



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0377

Warminghurst Farm , Manor Buildings, Park Lane, Ashington, Pulborough, West Sussex, RH20 3AW

DESCRIPTION:

Notice of intention to open a campsite for 60 days under permitted development rights

RELEVANT PLANNING HISTORY:

DC/25/0297

Notice of intention to open a campsite for 60 days
under permitted development rights

NO OBJECTION to
Notification on 15.04.2025

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.

The application site is located outside of a designated Flood Zone and the use of the site as a temporary camp site in accordance with the above does not require any prior approval from the Local Planning Authority.

There is no planning history suggesting that the land is subject to a condition restricting permitted development rights. This application is a resubmission of a previous Prior Approval reference DC/25/0297 for similar proposal relating to the permitted development rights for temporary campsites open for 60 days.

The following assessment is therefore based solely on whether the use would accord with the relevant permitted development criteria.

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.

As before, the Notification has been accompanied by a list of dates which the campsite would be open for tent camping and camper vans. This would be as follows:

12no. pitches for tent camping on the following dates:

May 15 +16 May 22 - 25 (4 nights) May 29 +30 = total 8 nights
June 05+06 June19+20 June 26+27 = total 6 nights
July 02-05 (4 nights) July 09 -12 (4 nights) July 16 - 19 (4 nights)
July 22 - 26 (5 nights) = total 17 nights
August 12 -16 (5 nights) August 19 - 23 (5 nights) August 25 - 30 (6 nights)
= total 16 nights
September 04+05+6 Sept 10-13 (4 nights) Sept 18+19+20 Sept 25+26+27
= total 13 nights

Total Number of Days: 60 days

3 no. campervan pitches (no hook-ups, hardstanding or twin axle vehicles) – taking place at same period as Tent camping.

May 15 + 16 May 29 + 30 = total 4 nights
June 19 +20 June 26 = 27 = total 4 nights
July 03 + 04 July 10 + 11 July 17 + 18 July 24 + 25 = total 8 nights
August 14 + 15 August 21 + 22 August 28 + 29 = total 6 nights
September 04 + 06 Sept 11 + 12 Sept 18 +19 = total 6 nights

Total campervan nights = 28

As before, a Plan has been submitted showing the location of the Toilets and the Waste Disposal and Recycling facilities. It is considered that sufficient information has been provided to accord with the requirements of Class BC and there is no objection raised to the notification.

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 paragraph 193 of the NPPF.

Conclusions

The use does not require the approval of the LPA. The submitted details are sufficient to indicate use as a campsite in the manner outlined would accord with the GPDO. It is therefore recommended that no objection be raised to the notification.

Recommendation: NO OBJECTION to Notification

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 09.04.2026

Authorising Officer sign/initial Guy Everest Date: 16.04.2026