



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0499

Pondfield Farm, Nowhurst Lane, Broadbridge Heath, Horsham, West Sussex, RH12 3PJ

DESCRIPTION:

Notification of temporary camp site 03/07/2026 - 31/08/2026 a total of 60 non-consecutive days

RELEVANT PLANNING HISTORY:

DC/23/1645	Permitted Development for a Wedding, temp tents for 4 days from 11 Aug 2023.	Withdrawn Application on 20.09.2023
DC/23/1665	Application to confirm the continuous use of the cabin as a holiday home for a period in excess of ten years (Lawful Development Certificate - Existing)	Application Refused on 17.11.2023
DC/23/2157	Application to confirm the continuous use of a short term holiday let for a period in excess of 4 years (Lawful Development Certificate - Existing)	Application Permitted on 10.06.2024
DC/24/0714	Permitted Development rights for temporary campsite open for 60 non consecutive days from 1/7/24 to 31/08/24	COMMENTS on Consultation on 26.06.2024
DC/25/0513	Permitted Development rights for temporary campsite open for 60 non consecutive days from 01/07/2025 to 31/08/2025	COMMENTS on Consultation on 30.05.2025

CONSULTATION

WSCC Fire: Comment: -

The nearest fire hydrant to the site is 650m away. However, providing a fire appliance can gain access to the camping site location, and the camping plots are within 90m of the location of the fire appliance, the fire crew will be capable of reaching the plots to extinguish any fires incident and prevent any fire spread. A fire appliance will not drive across grassland or any area not capable of supporting 18-Tonne axial weight of the fire appliance, also looking at our mapping for this area the access track looks to be less than 3.1 metres wide, the minimum width a fire appliance required to gain access.

If all camping plots are within 90m of the fire appliance location, no vehicle access to the camp site would be required. The fire appliance carries 1,800 to 2,000 litres of water that will last 15 to 20 minutes when attending a fire, so should be sufficient to extinguish a tent fire if it has not spread to neighbouring tents.

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.

There is no planning history suggesting that the land is subject to a condition restricting permitted development rights.

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. 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.

The notification follows a previous submission for a similar use during 2025. The submitted Location Plan outlines the site and indicates the area where the WCs and waste bins will be located.

As before, the submitted details outline that it is proposed to use the site for a total of 60 non-consecutive days between 03.07.2026 and 31.08.2026. While no specific days have been provided across this period, the details confirm that the use would not exceed more than 42 days consecutive bookings without a camping license. Subject to this being the case, the Local Planning Authority has no objections 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.

Conclusion

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 Guy Everest Date: 06.05.2026