



**DELEGATED APPLICATIONS - ASSESSMENT SHEET**

**APPLICATION NO./ADDRESS:**

DC/25/2102

Kinsbrook Vineyard, West Chiltington Road , Thakeham Pulborough, West Sussex, RH20 2RZ

**DESCRIPTION:**

Prior notification for a temporary campsite for two days a week from April 2026 to September 2026

**RELEVANT PLANNING HISTORY:**

|            |                                                                                 |                                     |
|------------|---------------------------------------------------------------------------------|-------------------------------------|
| DC/23/0431 | Retention of decking with safety rail around existing pond (Retrospective).     | Application Permitted on 14.08.2023 |
| DC/18/2505 | Erection of a farm shop and cafe building, with ancillary parking for customers | Application Permitted on 18/10/2019 |

**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. It is noted that planning permission DC/18/2505 includes a restrictive condition which removes the permitted development rights in relation to the alteration and extension to the farm shop and café building, this would not though extend to use of the wider surrounding land.

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 Planning Statement explains a campsite would be located to the southeast of the main complex comprising of 4 pitches for a 56-day period for every Friday and Saturday from April – September in 2026, this includes the bank holidays that run over to a Monday between those months. The applicant has acknowledged that any associated camping apparatus will need to be dismantled to correspond on the days specified for the use. The Planning Statement lists the dates which the campsite would be open are as follows:

April 2026 - 3, 4, 5, 10, 11, 17, 18, 24, 25,  
May 2026 - 1, 2, 3, 4, 8, 9, 15, 16, 22, 23, 24, 29, 30,  
June 2026 - 5, 6, 12, 13, 19, 20, 26, 27,  
July 2026 - 3, 4, 10, 11, 17, 18, 24, 25, 31,  
August 2026 - 1, 7, 8, 14, 15, 21, 22, 28, 29, 30,  
September 2026 - 4, 5, 11, 12, 18, 19, 26.

Total Number of Days = 56

Accompanying the planning statement, a Plan has been submitted showing the location of the Toilets and the Waste Disposal facilities. It is considered that sufficient information has been provided to accord with the requirements of Class BC.

The Fire and Rescue Authority have requested initial fire-fighting equipment should be considered for the small 4 pitch camping area in case a fire incident occurs and potentially starts to spread in dry and parched conditions. The applicant is advised of this by way of an informative.

### 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 Habi-tats 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 pro-gramme 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.

### *Representations*

It is noted that objections have been received from the Parish Council and a neighbouring property. These objections have been reviewed and include the following (summarised) concerns: -

- The campsite is an escalation from the existing farm shop and café, with a recent decline in agriculture on the site and future plans understood to include further events.
- Impact on rural setting and the visual intrusion of non-farming activities.
- Increased noise.
- Increased traffic, with access and sight line limitations.
- Impact on dark night skies.
- Impact on wildlife.

The above concerns are acknowledged. The use of the land as a campsite in the manner outlined does not though require planning permission or prior approval. As a result, there is no scope for the LPA to consider the matters raised, and any objection to the use on any such grounds would not be permitted under the relevant legislation.

### 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**

#### NOTE TO APPLICANT

The applicant is advised that East Sussex Fire & Rescue have recommended that initial fire fighting equipment be considered for the camping area, in case a fire incident occurs and potentially starts to spread in any dry and parched conditions.

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### **DELEGATED**

Case Officer sign/initial     Halima Chowdhury     Date: 03.02.2026

Authorising Officer sign/initial     Guy Everest     Date: 04.02.2026