
PRE-APPLICATION ADVICE NOTE

Reference: 24/03016/PAYPHH

Address: Horcott Hill, Fairford, Glos. Nearest postcode is GL7 4RB. W3W

Date: 11.11.24



SITE DESCRIPTION & PROPOSAL

This enquiry seeks to establish if planning permission is required for the temporary change of use of land: Establishment of a temporary campsite with pitches for up to 144 tented structures and 38 caravans. Suitable facility would be provided for emptying caravan toilet cassettes together with toilet blocks, shower blocks and supply of potable water. The campsite will be used by construction contractor staff who will be working at the RIAT Airshow 2025.

IS PLANNING PERMISSION REQUIRED?

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The establishment of a temporary campsite does not fall within the guidelines set out under Schedule 2 Part 4 Class BC of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The above schedule allows for the temporary use of land as a recreational campsite for up to 60 days per calendar year and the provision on such land of no more than 50 pitches and any moveable structure reasonably necessary for the campsite use. The right will be subject to limitations and conditions to manage impacts and protect local amenity. The developer is required to make on-site provision for users of the campsite for moveable toilet and waste disposal facilities.

You will require planning permission as temporary recreational campsites operating under the 60-day rules are subject to a 50-pitch limit. Pitches must be for tents or motorhomes/campervans only (caravans are subject to different rules).

Caravans may only be sited without planning permission if an exception in Schedule 1 of the Caravan Site and Control of Development Act 1960 applies. In all other cases, using land for caravans or motorhomes needs planning permission. Based on the information submitted, it is not considered that the proposed use would meet any of the exemptions listed, and planning permission would be required.

CONCLUSION

On the basis of the information provided, the proposed works would require the benefit of planning permission. A planning application for the temporary campsite could be submitted as a Full Planning Application. It is recommended that you apply via the Planning Portal

(<https://www.planningportal.co.uk/planning/planning-applications>). It is important to ensure that any application is accompanied by all the relevant information to enable us to progress the application as quickly as possible and a list of the information requirements can be found below, in addition to an application form for householder planning permission and the requisite fee.

Please see the Council's Validation Checklists for additional information:
<https://www.cotswold.gov.uk/planning-and-building/planning-permission/make-a-planning-application/planning-application-supporting-information/>

Please Note

Any advice given by Council officers, whether verbal or in writing, for pre-application enquiries does not indicate any formal decision by the Council as local planning authority. Any views or opinions expressed are given in good faith, and to the best ability, without prejudice to the formal consideration of any planning application following statutory public consultation, the issues raised and evaluation of all available information.

You should, therefore, be aware that officers cannot give guarantees about the final formal decision that will be made on your planning or related applications. However, this advice note will be considered by the Council as a material consideration in the determination of the future planning related application(s), subject to the proviso that circumstances and information may change or come to light that could alter that position.

It should be noted that the weight given to pre-application advice notes will decline over time.
