

Paul Hayward

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Our ref:

PS/24/02287/NTFN

Your ref:

31st October 2024

Dear Sir or Madam

Proposal: 60 day Permitted Development Rights Regulations for provision of weekend camping facilities to include 16 tents and a free-standing removable compost toilet.

Location: Land North Of Manor Copse Farm Oak Lane Shillinglee Plaistow Godalming West Sussex

Summary

Chichester District Council do not consider that the proposed development would be permitted development and would be in breach of the Conservation of Habitats and Species Regulations 2017 (general development orders). Therefore Planning Permission would be required for the proposals.

Comments

Thank you for the opportunity to comment on the application.

Schedule 2, Part 4, Class BC of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allows for "temporary campsites on land for not more than 60 days in any calendar year. " However this must also be considered in conjunction the Habitats and Species Regulations whereby: "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."

The application site is situated within Sussex North Water Resource Zone. Due to the impacts of water consumption within the Sussex North Water Supply Zone on the Arun Valley site, development proposals within this area that would lead to a material increase

in water demand will need to demonstrate 'water neutrality'. This means that there would need to be no increase in water consumption, demonstrated by a combination of water efficiency, water recycling and offsetting measures. Following guidance from Natural England relating to the requirement for water neutrality, a water budget, showing the baseline and proposed water consumption and mitigation measures proposed must be submitted as part of any future application.

Furthermore, the proposed site is within 6.5km of The Ebernoe Common a Special Area of Conservation for bats. A preliminary bat survey would need to be undertaken to assess the impact this development may have on any SAC species potentially using the site. In such instances, appropriate assessments need to be carried out, to assess the impact of the proposed development in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended). Natural England must then be consulted on any such Appropriate Assessment.

In addition, the LPA has evidence to suggest that the recreational camping has been commenced on the site earlier this year. BC.2.b states that the developer must notify the local planning authority in writing before commencement of development. If the use has commenced prior to the notification then it is not Permitted Development and planning permission must be sought.

For the reasons given above the local planning authority considers the proposal would not satisfy the requirements of Article 3(1) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and would not constitute permitted development. In the event that the use were to be permitted development a Regulation 77 application would be required regarding the impact on protected sites and species, in the absence of this the development would be in breach of the Conservation of Habitats and Species Regulations 2017.

A formal consultation exercise has not been undertaken by the local planning authority at this stage, and third party comments have not been sought.

Yours faithfully

Sascha Haigh
Planning Officer (DOC's and Pre-Apps)