

Requesting Removal of Permitted Development Rights for Temporary Campsites

Purpose

This paper outlines the process and considerations for asking the Local Planning Authority (LPA) to withdraw permitted development (PD) rights that currently allow temporary campsites to operate without planning permission within the village.

Background

Under the **General Permitted Development Order (GPDO 2015)**, landowners may operate temporary campsites without planning consent through:

- **Class B (28-day rule)** – temporary use of land for up to 28 days per year.
- **Class BC (2023 Amendment Order)** – temporary recreational campsites for up to 60 days per year, subject to conditions.

LPAs may remove these PD rights using an **Article 4 Direction**. Following consultation Article 4 Direction has already been introduced in Walberswick from July 2026 covering much of the village's conservation area. It does not cover the surrounding area and countryside. A new Article 4 Direction on our surrounding land and countryside would mean that anyone wanting to operate a temporary campsite in that area would need to put in a full planning application. This will not necessarily stop a temporary campsite operating, just require the full planning process.

Should WPC feel that harm has been caused by temporary campsites, we can write to our Local Planning Authority, East Suffolk Council (ESC) to request that they remove PD rights in a defined area.

Why WPC May Consider Requesting Removal

Concerns were raised by many residents when ESC were first notified by a landowner of their intention to run a Temporary Campsite in July and August 2026 on new site.

Councillors will recall that WPC 'objected' despite this not being a planning application. Our concerns at the time were regards potential:

- Pressure on **protected habitats** and the wider AONB
- **Highway safety** concerns on narrow lanes and access points
- **Flood-risk exposure** in low-lying areas
- **Noise, light and waste** affecting residential amenity
- **Cumulative seasonal pressure** on village services and landscape character

These issues align with recognised grounds for Article 4 Directions.

Process for Requesting an Article 4 Direction

Should WPC find that harm is being caused by temporary campsites, sufficient that we should request extending the Article 4 Direction on the village, we would need to assemble a concise evidence pack demonstrating harm, including:

- Photographs of access constraints or environmental disturbance
- Flood-zone and ecological designation maps
- Records of complaints or observed impacts
- Statements from residents and local organisations
- Any relevant enforcement history

We would then need to submit the evidence with a formal request to ESC's planning team, asking them to withdraw Class B and/or Class BC rights within a defined area. The request should include:

- Clear justification
- Supporting evidence
- A proposed boundary map
- Reference to the 2023 Amendment Order enabling withdrawal of temporary campsite PD rights

Proposal

WPC may wish to consider whether the current level of impact justifies preparing an evidence pack and submitting a formal request to ESC for an Article 4 Direction covering temporary campsite PD rights.