

CAMPING & GLAMPING



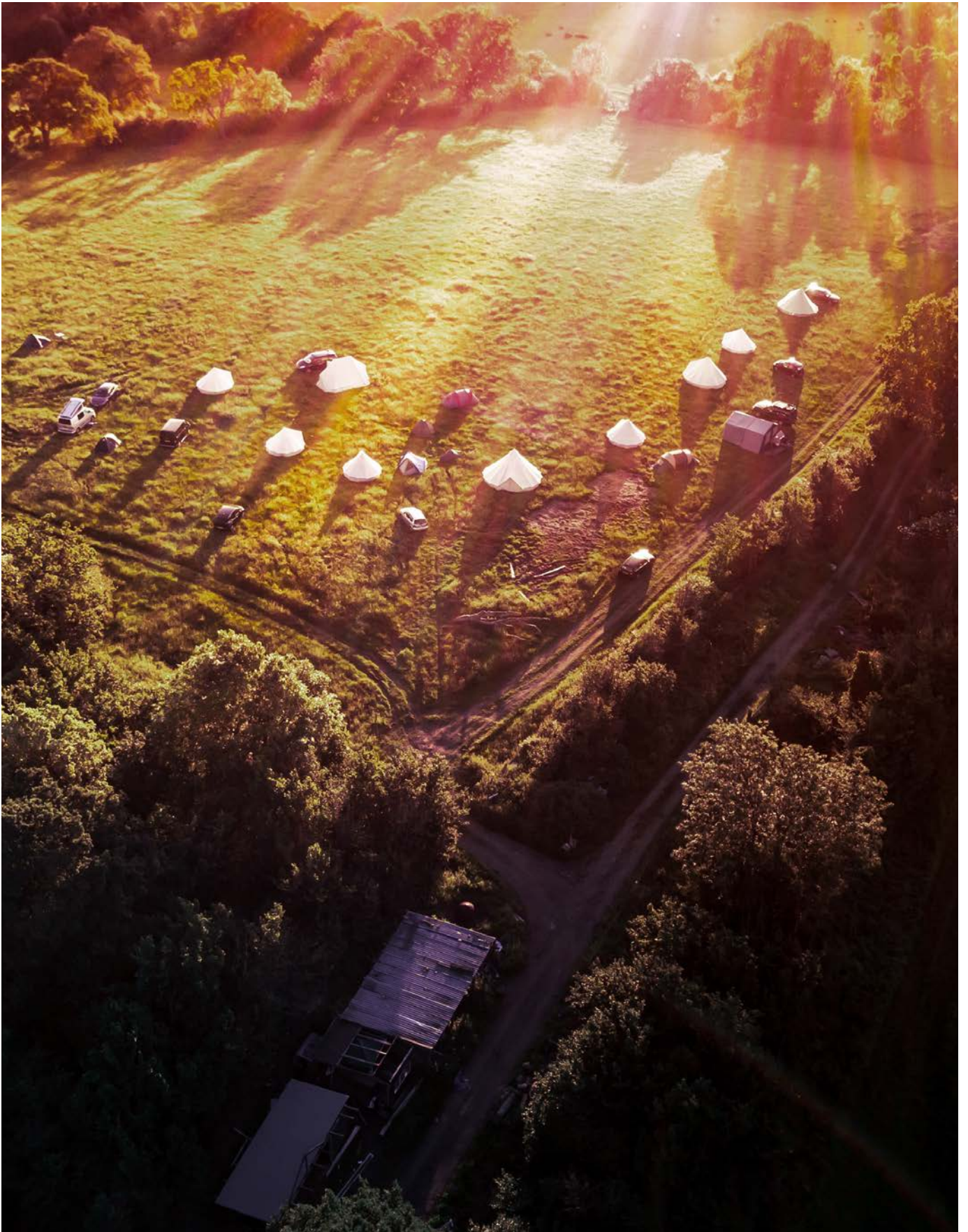


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YOUR GUIDE TO

Concerns about sustainability and the legacy of COVID mean that staycations remain a popular choice. But camping no longer has to mean forgoing life's luxuries. Glamping generally describes camping or caravanning with the added luxury of a bed and other luxury elements such as a kitchenette, toilet, washing facilities or even a hot tub. Establishing a Camping and Glamping site can help make the most of your land, creating new revenue streams.

