Ms Bridgman
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If calling please ask for:	Bethan Tinning
Date:	26 June 2024

Dear Ms Bridgman

Permitted Development rights for temporary campsite open for 60 non consecutive days from 1/7/24 to 31/08/24

Pondfield Farm, Nowhurst Lane, Broadbridge Heath, Horsham, West Sussex, RH12 3PJ

I refer to your notification received on 2nd May 2024 concerning the above site.

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.

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. Similarly the site is not within an area where the above rights are restricted.

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, with the submitted Location Plan outlining the site the area where the waste bins and W.C's will be located.

BC.2.(b) requires the developer to notify the local planning authority in writing before commencement of development in each calendar year, and this notification must set out the dates on which the site will be in use.

The submitted details outline that it is proposed to use the site for up to 60 days between 01.07.2024 and 31.08.2024. While no specific dates have been provided across this period the details confirm the use would be for 60 non-consecutive days and it is therefore understood that there would be a break in the use, of at least 1 day, to ensure the campsite does not exceed the maximum permitted duration. Subject to this being the case the Local Planning Authority has no objections to the notification.

It is advised that 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.

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 75 to 78 of the Conservation of Habitats and Species Regulations 2017 (general development orders), planning permission is hereby granted for the classes of development described as permitted development in Schedule 2".

Regulation 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)."

Regulation 77 specifies that an application to the local planning authority as mentioned in regulation 75 must:

(a) give details of the development which is intended to be carried out; and

(b) be accompanied by –
- *(i) a copy of any relevant notification by the appropriate nature conservation body under regulation 76, and*
- *(ii) any fee required to be paid*

Regulation 77(7) of The Conservation of Habitats and Species Regulations 2017 states that "in light of the conclusion of the assessment the local planning authority may approve the development only after having ascertained that it will not adversely affect the integrity of the site".

The requirements of regulations 75 to 78 of The Conservation of Habitats and Species Regulations 2017 apply to the proposed use. In accordance with these regulations (as specified above), an application must be made to the Local Planning Authority to determine whether the development will not adversely affect the integrity of the Arun Valley protected sites. As outlined within regulation 75, the development as specified within this notification must not begin until written notification of the approval of the Local Planning Authority under regulation 77 has been received. Further information on the Regulation 77 application, including submission details. can be found at:

https://www.horsham.gov.uk/planning/water-neutrality-in-horsham-district/regulation-77-conservationof-habitats-and-species-regulations.

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 sincerely



Emma Parkes
Head of Development and Building Control