Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0715
Sands Farm, Northlands Road, Warnham, Horsham, West Sussex, RH12 3SQ

DESCRIPTION:

Permitted Development rights for temporary campsite open for 60 non consecutive days between 12/07/2024 - 08/09/2024.

RELEVANT PLANNING HISTORY:

DC/22/2310	The proposal is to install electronic communications apparatus/development ancillary to radio equipment housing on behalf of Cornerstone	NO OBJECTION to Notification on 13.01.2023

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 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 12.07.2024 and 08.09.2024. There is a total of **58 days** between these dates.

There is sufficient information provided in accordance with Class BC and no objection is 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

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.

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 25.06.2024

Authorising Officer sign/initial Tamara Dale Date: 01.07.2024