PLANNING PERMISSION

IN THIS GUIDE OUR
EXPERTS EXPLAIN THE
KEY CONSIDERATIONS
YOU NEED TO KNOW TO
SECURE CONSENT



INTRODUCTION

There are a variety of issues to consider before starting any project, identifying the land, the type of accommodation you want to offer and the length of stay for example.

Starting a campsite can be an exciting venture. However, it requires careful planning and consideration to ensure a successful and sustainable operation.

You should begin by researching the demand for a campsite in your desired location. Consider factors such as proximity to popular outdoor attractions, accessibility, and competition.

Utilities like water, electricity, and sewage systems, can be difficult/ costly to install in remote locations meaning they are therefore important to consider from the outset.

In this guide, we will look specifically at the planning system and key considerations to securing planning permission.

Glamping generally describes camping or caravanning with the added luxury of a bed (rather than a roll mat) and a range of other luxury elements such as a kitchenette, toilet, washing facilities or even a hot tub. It is a broad term and can be used to describe a simple tent structure through to permanent log cabin style accommodation and everything in between.

Camping and glamping are increasingly being used in farm diversification projects and most Local Authorities will support either, even in National Parks. Most forms of Glamping will require some form of planning permission, but Camping is less restricted.

In this guide, we will introduce you to the different types of applications and how they fit with your proposed business plan.

The key starting point for any project is to identify the land, type of accommodation and the length of season you intend to operate as these will determine the type of application and complexity of your project.

A simple business plan can help you crystalize your ideas for your project, the complexity and help determine the type of planning application needed. There are many blogs providing templates that can help you start to formalise your ideas.

Here are some of our favourites;

<https://www.gov.uk/write-business-plan>

<https://www.princes-trust.org.uk/>

<https://www.forbes.com/>

In a lot of cases, people already own the land they wish to use for their site but not always. You can submit a planning application on someone else's land provided you serve the correct notice. We find many people prefer to have planning permission in place before they complete the purchase of a plot of land as this helps to 'de-risk' the buying process.

The scale or complexity of your project will inform what the best process to follow will be.

There are three key types of consent;

1. 28-DAY PERMITTED DEVELOPMENT

Allows 28 days of camping on your land without formal permission. The days can be non-consecutive, offering flexibility. However, note that this doesn't apply to permanent structures or caravans.

