

From: assistant clerk <assistant.clerk@rudgwick-pc.gov.uk>
Sent: 12 March 2026 08:46:16 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Cc: "Anna Clayton" <clerk@rudgwick-pc.gov.uk>; "assistant clerk" <assistant.clerk@rudgwick-pc.gov.uk>
Subject: DC/26/0378 Sussex Topiary
Categories: Consultations

Good morning

Please find Rudgwick Parish Councils observations below;

Applications for consideration at Rudgwick Parish Council Meeting 9 th March 2026	
Application No: DC/26/0378 24.2.2026	Response/Comments Rudgwick Parish Council (RPC) objects to this notification, as it has to the notifications in the previous 4 years (and as has HDC), and asks that the following reasons and material considerations be taken into account by the LPA: • The site has a significant planning history and the same reasons for objection in the past remain current - disturbance of residents and the peaceful countryside setting on a narrow lane, particularly from the noise, drainage/sewage issues/run off from the site, traffic and VRU safety. • An application for a permanent campsite on the site has been refused by HDC and dismissed by a Planning Inspector at appeal DC/21/2102. The reasons that the Inspector gave for dismissing the appeal included those mentioned in the previous bullet point • Caravan pitches are advertised widely by the applicants but RPC understands that the site does not have a licence to allow caravans. It is RPC's understanding that this is required under Class BC. • Are 60 days spread over a such a wide period from April - September acceptable
Applicant: Sussex Topiary Naldretts Lane Rudgwick	
Reason for Application: Notice of intention to open a campsite for 60 days under permitted development rights.	
Official Response Date: Determination 20.4.2026	

	under the regulations for seasonal campsites? It was the understanding of RPC that the 60 days allowance was introduced to cover the school summer holidays period, and so should be a period of 60 days running from June/July to September. It would be helpful to have clarification on this matter. • Seasonal campsites need to provide facilities, but they should be removed at end of season and the countryside restored as it was. Does this happen at Sussex Topiary, or are they using permanent facilities? It is our understanding that national permitted development rights do not allow permanent works to support temporary uses. Planning Inspectors have supported the position of a number of Authorities at appeals, reinforcing that temporary camping uses do not require permanent infrastructure (source: New Forest National Park). • Have the permanent facilities buildings in use at this site been granted planning approval? In the light of the above mentioned RPC request that this notification is refused. If the camp site is used it should be monitored by LPA to check: • Usage by caravans and whether a licence is required • Days of usage comply with those applied for • Any facilities/infrastructure used by seasonal campsite are removed and the countryside restored
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With kind regards

Sarah

Sarah Hall

Assistant Clerk to Rudgwick Parish Council

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Clerk &/or Assistant Clerk are contactable Mon-Fri normal office hours
In the event of an emergency please call 07927 702321 or 07547 114166
Parish office open to the public Mon, Thur & Fri 10.00am-1.00pm