

8th April 2020

Dear Applicant,

Re: Proposed caravans/caravan sites and the Planning Fee Regulations 2015

Wychavon and Malvern Hills District Councils aligned their Planning Services on 1st October 2018. The two Councils have been reviewing their processes and procedures so that the same approach is taken on all issues. As a result, it has been agreed following legal advice that the interpretation for proposed caravan(s) sites will be considered as operational development.

The term "building" in section 336(1) of the 1990 Act has a wide definition which includes "any structure or erection". When considering whether structures or erections are buildings the Local Planning Authority has to consider their size, permanence and physical attachment to the ground. The sheer size, weight and bulk of a structure are good indicators to determine whether something is a building.

A caravan can be considered to be a building when the associated structures suggest a permanent presence. Therefore, Wychavon District Council and Malvern Hills District Council will be assessing planning applications that propose caravan sites /caravans as operational development for the purposes of the Planning Fee Regulations 2015 as of **1 June 2020**.

Kind Regards,

Holly Jones
Director of Planning and Infrastructure