2. PRIOR APPROVAL/ PRIOR NOTIFICATION:

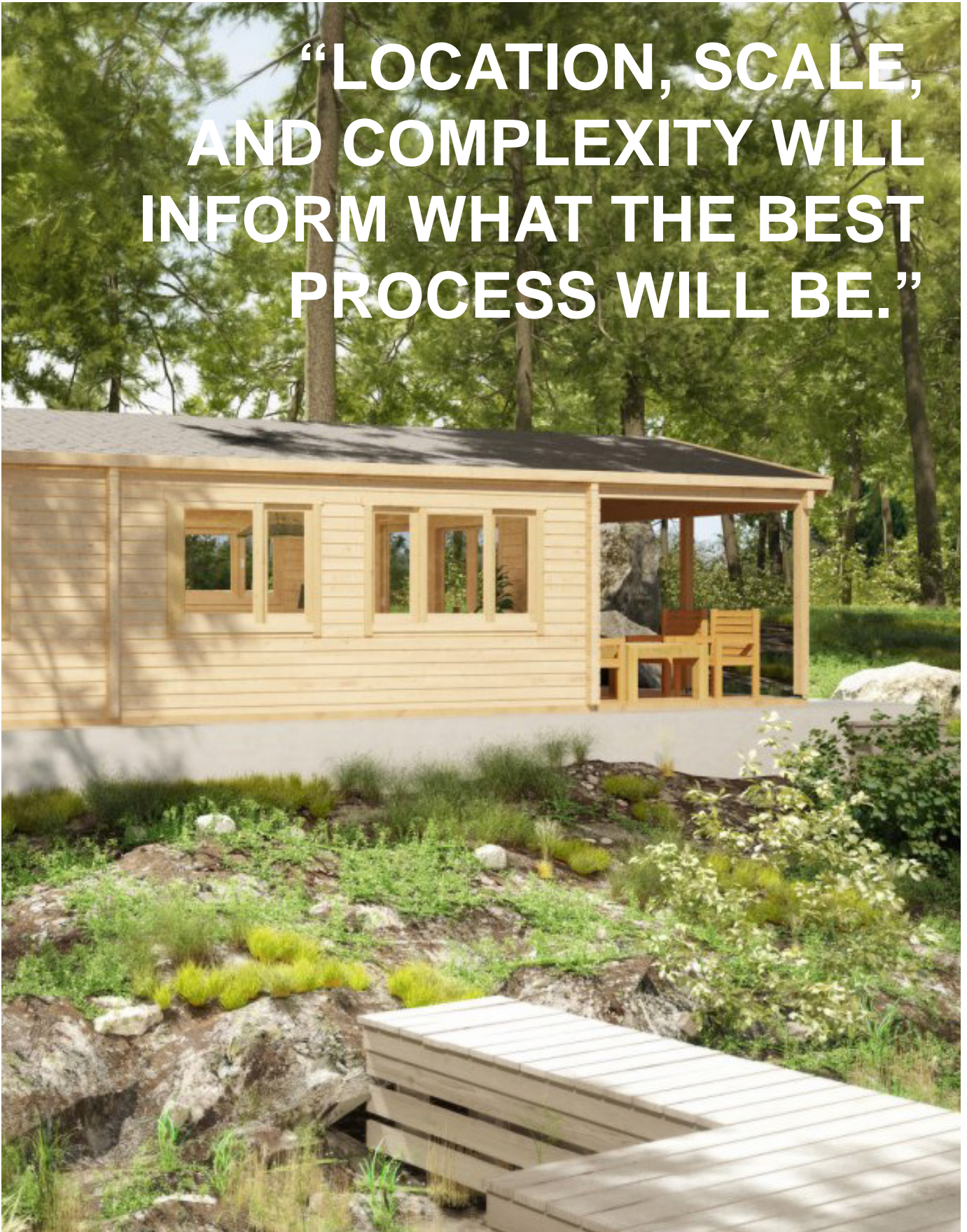
Introduced recently, this development right has specific criteria and requires prior approval from the Council.

3. FULL PLANNING PERMISSION:

This detailed application builds upon pre-application submissions. It includes plans, elevations, a Planning, Design and Access Statement, and possibly additional reports (Ecological Appraisal, Tree Survey, etc.).

We can help you determine the type of consent your project will need.

**“LOCATION, SCALE,
AND COMPLEXITY WILL
INFORM WHAT THE BEST
PROCESS WILL BE.”**





SITE APPRAISAL

Site appraisals are essential in the world of property development and planning. They provide a comprehensive understanding of a site's characteristics, history, and relevant policies. Properly conducted site appraisals can help you avoid wasting time, money, and effort on projects that may face insurmountable constraints or barriers.

Here's a step-by-step guide to conducting a site appraisal with a focus on key considerations:

1. UNDERSTAND THE BASICS:

Before delving into the specifics, ensure you have a clear understanding of the site's location, boundaries, size, and topography.

Familiarize yourself with the local planning authority's structure, policies, and procedures.

2. SITE FEATURES

Investigate the physical characteristics of the site, including terrain, soil quality, vegetation, and any existing structures or infrastructure.

Consider how these characteristics might impact the development capacity, design, and overall feasibility of your project.

3. PLANNING HISTORY:

Research the planning history of the site. Look for past applications, approvals, refusals, and any appeals.

