

Additional Planning Statement – overnight camping

National Permitted Development Rights – Temporary Recreational Campsites (Class BC)

Since 2023, the Government has introduced new permitted development rights allowing up to 50 tents, campervans or motorhomes for up to 60 days each calendar year specifically to encourage tourism and rural diversification with toilets, waste facilities and other temporary infrastructure.

Our proposal is actually far smaller and more controlled:

- limited number of overnight vehicles
- seasonal operation
- managed by staff
- toilet and shower facilities
- waste removal
- no permanent residential accommodation

Government policy accepts that temporary overnight camping and campervan use can be an appropriate recreational land use.

Examples of campsites in sensitive areas.

New Forest National Park

The New Forest has published detailed planning guidance specifically supporting temporary campsites.

The guidance accepts temporary campsites where:

- they support tourism
- they support local businesses
- landscape impacts are acceptable
- environmental mitigation is provided
- recreational impacts are managed.

Even within one of England's most protected landscapes, overnight camping is accepted, provided impacts are properly controlled.

North Norfolk District Council

North Norfolk specifically recognises temporary camping and overnight accommodation as an acceptable tourism use. Its guidance explains that overnight camping sites can proceed where issues such as:

- wastewater
- ecology
- visitor impacts

are properly managed.

The Council even introduced a subscription scheme to make temporary camping sites more viable, rather than discouraging them.

Lake District National Park Pop-up Camping Guidance

The Lake District also publishes planning guidance for temporary camping and pop-up sites.

The guidance accepts that temporary camping can be appropriate where:

- environmental impacts are controlled
- temporary infrastructure is used
- visitor management is in place.

Again, the planning principle is clearly accepted.

Goring Gap has several characteristics which reduce planning impacts compared with many temporary campsites:

- Existing vehicle access.
- A very small number of overnight spaces.
- Overnight parking only for visiting kite surfers, sea swimmers and other recreational users.
- Staff on site.
- CCTV.
- Toilet, shower and baby-changing facilities.
- Waste collected by licensed contractors.
- No permanent accommodation.
- Seasonal operation.
- Temporary and reversible development.
- Direct support for the visitor economy and sustainable tourism.
- Support and promote local businesses

National planning policy increasingly recognises the role of temporary overnight accommodation in supporting sustainable tourism and outdoor recreation. Since 2023, national permitted development rights have specifically allowed temporary recreational campsites accommodating up to 50 tents, campervans or motorhomes for up to 60 days each year. The above examples demonstrate that the principle of limited, managed overnight camping is well established within the planning system. The proposal at Goring Gap is considerably smaller in scale, seasonal in operation, directly related to recreational use of the beach, and incorporates comprehensive management measures including toilets, showers, waste disposal, CCTV and on-site supervision.