

Planning Team
East Suffolk Council
Station Road
Melton
Woodbridge
IP12 1RT

Our Ref: E407.C1.Let14
25th April 2025

Dear Sir/Madam,

Application for Prior Approval of a Temporary Recreational Campsite under Schedule 2, Part 4 Class BC of the Town and Country Planning (General Permitted Development) (England) Order 2015. Land to the South of the Millfield Road, Walberswick

This application is submitted to East Suffolk Council to seek confirmation of prior approval permission for the use of a field to the south of the allotments and Millfield Road in Walberswick and to the north of the Walberswick Caravan Park as a temporary recreational campsite for up to 50 pitches between 10th July 2025 and 07th September 2025. The temporary use of land for up to 50 pitches for 60 calendar days is permitted under Schedule 2, Part 4 Class BC of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) legislation, herein referred to as Class BC.

Under Class BC, 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 in each calendar year. As such, this prior notification application has been submitted.

Location of the Proposed Development

The field to which this prior approval application applies is to the south of the Walberswick allotments and Millfield Road, as shown in Figure 1. The field is positioned between the houses on Millfield Road, the allotments, and the Walberswick Caravan Park; as such, it does not encroach on the open countryside and is visually well contained. The field is closely cut grass, as a result of grazing by livestock, and no hedges or trees need to be removed for the proposed use.

The site is well located, close to the built-up area of Walberswick Village, within a short walk of approximately 250 metres to the shops, pubs and other facilities and amenities. It has existing vehicular access which leads onto The Street and is a short walk to the beach.

Evolution Town Planning Limited

Registered Office:

Opus House Elm Farm Park
Thurston Bury St Edmunds
Suffolk IP31 3SH

Registered in England Number
10636748





Figure 1 - Campsite Location

Permitted Development

The Class BC Permitted Development Rights allow development consisting of the use of land as a recreational campsite for not more than 60 days in any calendar year, and the provision on the land of up to 50 pitches and any movable structures reasonably necessary for the purposes of the permitted use.

This prior approval application sets out details of a campsite for 50 camping pitches, self-contained portable toilet and washbasin facilities, and two commercial waste disposal bins which will be positioned on the site for 60 days in 2025.

Excluded Development – BC.1

Development is not permitted under Class BC if it;

- Is on a site of a scheduled monument – The historic records have been checked in relation to the site, and it is not on a scheduled monument.
- Is in a safety hazard area – Online records have been reviewed and the site has not been identified as a safety hazard area as defined by Paragraph E in Schedule 4 of the Procedure Order.

- Is in a military explosives storage area – the site is not a military explosives area.
- Is on a Site of Special Scientific Interest (SSSI) – the Defra Magic Map and other SSSI maps have been reviewed, while the Mismere-Walberswick Heaths and Marshes SSSI site is located to the south; the site is not part of this SSSI. This is shown in Figure 2.
- Is not a site of a listed building – there are no listed buildings on the site.
- Is for the siting of any caravan except a caravan which is used as a motor vehicle designed or adapted for human habitation – the proposal is for camping pitches, no caravans are proposed.

