



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0484

Peacocks Farm, Crays Lane, Goose Green, Pulborough, West Sussex, RH20 2LR

DESCRIPTION:

Notification of the 2026 camping season.

RELEVANT PLANNING HISTORY:

DC/17/1442	Retrospective change of use application to confirm use of the The Lodge as a separate independent dwelling	Refused on 22.08.2017
DC/18/1659	Use of "The Lodge" as holiday accommodation (Certificate of Lawful Development - Existing)	Permitted on 04.03.2019
DC/21/2297	Erection of a general purpose agricultural building and creation of hardstanding.	Permitted on 16.02.2022
DC/25/0851	Pop up campsite from 1st June to 31st October	NO OBJECTION to Notification on 15.07.2025

ASSESSMENT

Class BC of Part 4 Schedule 2 of the Town and Country General Permitted Development (England) Order 2015, as amended 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 explains that the renewal certificate has been issued for the 2026 camping season. The certificate confirms that the above site is authorised for use exclusively by members of Wild Trails Camping Club and is limited to a maximum of 5 units and 10 tents at any one time.

Upon emailing the agent for further information, it is confirmed that the operational dates for the 2026 camping season will operate strictly on Monday and Friday nights from March 2026 till September 2026.

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.

According to the email notification site would be open on Friday and Saturday nights from 06th March 2026 until 26th September 2026:

Total Number of Days: 60 days

Upon request the agent has provided a Location Plan showing the position of the Toilets and Shower, the Waste Disposal facilities and recycling bins. It is considered that sufficient information has been provided in accordance with Class BC and there is no objection raised to the notification.

Fire and Rescue Authority

Unfortunately, at the time when Fire and Rescue Authority were consulted there was little or no details of the camp site, its location, access for a fire appliance or any fire safety arrangements for the site in order for comments to be made. However, the applicant is reminded that the development would need to adhere to the requirements as previously set out by the Fire and Rescue Authority in application reference DC/25/0851.

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: 27.04.2026

Authorising Officer sign/initial RHERMITAGE Date: 27.04.2026