Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0297
Manor Buildings, Park Lane, Ashington, Pulborough, West Sussex, RH20 3AW

DESCRIPTION:

Notice of intention to open a campsite for 60 days under permitted development rights

RELEVANT PLANNING HISTORY:

DC/24/0461	Permitted Development rights for temporary campsites open for 60 days from 7th June 2024 to 28th September 2024.	07.05.2024 - NO OBJECTION

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.

This application is a resubmission of a previous Prior Approval reference DC/24/0461 for similar proposal relating to the permitted development rights for temporary campsites open for 60 days from 7th June 2024 to 28th September 2024.

A previously noted 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.

Similar as before, the Notification has been accompanied by a list of dates which the campsite would be open for tent camping and camper vans. This would be as follows:

12no. pitches for tent camping on the following dates:

- May 02/03/04 – May 09/10 – May 16/17 – May 30/31

- June 06/07 - June 13/14 - June 20/21 – June 27/28
- July 09-13 (5 nights) - July 16-30 (15 nights)
- August 09-13 (5 nights) - August 20-31 (12 nights)
- September 12/13 - September 19/20 - September 26/27

Total Number of Days: 60 days

3no. pitches for camper vans on the following dates:

- May 30/31
- June 06/07 - June 13/14 - June 20/21 - June – 27/28
- July 11/12 - July 18/19 - July 25/26
- August 09 – August 22/23/24 - August 29/30
- September 12/13 - September 19/20 - September 26/27

Total Number of Days: 28 days (taking place over the same period as tent camping)

Same as before, a Plan has been submitted showing the location of the Compost Toilets and the Waste Disposal and Recycling facilities.

Therefore, it is considered that sufficient information has been provided in accordance with Class BC and there is no objection raised 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. The Applicant is advised to contact Natural England to confirm whether the temporary use would have a likely significant effect

Recommendation: NO OBJECTION to Notification

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 28.03.2025

Authorising Officer sign/initial Tamara Dale Date: 15.04.2025