Horsham District Council

Jules Hanbury-Aggs
Little Thakeham Farm
Storrington Road
Thakeham
West Sussex

Our ref: DC/24/0336
Your ref:
Contact: 01403 215 166
Email: Tamara.dale@horsham.gov.uk
Date: 22 April 2024

Dear Sir / Madam

Permitted Development rights for temporary campsites open from 25th April 2024 to 22nd August 2024 for up to 60 days (for no more than 42 consecutive days)

Little Thakeham Farm, Storrington Road, Thakeham, West Sussex

I refer to your notification received in this office on 27 February 2024.

Class BC of Part 4 Schedule 2 of the Town and Country General Permitted Development (England) Order 2015, as amended relates to permitted development rights consisting of –

(a) the use of land as a recreational campsite for not more than 60 days in total in any calendar year; and

(b) the provision on such land of-

(i) not more than 50 pitches

(ii) any moveable structure reasonably necessary for the purposes of the permitted use.

BC.2.(a) specifies that development is permitted by Class BC subject to the developer making on-site provision for users of the campsite of toilet and waste disposal facilities.

BC.2.(b) requires the developer to notify the local planning authority in writing before commencement of development in each calendar year. This notification must be accompanied by a copy of the site plan (which must include particulars of toilet and waste disposal facilities) and the dates on which the site will be in use.

The application site is located outside of a designated Flood Zone and there is no planning history suggesting that the land is subject to a condition restricting permitted development rights.

The Applicant has submitted a Location Plan which outlines the site and indicates the area where the waste bins and w.c's will be located.

The Notification outlines that it is proposed to use the site for up to 60 days (for no more than 42 consecutive days) between 25.04.2024 and 22.08.2024. No specific dates have been provided across this period, where this spans a total of 119 days. The specific dates that the site would be used for recreational camping are therefore unknown, with the information provided indicating that the site would be used for a period in excess of 60 days.

Other Matters

Article 3(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended states that:

"Subject to the provisions of this Order and regulations 73 to 76 of the Conservation of Habitats and Species Regulations 2010 (general development orders), planning permission is hereby granted for the classes of development described as permitted development in Schedule 2."

Section 75 of the Conservation of Habitats and Species Regulations 2017 states that "it is a condition of any planning permission granted by a general development order made on or after 30th November 2017, that development which -

(a) Is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and

(b) Is not directly connected with or necessary to the management of the site, must not be begun until the developer has received written notification of the approval of the local planning authority under regulation 77 (approval of local planning authority)."

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.

In order to benefit from permitted development rights under Class BC of Part 4 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, it is a condition of any permission granted by the Order that the development must not be begun until written notification of the approval of the Local Planning Authority under regulation 77 of The Conservation of Habitats and Species Regulations 2017 has been received. Any subsequent notification should be accompanied by relevant information to address this matter.

Conclusion

The Notification has not been accompanied by the specific dates within the calendar year that the proposed recreational campsite would operate. Information has been provided to confirm the dates, however based upon the available information the recreational campsite would operate in excess of the permitted 60 days. As such, the temporary use of the site for the described purpose would not therefore represent permitted development.

I trust this information is of assistance to you. Should you however require any further information or clarification please do not hesitate to contact the Case Officer as detailed above.

Yours faithfully



Emma Parkes
Head of Development and Building Control