

JHB Planning

**Sussex Topiary,
Naldretts Lane,
Rudgwick,
West Sussex,
RH12 3BU**

**Prior Notification for use of land as a recreational campsite for
no more than 60 days in any calendar year.**

Notification Statement

17th February 2026

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Introduction

This notification is made for the use of land as a recreational campsite for no more than 60 days in any calendar year at Sussex Topiary, Naldretts Lane, Rudgwick, West Sussex, RH12 3BU.

This statement sets out the proposed scheme in detail with regard to the following aspects: the proposed use, relevant planning legislation, and specifically the use benefiting from permitted development rights under section Class BC of Part 4 Schedule 2 of the Town and Country General Permitted Development (England) Order 2015 (as amended).

Site and Proposal

The notification is made for the use of land identified within the accompanying site plan as a recreational campsite for no more than 60 days within a calendar year for the dates as detailed below.

Month	Dates
April	10 th , 11 th , 17 th , 18 th , 24 th , 25 th
May	1 st , 2 nd , 8 th , 9 th , 15 th , 16 th , 22 nd , 23 rd , 29 th , 30 th
June	5 th , 6 th , 12 th , 13 th , 19 th , 20 th , 26 th , 27 th
July	3 rd , 4 th , 10 th , 11 th , 17 th , 18 th , 23 rd , 24 th , 25 th , 30 th , 31 st
Aug	1 st , 6 th , 7 th , 8 th , 9 th , 13 th , 14 th , 15 th , 16 th , 20 st , 22 nd , 23 rd , 27 th , 28 th , 29 th , 30 th ,
Sept	4 th , 5 th , 11 th , 12 th , 25 th , 26 th ,

Proposed dates for use as a campsite.



Site plan. For reference

Relevant planning history:

After completing a planning history check using the LPA's online register of planning applications, the following relevant items were returned.

Ref.	Proposal	Decision	date	Appeal Decision
DC/19/1362	Retrospective change of use of land for the stationing of caravans for residential purposes for four gypsy pitches, along with the formation of hardstanding and four utility/ day rooms ancillary to that use	Permitted	04 Oct 2019	-
DC/24/1502	Change of use to four pitch settled gypsy site along with the formation of hardstanding and utility/day room buildings.	Permitted	18 Dec 2025	-

Application ref. DC/19/1362 approved in 2019 relates to an area of land outside of the redline boundary of this notification.

Application DC/24/1502 approved in 2025 relates to an area of land within the reline boundary of this notification, however, is yet to be implemented. See below site plan for indicative purposes.



Application DC/24/1502 redline plan. For reference.

Relevant legislation

Class BC, Part 4, Schedule 2, of the Town and Country General Permitted Development (England) Order 2015, (as amended) relates to permitted development rights consisting of the use of land as a recreational campsite for not more than 60 days in total in any calendar year; and the provision on such land of not more than 50 pitches and any moveable structure reasonably necessary for the purposes of the permitted use.

Assessment against the GPDO

Please see the relevant extracts from Class BC, Part 4, Schedule 2, of the Town and Country General Permitted Development (England) Order 2015 along with [comments made in blue](#).

“

Permitted Development

BC. Development consisting of—

- (a) the use of any 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; and*
 - (ii) any moveable structure reasonably necessary for the purposes of the permitted use.**

Comment: [The proposal complies with the above](#)

Development not permitted

BC.1 Development is not permitted by Class BC—

- (a) on a site of a scheduled monument;*
- (b) in a safety hazard area;*
- (c) in a military explosives storage area;*
- (d) on a site of special scientific interest;*
- (e) on a site of a listed building;*
- (f) for the siting of any caravan except a caravan which is used as a motor vehicle designed or adapted for human habitation*

Comment: [The site is not within any of the above designates areas/constraints, and the proposal does not seek to site any other caravans than those which are used as a motor vehicle designed or adapted for human habitation](#)

Conditions

BC.2 Development is permitted by Class BC subject to the following conditions—

- a) *the developer must make on-site provision for users of the campsite of toilet and waste disposal facilities;*
- b) *the developer must notify the local planning authority in writing before commencement of development in each calendar year, providing a copy of the site plan, which must include particulars of—*
 - (i)toilet and waste disposal facilities; and*
 - (ii)the dates on which the site will be in use;*
- c) *the local planning authority (if not the same body as the fire and rescue authority in an area) must as soon as practicable provide to the relevant fire and rescue authority the notice described in paragraph BC.2(b); and*
- d) *where the proposed development is on land within Flood Zone 2 or Flood Zone 3, the permitted development is subject to prior approval by the local planning authority before commencement of development in each calendar year.*

Comment: This notification is accompanied with a site plan which includes particulars of toilet and waste disposal facilities. The site is not located within Flood Zones 2 or 3.

Procedure for applications for prior approval under Class BC

BC.3—*(1) The following provisions apply where under Class BC a developer is required to apply to the local planning authority for prior approval.*

(2) The application must be accompanied by—

- (a)a site-specific flood risk assessment, including provision for warning and evacuation; and*
- (b)any fee required to be paid.*

(3) On receipt of the application, the local planning authority must notify and consult the Environment Agency specifying the date by which they must respond (being not less than 21 days from the date the notice is given).