Understand the reasons behind previous refusals and whether amendments have been made to address concerns or if circumstances have changed since then.

4. RELEVANT PLANNING POLICY:

Identify and analyse the local planning policies that apply to the site. Each local authority will have a development plan, and there are local and national designations (such as Listed Buildings or Conversations Area) which are also relevant.

Evaluate whether your proposal aligns with these policies, not only on an individual policy basis but also in the context of the overall direction set by the Development Plan.

5. WEIGHT OF PLANNING POLICIES:

Determine if any local plan policies should be given reduced weight due to:

The passage of time since their inception. Significant changes in circumstances at the site. Conflict with the National Planning Policy Framework. Current evidence of supply and demand for different types of land use.

Assess whether there are material considerations that would outweigh any policy conflicts. This might include a 'fallback position' that compares your proposed development with alternative lawful uses for the site.

6. GREEN BELT CONSIDERATIONS:

If your site falls within a Green Belt area, assess whether there are **"very special circumstances"**

that justify development. This is a crucial consideration as Green Belt policies often have stringent restrictions to protect the 'openness'.

Leisure uses can be supported within the Green Belt but they will need to be considered and justified.

7. PERMITTED DEVELOPMENT RIGHTS:

Investigate whether there are relevant permitted development rights that can be exercised on the site. This can significantly impact the scope of your project and will be talked about in greater detail later in this guide.

Previous planning applications can remove permitted development rights. An Article 4 Direction can remove all or specific PD rights. And other constraints such as Listed Buildings/ Scheduled Ancient Monuments can severely limit which PD rights can be used.

8. SITE-SPECIFIC EVIDENCE:

Determine if you need to gather site-specific evidence to support your case. This might involve conducting a marketing exercise to demonstrate demand or a viability assessment to prove the economic feasibility of your proposal.

9. APPEAL AND AMENDMENTS:

If a previous planning application for the site was refused, assess whether it was tested at appeal. Review the reasons for refusal and consider if amendments can address previous concerns or if there have been significant changes in circumstances that make your proposal more viable. In conclusion, a thorough site appraisal is



PLANNING PERMISSION

3. FULL PLANNING PERMISSION

A full planning application is necessary for more extensive glamping projects. Full Applications often require much more information to be submitted as part of the application. The scope of this will depend on the specific constraints of the site but here's are elements that you should consider early on in your design process:

- Detailed plans, elevations, and site sections demonstrating the proposal's context.
- A Planning, Design, and Access Statement showing compliance with local Planning Policy.
- Potential 3rd party reports like an Ecological Appraisal or Tree Survey.
- Documents commonly required include plans, a landscape visual impact assessment, market research, proposed site plan, drainage plan, ecology report, tree assessment, and EIA screening opinion if applicable.

The application is submitted through the Planning Portal, accompanied by a fee that varies based on the project's scale. Decision times typically range from 8 to 13 weeks. The public and stakeholders can comment on the application when it's posted on the Council's website.

PRE-PLANNING APPLICATION ADVICE FOR GLAMPING

A pre-planning application can help you understand the Council's opinion on your proposal before submitting a full application. Whilst it is not a requirement to submit all of the technical information required for a full application, the more information provided the more informative the response.

NOT ALL COUNCILS OFFER A PRE-APPLICATION SERVICE.

Here's what's typically needed:

- Site Location Plan
- Proposed Site/Block Plan
- A Statement/Letter Describing the Proposal
- Any Technical Drawings

The response time varies but can take 6-8 weeks. Our expert planners have worked in the public and private sectors, and have excellent working relations with Local Planning Authorities. This can streamline the process and ensure effective communication with the Council.



PERMITTED DEVELOPMENT

This area of planning is changing, the government recognise both the need and demand to facilitate temporary campsites, especially over the summer season. The previously permitted development right is essentially being replaced by the 'prior notification/ approval'. This is still a permitted development right and one that allows for a longer period (from 28 to 60 days) but it is more closely regulated and does require notification to the Council, something that is more involved than the flexibility of the previous 28 day rule.

