

How to do your own 'planning check' when searching for land for glamping.

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Introduction

We know that finding and choosing a Glamping Site can be complicated. One of the biggest factors that comes into play is whether or not you are going to be able to get planning for the type of site you want to create. The purpose of this document is to help you carry out a first level planning check yourselves, which will help guide you as to whether a site may, or may not get planning.

When looking for a site to purchase to start a glamping business, there are a multitude of factors to take into account, for example:

- Your preferred geographical location, where do you want to be?
- The market in that location, what are people visiting for?
- What type of accommodation is suitable?
- Getting services and facilities to site and the cost of doing so
- Practicalities of the site. slope, orientation etc

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Learn about planning so you can focus your search on the most appropriate sites.

You are in the fortunate position of looking for a suitable site, so you need to not only look for sites which fit your own objectives and criteria, but also a site where you can get planning. For each site you are considering, work through the next few slides and you can help yourself pre-qualify sites before you start paying for a consultant.

Good planning is a key part of allowing British rural economies and communities **to prosper and enhance people's lives.**

That's why we are passionate in what we do

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Our recommended 3 step research process you should take for each site

STEP 1

There are three things to check first. If a site 'fails' on any of these three things, we recommend not proceeding further on this site.

- 1.Green Belt
- 2.Flooding
- 3.Access / highways safety

STEP 2

If you 'pass' the above, then you can go one step further and research:

- 1.Other designations
- 2.Planning Policy

STEP 3

Once you have completed your own research we recommend you get a professional appraisal prior to purchasing.



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STEP 1

Dealbreaker 1

Is your site in the Greenbelt?

Greenbelt is a Government designation which (in almost every situation) means you won't be able to get planning for a glamping site. You may be able to get an exemption certificate. (See our other guide about exemption certificates).

Greenbelt was established in the 1950's with the purpose of avoiding overspill and urbanisation into the countryside. In simple terms, the Government policy precludes most commercial (includes glamping) development in the greenbelt. With greenbelt, you are either in it, or out of it. There's no special dispensations or tapering if you are on the edge or boundary.

[Click HERE to see how you find out if you are in the greenbelt \(3 min video\)](#)

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STEP 1

Dealbreaker 2

Is your site in a flood risk zone?

The Government have produced a set of flood risk maps for planning which are a great starting point. If your site is located in a flood zone 1 there are unlikely to be flooding issues and the site 'passes' on this point. If the units or any part of the access would be located in a zone 2 or 3 then it is highly unlikely you would achieve planning.

[Click HERE to see how to find the flood risk maps \(2 min video\)](#)

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STEP 1

Dealbreaker 3

Can you get safe access?

To an extent and as a starting point, apply common sense here. When you are pulling out of a site if it is easy and clear to see then you are likely to be ok. If you are edging forwards to see or if you don't have good visibility one or other direction, then there may be a problem.

The planners will need to be sure you can get into and out of a site with no detriment to highway safety.

If the current access is poor, there may be ways to improve an entrance or even apply for a new one - but we highly recommend assessing this early on in the process and before you purchase a site.

There are some basic guidelines including minimum visibility distances which are set out in the video below.

[Click HERE to see how to do a basic level highway check \(5 min video\)](#)

[Click HERE for the reference document](#)

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STEP 2 Research other designations

There are a variety of designations across the UK, all having different purposes, protection levels and impact on planning. Getting familiar with all of these will help you assess potential sites.

Use Magic Maps to do this research.

Designations where it would be very difficult to achieve planning are:

- Sites of Special Scientific Interest (SSSIs) - impact zones are ok
- Scheduled monuments

Slightly less but still difficult designations:

- Special Areas of Conservation (SACs)
- Ancient Woodland
- Areas of Outstanding Natural Beauty (AONBs)
- National Parks

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STEP 2 Planning Policy

Each local authority has their planning 'rule book' Also called a local plan, or core strategy or similar.

There is normally a specific policy on tourism. (Some will make specific reference to glamping but mostly it's still called tourism).

If you can, **look up the relevant policy** and read what your local authority says. It will give you an indication of whether they generally support (or not) glamping type proposals. A lot of policy is open to interpretation though.

For example one common thing that crops up is that local authorities won't support new accommodation unless it is in a sustainable location - which is counter intuitive to what glamping is all about! However if the policy does contain this criteria and your site is very remote, then again it may be tricky to achieve.

You could also use the **search facility** in the local authority to find other similar applications. Read the officers reports to get more information.

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STEP 3 Engage a planning consultant

If the site meets your own objectives and, having done the two steps outlined already, you are satisfied as a minimum there are no issues with Green Belt, flooding and access, then you should be able to move forwards.

When you are purchasing a site for a specific purpose and it doesn't have planning, there are never any guarantees that you will get planning. But to reduce risk and ensure you are buying as wisely as possible we highly recommend using our Remote Site Appraisal Service.

We charge this at either £300 (smaller site) or £600 (larger site) plus VAT and will give you verbal feedback as to the likelihood of achieving planning on your site.

Whilst it seems disappointing to be told you are unlikely to get planning, it is far better to be told after a Site Appraisal, than after buying the site. It's a sensible investment to manage your risk.

Get it right first time, every time

call us on **01299 667344**

theruralplanningco.co.uk

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Why use us?

We ...

- Are glamping specialists
- Undertake projects across England and Wales
- Have a highly experienced team
- Are proud of our great success rate
- Provide no nonsense, honest advice
- Are passionate about doing a good job in an industry we love being involved with!

Get in touch

Get a fixed quote
and budget sent to
you within 48 hours

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