Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0513
Pondfield Farm, Nowhurst Lane, Broadbridge Heath, Horsham, West Sussex, RH12 3PJ

DESCRIPTION:
Permitted Development rights for temporary campsite open for 60 non consecutive days from 01/07/2025 to 31/08/2025.

RELEVANT PLANNING HISTORY:

DC/23/1645	Permitted Development for a Wedding, temp tents for 4 days from 11 Aug 2023.	Withdrawn Application on 20.09.2023.
DC/23/1665	Application to confirm the continuous use of the cabin as a holiday home for a period in excess of ten years (Lawful Development Certificate - Existing)	Application Refused on 17.11.2023.
DC/23/2157	Application to confirm the continuous use of a short term holiday let for a period in excess of 4 years (Lawful Development Certificate - Existing)	Application Permitted on 10.06.2024.
DC/24/0714	Permitted Development rights for temporary campsite open for 60 non consecutive days from 1/7/24 to 31/08/24	COMMENTS on Consultation on 26.06.2024

Consultation:

WSCC Fire: Comment

From the details provided for the temporary campsite, there does not appear to be a suitable access for a fire appliance to attend the site in the event of an emergency or fire situation and may not be capable of attending a fire incident. If an access road or track is to be considered, it will need to be capable of supporting 18-Tonne axial weight of a fire appliance, 3.1 metres wide through any gateway or narrowing, 3.7m between road edge or curbs and a suitable turning facility to enable a fire appliance to turn and make their exit.

ASSESSMENT

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 submitted Location Plan outlines the site and indicates the area where the waste bins and W.C's will be located.

The submitted details outline that it is proposed to use the site for a total of 60 non-consecutive days between 01.07.2025 and 31.08.2025. While no specific days have been provided across this period, the details confirm that 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 tis being the case, the Local Planning Authority has no objections to the notification.

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.

Recommendation: COMMENT on Consultation

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 28.05.2025

Authorising Officer sign/initial RHERMITAGE Date: 30.05.2025