

Supporting Statement

Prior Notification under
Town and Country Planning (General Permitted Development) Order 2015
(As amended), Schedule 2, Part 4, Class BC

Temporary recreational campsite

At

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

on behalf of

Mr J Beckett

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1. Introduction

- 1.1. This statement supports a prior notification for a temporary campsite for up to 60 days on land at Kinsbrook Vineyard, West Chiltington Road, West Chiltington, Near Storrington, West Sussex, RH20 2LT. In this case the applicant is seeking to propose camping for two days a week from April – September 2026, amounting to 56 days.
- 1.2. This submission should be read in conjunction with the supporting plans that indicate the location of the proposed pitches together with the associated amenities which include use of an existing toilet and shower block and parking.
- 1.3. This application is made under the terms of the Town and Country Planning (General Permitted Development) Order 2015 (as amended 2023) (GPDO). It seeks to confirm that the prior notification complies with the relevant provisions within this Order, specifically in Schedule 2, Part 4, Class BC.

2. Site Description and Proposals

- 2.1. The application site forms part of the Kinsbrook vineyard estate and it is proposed that a campsite is located to the southeast of the main complex as indicated on the supporting plan. The estate already has a toilet and shower block alongside parking facilities. Kinsbrook vineyard have a shop, restaurant and café at the estate, this would provide synergy with the proposed temporary camping use.
- 2.2. In terms of the number of pitches, the applicant is on this occasion seeking 4 pitches on the allocated land. The approximate location of each pitch is identified on the supporting block plan.
- 2.3. The associated planning history is provided below:-

Application proposal	Reference	Date and outcome
Retention of decking with safety rail around existing pond (Retrospective).	DC/23/0431	Approved – 14/08/2023
Erection of decking with safety rail around pond for a temporary period of 2 years.	DC/21/1552	Approved – 19/11/2021
Prior notification for the erection of an agricultural building.	DC/20/1495	Approved – 18/09/2020
Erection of a farm shop and cafe building, with ancillary parking for customers	DC/18/2505	Approved – 18/10/2019
Erection of a two storey farm shop and cafe building, with ancillary parking for customers.	DC/18/0169	Withdrawn

3. Assessment

- 3.1. The proposed development is assessed against the applicable criteria under Schedule 2, Part 4, Class BC of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Class BC allows for:

“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.”

- 3.2. This prior notification concerns 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 understands that any associated camping apparatus erected will need to be dismantled to correspond on the days specified for the use. Under Class BC the development is permitted subject to the following criteria:-

GPDO	Assessment
BC.1 Development is not permitted by Class BC—	
(a)on a site of a scheduled monument	There are no scheduled monuments.
(b)in a safety hazard area	The site is not in a safety hazard area.
(c)in a military explosives storage area	N/A
(d)on a site of special scientific interest;	The site does not form part of a SSSI.
(e)on a site of a listed building	The location is not 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.	The applicant is not looking to accommodate caravans.

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;	The applicant will make on-site provision for users of the campsite of toilet and waste disposal facilities; these are in part already provided on site to serve the shop/café use.
(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	The location of the toilet and waste disposal facilities are indicated on the supporting plans.
(ii)the dates on which the site will be in use;	3, 4, 5, 10, 11, 17, 18, 24, 25 April, 1, 2, 3, 4, 8, 9, 15, 16, 22, 23, 24, 29, 30 May, 5, 6, 12, 13, 19, 20, 26, 27 June, 3, 4, 10, 11, 17, 18, 24, 25, 31 July, 1, 7, 8, 14, 15, 21, 22, 28, 29, 30 August, 4, 5, 11, 12, 18, 19, 26 September 2026 – 56 days.
(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	It is for the local authority to notify the relevant services. For the avoidance of doubt the proposed camp site will be made accessible to a fire appliance via the existing access and estate tracks.
(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.	The site is not within flood zone 2 or 3.

4. Other matters

- 4.1. It is relevant to note that in respect of water neutrality that Natural England have released a Withdrawal Statement as of 31 October 2025 confirming that its Water Neutrality Position Statement of September 2021 has been withdrawn. This means that development within the area previously identified as Sussex North Water Supply Zone will no longer be required to demonstrate that it is water neutral due to a reduction in the licence cap on water abstraction and a package of ecological resilience measures. As such, it is no longer a condition for development that benefits 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 to separately consider water neutrality under Regulation 77 Of the Conservation of Habitats and Species Regulations 2017. There is no other reason to apply Regulation 77 in this case.

5. Conclusion

- 5.1. This prior notification application concerns the use of land as a recreational campsite for not more than 60 days at Kinsbrook Vineyard, West Chiltington Road, West Chiltington, Near Storrington, West Sussex, RH20 2LT under Class BC, Part 4, Schedule 2 of the GPDO 2015 (as amended 2023).
- 5.2. It has been demonstrated that the proposed notification meets the relevant provisions of Class BC. This notification should be read in conjunction with the supporting layout plans.
- 5.3. It is therefore considered that Prior Approval should either not be required or granted.



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