In a significant decision, the government has extended permitted development rights from 28 days per year to 60 days across England. The move means farmers and landowners can now run pop-up sites for tents, campervans and motorhomes for up to 60 days per year without needing to apply for extra planning permission.

This is provided they operate no more than 50 pitches, provide toilet and waste disposal facilities, and they notify their local authority before the season starts. There are some limitations to this right, but sites in conservation areas, national parks or Areas of Outstanding Natural Beauty (AONBs) have not been excluded. If the site is within Flood Zones 2 or 3, prior approval is required from the Local Planning Authority.

“IT IS IMPORTANT TO NOTE THAT THIS RIGHT DOES NOT COME INTO EFFECT UNTIL THE END OF 25TH JULY 2024”

Pop-up campsites have been a major part of summer in England, but it takes time to plan and prepare for the season to start. 60 days does allow landowners to capitalise on the most popular summer months.

The type of planning permission you require depends on various factors such as location, duration of operation, accommodation type, and additional facilities offered. This section guide will help you understand the different types of permitted development and the associated requirements.

1. 28 DAY-PERMITTED DEVELOPMENT

The '28 Day Rule' allows landowners to use land as a campsite for up to 28 days in a calendar year without formal planning permission.

HERE'S WHAT YOU NEED TO KNOW:

The 28 days can be non-consecutive, allowing you to operate a 'weekend only' campsite for over 9 weeks during the summer. Keep a record of the exact dates of use, as there is no flexibility on the 28 days, and you may need to provide evidence to the Council. The 28-day limit applies to the entire landholding, not per person or family.

The land cannot be part of any land associated with an existing building, including house gardens, car parks, or listed buildings. Land within existing caravan sites cannot be used under this rule. There is no limit on the number of campers on a temporary site under these permitted development rights.

Please Note; the 28 day rule is being phased out and replaced by prior notification.



WHAT TYPE OF CAMPSITE CAN I OPERATE UNDER THE 28 DAY RULE?

You can use the 28 Day Rule for the following types of accommodation:

- Tents and trailer tents.
- Glamping accommodation without solid bases
- Movable structures on wheels or skids (e.g., portable toilets and showers)
- Caravans and motorhomes are subject to different rules

Permanent structures are not allowed under the 28-day rule.

2. PRIOR NOTIFICATION

As of July 26, 2023, the permitted development rights for recreational campsites have been extended to 60 days per calendar year, with a maximum of 42 consecutive days per year and up to 50 pitches. Requirements include:

Providing on-site toilet(s) and waste disposal facilities.

Notifying the Local Planning Authority before each year's use.

