



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1129

Kingsland, School Lane, Shipley, Horsham, West Sussex, RH13 8PL

DESCRIPTION:

Temporary campsite from 1st to 31st August 2026

RELEVANT PLANNING HISTORY:

None relevant to this application.

Consultation

WSCC Fire and Rescue: Comments:

The nearest fire hydrant to the site is 160m away from the site. There is no access route for a fire appliance to reach the site and as such and would attend from the main road or parking area to attend any fire incidents that may occur in these areas.

A fire appliance will not drive across grassland or any surface not capable of supporting 18-Tonne axial weight of the fire appliance. The camping site is just within 90m distance from the fire appliance location; the camping plots should be suitably separated to ensure any fire that occurs does not spread to other tents. This information should be included in the fire risk assessment for the site, and suitable control measures put in place.

PLANNING ASSESSMENT:

Class BC of Part 4 within Schedule 2 of the Town and Country General Permitted Development (England) Order 2015, as amended, ('the GPDO') 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 email notification states that the proposal seeks prior approval for the temporary campsite to be opened between 1st until 31st August 2026 which would not exceed 60 days in total. The notification is also accompanied by a Location Plan outlines the temporary camp sites and indicates the area where the WCs and waste bins will be located.

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.

However, it is necessary to consider whether the proposed temporary campsites would be located on a site of a listed building. Having discussed the matter with the Council's Design and Conservation Officer, it is not clear whether the proposed camp site location would be within the curtilage of the Listed Building. A Note to Applicant is attached to advise that the Applicant be certain that the campsite is not located within the site of the Listed Building.

Fire and Rescue Authority

The WSCC Fire and Rescue Authority have commented that the camping site is just within 90m distance from the fire appliance location; the camping plots should be suitably separated to ensure any fire that occurs does not spread to other tents. This information should be included in the fire risk assessment for the site, and suitable control measures put in place.

Other Matters

Water Neutrality

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and policy N6 of the NPPF.

Recommendation: Comment

NOTE TO APPLICANT

The Applicant is advised of BC.1(e) of Class BC of Part 4, Schedule 2 of the Town and Country Planning (General Permitted Development (England) Order 2015, as amended which states that development is not permitted by Class BC if the temporary campsite is on a site of a Listed Building. The Applicant is advised to be certain that the land subject of the temporary campsite is located outside of the curtilage of the Grade II* Listed Building known as Kings Mill.

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 Halima Chowdhury Date: 13.08.2026

Authorising Officer sign/initial Tamara Dale Date: 26.08.2026