Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0851
Peacocks Farm, Crays Lane, Goose Green, Pulborough, West Sussex, RH20 2LR

DESCRIPTION:

Pop up campsite from 1st June to 31st October open Friday and Saturday nights.

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

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 it proposes to offer free range camping within the area outlined with no fixed pitches and the site would be open Friday and Saturday nights from 1st June to 31st October

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 for free range camping on the follows Friday and Saturday nights:

- June - 6, 7, 13, 14, 20, 21, 27, 28
- July - 4, 5, 11, 12, 18, 19, 25, 26

- August - 1, 2, 8, 9, 15, 16, 22, 23, 29, 30
- September - 5, 6, 12, 13, 19, 20, 26, 27
- October - 3, 4, 10, 11, 17, 18, 24, 25, 31

Total Number of Days: 43 days

Accompanying the email notification, 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 in accordance with Class BC and there is no objection raised to the notification.

Fire and Rescue Authority

The Fire and Rescue Authority have requested that evidence is required to show a fire appliance can reach this site in the event of a fire and suitable control measures are in place to extinguish as fire and prevent fire spread. The applicant is advised to adhere to this requirement set out by the Fire and Rescue Authority.

Other Matters

Article 3(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended states that:

"Subject to the provisions of this Order and regulations 73 to 76 of the Conservation of Habitats and Species Regulations 2010 (general development orders), planning permission is hereby granted for the classes of development described as permitted development in Schedule 2."

Section 75 of the Conservation of Habitats and Species Regulations 2017 states that "it is a condition of any planning permission granted by a general development order made on or after 30th November 2017, that development which –

(a) Is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and
(b) Is not directly connected with or necessary to the management of the site,

must not begun until the developer has received written notification of the approval of the local planning authority under regulation 77 (approval of local planning authority)."

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

In order to benefit from permitted development rights under Class BC of Part 4 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, it is a condition of any permission granted by the Order that the development must not be begun until written notification of the approval of the Local Planning Authority under regulation 77 of The Conservation of Habitats and Species Regulations 2017 has been received. The Applicant is advised to contact Natural England to confirm whether the temporary use would have a likely significant effect

Recommendation: NO OBJECTION to Notification

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 02.07.2025

Authorising Officer sign/initial Tamara Dale Date: 15.07.2025