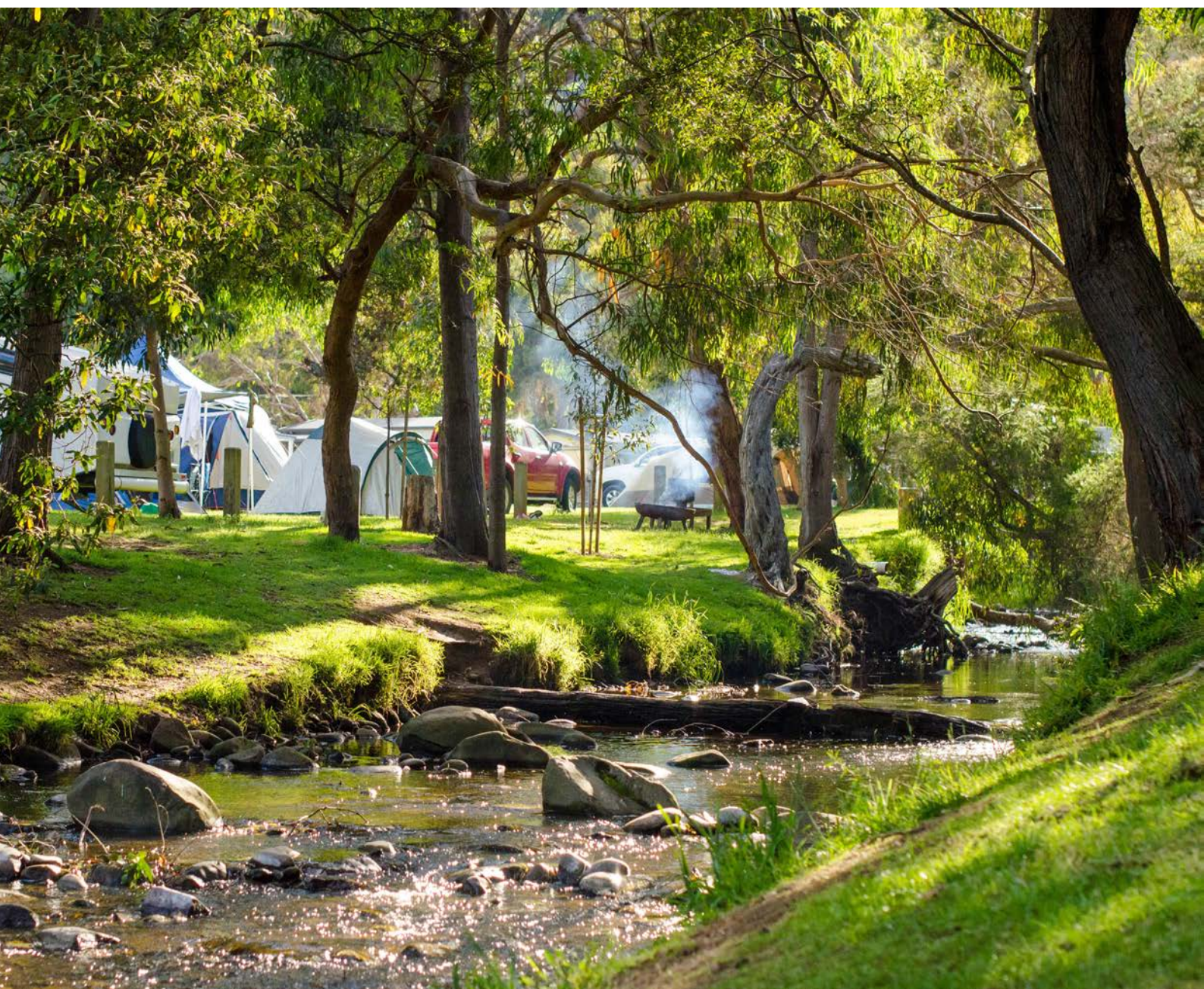
Some limitations apply, and prior approval is required for sites in Flood Zones 2 or 3.

Campsites are now permitted within the curtilage of a dwelling house or other building but are not permitted on;

- Scheduled monuments
- Listed buildings
- Military areas
- Safety hazardous areas
- SSSI's

Prior Notification will replace the temporary use of land for the purpose of camping (the '28 day rule').

The 28 day rule will cease on 25th July 2024 unless that use is associated with a festival.



CLIENT: THE HIVE HOTEL GROUP
LOCATION: DERBYSHIRE
STATUS: COMPLETED



CASE STUDIES



WILDHIVE
callow hall, derbyshire











CLIENT: SWINNEY WOOD
LOCATION: DERBYSHIRE
STATUS: COMPLETED



CASE STUDIES

SWINNEY WOOD



LOG CABINS





CLIENT: OAKLEY
LOCATION: DERBYSHIRE
STATUS: COMPLETED



CASE STUDIES

Temporary shepherd's huts Peak District







QUESTIONS? WE'RE HERE TO HELP



Get in Touch

Contact us today and our experts can give you advice no matter the size of your project.

We operate nationwide with offices based in Derbyshire and South Yorkshire.

We have dedicated offices in:

- **Derby**
- **Sheffield**
- **Matlock**
- **Macclesfield**

Email us at:

enquiries@planningdesign.co.uk

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