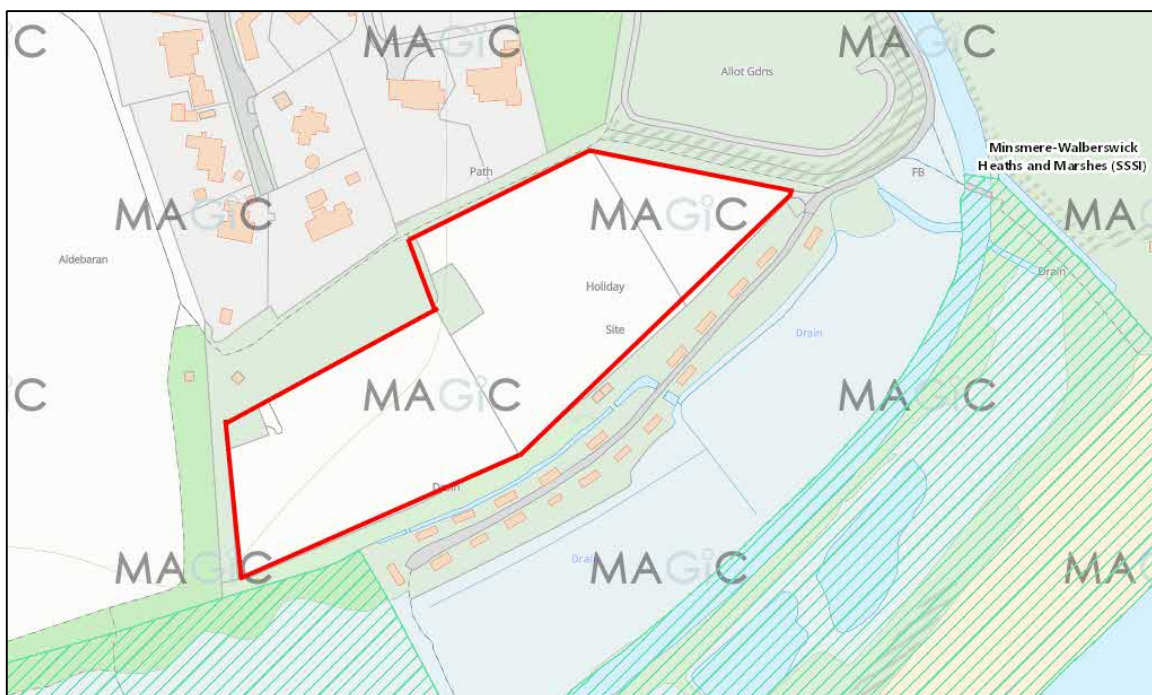


Figure 2 – Minsmere – Walberswick Heaths and Marshes SSSI shown in teal stripe in relation to the site outlined in red.

Conditions BC.2

It is required that on-site provision for the users of the campsite of toilets and waste disposal facilities is made. As shown on the submitted site plan and specifications, toilets and waste facilities will be provided on the site. These are all self-contained, temporary, movable facilities.

As required, a site plan is provided showing the particulars of the toilet and waste disposal facilities. The dates on which the site will be in use are from 10th July 2025 and 07th September 2025 – 60 days inclusive.

The local planning authority must provide the fire and rescue authority with notice of the site particulars and the dates during which the site will be in use, which have been submitted with this application.

The site is in Flood Zones 2 and 3. As such, this prior approval application has been submitted.

Prior Approval BC.3

This prior approval application is submitted with a site-specific flood risk assessment, which includes the provision for warning and evacuation procedures for the site. This assessment concludes that the site can be made safe for the proposed recreational campsite use.

The submission fee of £240 has also been paid on submission of this application.

The submitted flood risk assessment has been undertaken in accordance with guidance from the Environment Agency and with regard to the National Planning Policy Framework for Flood Risk.

As such, we look forward to receiving confirmation of written notice given prior approval for the temporary recreational campsite use, or should a response not be received within 56 days, prior approval will be deemed granted.

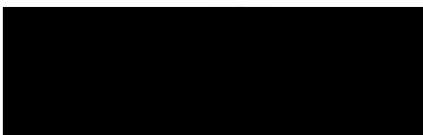
There will be no ecological impact caused by the use of the site as a temporary campsite. The field is currently closely cut grass used for livestock grazing. No trees or hedgerows or any other habitat which are on the boundary will be removed or impacted by the proposed development.

We enclose the following documents with this application:

- Class BC Prior Approval Application Forms;
- This Covering letter – Ref E407.C1.Let14;
- Location Plan;
- Site Plan;
- Flood Risk Assessment;
- Toilet and Waste Disposal Details;

We trust that the Local Planning Authority has everything required to progress this application; however, please do contact us if you need any further information or have any queries.

Yours faithfully

A solid black rectangular box used to redact the signature of David Barker.

DAVID BARKER MRICS MRTPI
Director
Evolution Town Planning Ltd.