

Via email

If Calling please ask
for:

Planning Appeal Service

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Our Ref:

PS/24/00241/CONCOU

Date:

29th September 2025

Dear Sir/Madam,

**Town and Country Planning Act 1990
Notification of Planning Appeal**

DCLG Ref No: APP/L3815/C/25/3372104

Enforcement reference: PS/24/00241/CONCOU

Appellant's Name: Mr Jonathon Paul Hayward

Site Location: The Coach House, Oak Lane, Shillinglee, Plaistow Godalming West
Sussex

Appeal Subject: Appeal against PS/75

Start Date: 25.09.2025

An appeal has been lodged against Enforcement Notice, as detailed above.

The enforcement notice that is the subject of appeal was issued on 31st July 2025
for the following reasons:

*It appears to the Council that the above breach of planning control has occurred
within the last ten years.*

*The use of the Land as a camping site does not meet the requirements as defined in
Schedule 2, Part 4, Class BC, BC.2 (b) of the Town and Country Planning (General
Permitted Development) Order 2015 (as amended), as the use commenced prior to
the developer notifying the local planning authority in writing.*

*Regulation 75 of The Conservation of Habitats and Species Regulations 2017, as
amended, states that **any development that is granted permission by a general
permitted development order** and which is likely to have a significant effect on a
protected site Special Area of Conservation (SAC), Special Protection Area (SPA) or
Ramsar must not begin until the developer has written approval from the Local
Planning Authority (LPA). The written approval of the LPA has not been obtained.*

The site is within the Sussex North Water Supply Zone. Natural England have advised they cannot be certain the abstraction of water from the Sussex North Water Resource, is not having an adverse impact on integrity on the Arun Valley SPA, SAC and Ramsar. Subsequently Natural England has published a position statement which is clear that development must not add to the impact of water abstraction upon these designated sites. The Local Planning Authority considers that the proposal would likely lead to an increase in water consumption which is likely to have a significant effect upon the European Designated Sites. In the absence of information, it cannot be established that the proposal would not be likely to have a significant effect on the Arun Valley SPA, SAC and Ramsar and is therefore contrary to the aims and objectives of the National Planning Policy Framework, and the Conservation of Habitats and Special Regulations (2017).

The Land lies outside a designated Settlement Boundary (SB) where policies in the Development Plan seek to strictly control development in open countryside. Also, that any such development should be of a high standard, sensitively designed and does not detract from the intrinsic character or appearance of the surrounding environment. The aims and objectives of these policies is supported by the Government's National Planning Policy Framework (NPPF) which emphasises a presumption in favour of sustainable development. However, this is not an unconditional presumption, Planning guidance and policy requires development within the rural area to be strictly controlled.

The material change of use of the Land to a camping site, which includes the siting of the bell tents, a horse box Sauna, hot tub, a camp kitchen with BBQ, Hob and pizza oven, wooden storage shed, compost toilet, picnic benches and other marquees and tents has resulted in the introduction of development which is out of keeping and detrimental to the visual quality and distinctive character of the rural landscape for which there is no demonstrable justification for it to be retained.

Without any demonstrable need for the development to have taken place in the countryside it is considered to be contrary to Policies 2, 25, 31, 45, 48 and 49 of the Chichester Local Plan: Key Policies 2014-2029 (CLP) where development is strictly controlled to that which requires a countryside location, and policies S1, S2, NE2, NE5, NE10, NE17, P1, P2, P6, P8 and E9 of the emerging Chichester Local Plan, and sections 1, 2, 12, and 15 of the National Planning Policy Framework.

The Council does not consider that planning permission should be granted, because planning conditions could not overcome these objections to the development.

The enforcement notice requires the following steps to be taken:

- I. Cease the use of the Land for as a camping site;
- II. Remove the following from the Land: bell tents, the horse box sauna, hot tub, camp kitchen with BBQ, Hob and pizza oven, wooden storage shed, compost toilet, toilet and shower block, picnic benches, marquees and other tents

The Appellant has appealed against the notice on the following grounds:

Ground (c) – that there has not been a breach of planning control.

It has been agreed by the Ministry for Housing, Communities and Local Government Planning Inspectorate that the appeal will be dealt with by way of the **Written Representation** procedure. This means that the appeal will be decided on written statements of the parties concerned and that no public local inquiry will be held. Please note this may be subject to review at a later date.

The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Written Representations Procedure) (England) Regulations 2002.

Your representations to the Council at the time the breach was being investigated have been copied to the Ministry for Housing, Communities and Local Government Planning Inspectorate. If you wish to elaborate, or modify/withdraw your previous comments, you can do so on the Inspectorate Website at <https://acp.planninginspectorate.gov.uk/>. If you do not have access to the internet, you can send your comments to the Planning Inspectorate at the address overleaf.

All representations must be received by 6th November 2025. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference, APP/L3815/C/25/3372104.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the Appellant and this local planning authority and will be considered by the Inspector when determining the appeal. If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above. The Planning Inspectorate will not acknowledge receipt of your representations.

The appeal documents are available for inspection at Chichester District Council offices. The Council's statement should also be available but please check before coming to the office if you particularly wish to see any appeal documentation. Please do not delay sending your own representations if the statement is not available. A copy of the Appellant's grounds of appeal is available during normal office hours or through the Council's website.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in enforcement appeals" booklets free of charge at: <https://www.gov.uk/appeal-enforcement-notice>.

When made, the decision will be published on both the Planning Inspectorate and the Council's website. If you wish to be advised of the outcome of the decision, you must write to the Planning Inspectorate and request that they notify you of the decision.

Yours faithfully

Andrew Frost

Director of Planning and the Environment
Planning Services

COMMUNICATING WITH THE INSPECTORATE

Communications should be sent to: The Planning Inspectorate
FAO - Rebecca Gray 3C Hawk Temple Quay House 2 The Square Bristol BS1 6PN

Telephone: 03034445761

Or Via The Planning Inspectorate's website at:

<https://acp.planninginspectorate.gov.uk/>

NB: A copy of Chichester District Council's Decision Notice for this application can be found on our website at <http://www.chichester.gov.uk/viewplanningapplications> and searching using the planning application reference of 24/00241/CONCOU.