee and the surrounding trees have negligible bat roost potential.

We support the Precautionary Method Statement for mobile protected and Priority species (including Hedgehog, which is a Priority and threatened species) in Section 6.2 of the Protected Species Walkover Survey (AEWC Ltd., March 2026). This should be secured by a condition of any consent and implemented in full.

PUBLIC CONSULTATIONS:

Representations:

No letters of representation have been received at the time of drafting the report.

Parish Comments:

Parish Council: The Parish Council have no further comments or recommendations relating to this planning application and therefore recommend that HDC Planning make the final decision.

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 a close reflection of a previous application for a light industrial and B8 storage building (DC/24/0433) which was refused on 6 June 2024 for an inability to demonstrate Water Neutrality:-

“Insufficient information has been provided to demonstrate with a sufficient degree of certainty that the development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2021), thus the Local Planning Authority is unable 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).”

The refusal was appealed under APP/Z3825/W/24/3347313 and was dismissed for an inability to demonstrate Water Neutrality. The Officer's report and Inspector's decision notice raised no concerns relating to design, use, location, impact on amenity, highway considerations and the principle of development.

The previous Officer's assessment and the Inspector's assessment of the principle of the application, design, amenity and highway considerations under APP/Z3825/W/24/3347313 remains relevant. The only material change of circumstance between the current application and that submitted under DC/24/0433 relates to the withdrawal of the Natural England 2021 position statement.

It was considered by the Inspector that the addition of a light industrial use within this location would increase the level activity within the countryside over the current storage use, however, the flexible light industrial and storage building use would result in a level of activity that would not be unacceptable in this regard. The proposal would create a permanent commercial unit which is distinct from the temporary marquee on site approved under DC/23/1528. As such, an assessment has already been made under policy 7, 10 and 26 of the HDPF.

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 Preliminary site walkover survey submitted by AEWC (dated on the 28th February 2024) is out of time such that Place services initially objected to the application on this basis. Since this time, the applicant has submitted updated information which demonstrates that the marquee on site and the surrounding trees would have negligible potential for bat roosts. Place services were reconsulted and have no objections to the development. Overall, there are no objections to the development in light of policy 31 of the HDPF.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However,

given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Biodiversity Net Gain (BNG):

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

The applicant has outlined the building would be located on an existing area of hardstanding such that the increase in built form would be less than 25sqm. The application form outlines that the applicant claims a 'de minimus' exemption.

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-Occupation Condition:** Prior to the first use of the building hereby permitted taking place, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the Local Planning Authority 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).

- 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 of Class B8 and Class E(g) iii Light Industrial uses 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, 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:** 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).

- 6 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Protected Species Walkover Survey (AEWC Ltd., March 2026), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the Local Planning Authority 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).

- 7 **Regulatory Condition:** The premises shall not be open for trade or business (including deliveries) except between the hours of:
- o 0700-1800 Monday-Friday
 - o 1000-1700 Saturday

The premises shall not operate at any time on Sunday or public / bank holidays.

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

- 8 **Regulatory Condition:** No externally located plant or equipment shall be installed or operated without the prior written approval of the Local Planning Authority by way of formal application.

Reason: To safeguard the amenities of the neighbouring properties / uses 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/26/0142

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Site plan	Existing	NONE	28.01.2026
Supporting Statement	Planning	NONE	28.01.2026
Elevation & Floor plan	Proposed	1225-01 REV A	28.01.2026
Site plan	Proposed	NONE	28.01.2026
Location plan		NONE	28.01.2026
Elevation & Floor plan	Existing	NONE	28.01.2026
Elevation & Floor plan	Existing	NONE	28.01.2026
Supporting Docs	Protected Species Walkover Survey	AECW	13.03.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 10th April 2026

Authorising Officer sign/initial RHERMITAGE Date: 14.04.2026