(4) The local planning authority must, when determining the application—

- (a)take into account the response by the Environment Agency; and*
- (b)have regard to the National Planning Policy Framework issued by the Department for Levelling Up, Housing and Communities in July 2021 so far as relevant to the subject matter of the prior approval, as if the application were a planning application.*

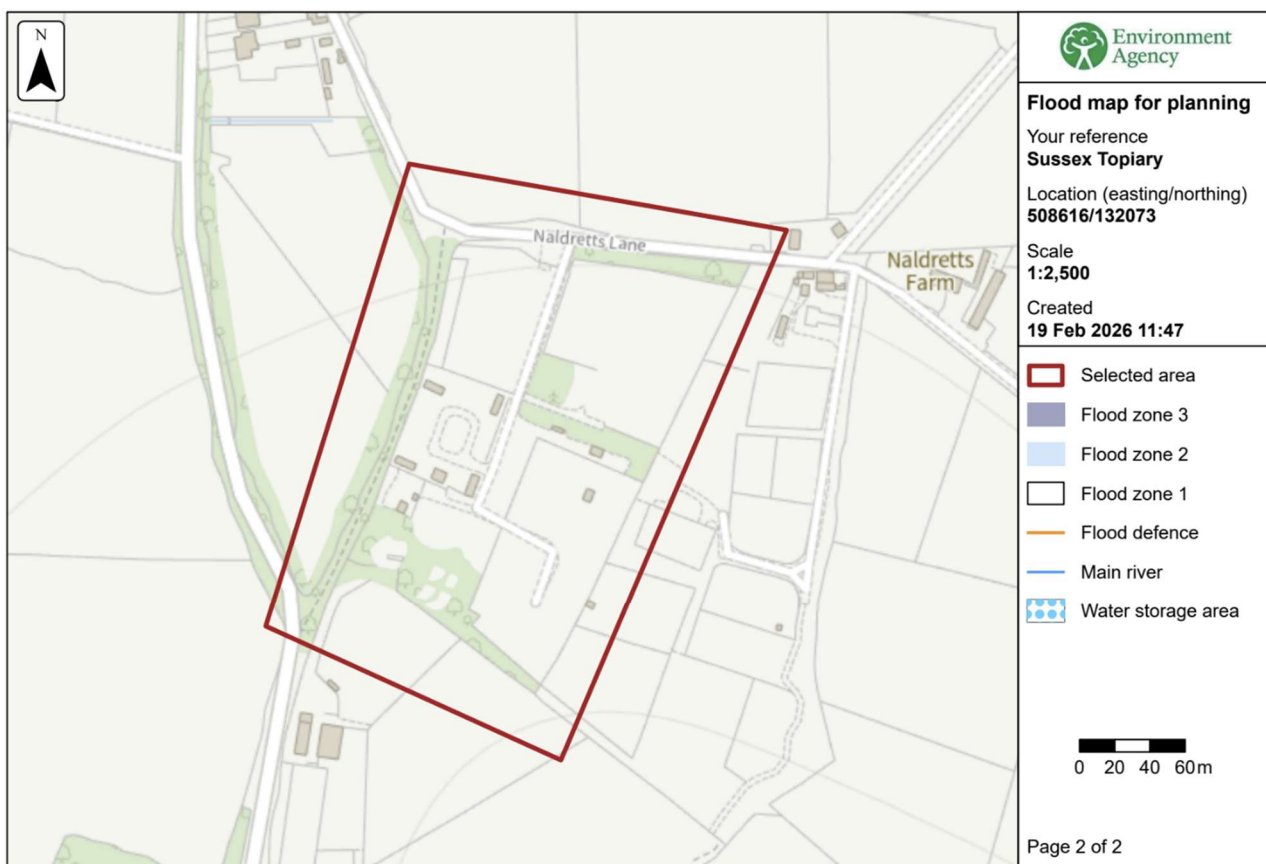
(5) The development must not begin before either—

(a) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or

(b) the expiry of 56 days following the date on which the application was received by the local planning authority without the authority notifying the applicant as to whether prior approval is given or refused.

(6) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the subject matter of the prior approval.]

Comment: This notification is accompanied with a site plan which includes particulars of toilet and waste disposal facilities. The site is not located within Flood Zones 2 or 3 – please see attached flood map for planning from the environment agency.



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Site Flood Risk. Flood Map for Planning – Environment Agency.

Note to assessing officer

It is raised to the assessing officer's attention that application DC/24/1502 approved in 2025 relates to an area of land within the reline boundary of this notification for the change of use to four pitch settled gypsy site.

Within the decision notice 2 conditions are of relevance. Please see below:

"12.

Regulatory Condition: This permission does not authorise use of the land as a caravan site by any persons other than Gypsies and Travellers, as defined in Annex 1 of Planning Policy for Traveller Sites (Department for Communities and Local Government 2024).

16.

Regulatory Condition: There shall be no more than 4 pitches on the site with no more than 4 mobile home/static caravan (as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968) stationed on the pitch at any time. There shall be no more than 1 touring caravan per pitch stationed on site at any time and these shall not be occupied by any person at any time whilst stationed on the application site."

If planning permission DC/24/1502 were to be implemented, Conditions 12 and 16 would restrict the use of the land and it could not be used as a recreational campsite under permitted development rights. However, **permission DC/24/1502 has not been fully implemented. Until such time as the permission is implemented and the material change of use to a four-pitch settled Gypsy site has taken place, the conditions attached to that permission have no operative effect.**

Accordingly, in the absence of implementation, **the land remains in its existing use and retains the benefit of permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The temporary use of land as a recreational caravan site for up to 60 days in a calendar year would therefore not be constrained by Conditions 12 and 16 and should not be subject to objection on that basis.**

Lawfulness

From the evidence provided in the above statement and appendices, use of the land as a recreational campsite for no more than 60 days in any calendar year would benefit from permitted development rights under section Class BC of Part 4 Schedule 2 of the Town and Country General Permitted Development (England) Order 2015 (as amended).

As such, this prior notification should not face objection.

Thank you in advance of your balanced consideration of the proposed application.

Please maintain a dialogue with JHB Planning and the applicants if you have any questions, concerns or matters that require further elaboration.