The **Rural Planning** Co

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

Choosing and Setting up a Glamping Site

Introduction

Tourism in rural Britain is booming, and we can see why – for people from all walks of life, staying in the Countryside and on working farms is an incredible opportunity to experience something completely different. The range of accommodation is huge, from wild camping to high end luxury treehouses and shepherd huts, it is an exciting industry to be in.

In pursuit of setting up your new business, the planning process can seem like a daunting hurdle to overcome. Whilst in most cases we would anticipate support of tourism proposals, the devil is in the detail and hugely dependent on the site. There are a few what we call 'dealbreakers'; things which can unfortunately mean planning is unachievable. As well as the dealbreakers, there are several other factors which have to be carefully considered and explained to the Council to make sure it complies, and permission can be secured. Our favourite phrase is 'get your ducks in a row', with preparation being key to a successful application.

What are the dealbreakers?

Principle of the proposal – tourism accommodation
We have to firstly make sure the Local Planning Authority are happy with the proposal in principle, asking the question - does the development meet local and national planning policy? As well as the principle, there are lots of other factors that come into planning for glamping accommodation:

- Likelihood of flooding
- Highways safety and impact
- Impact on public rights of way
- Impact on designations such as Green Belt AONBs
- Noise
- Neighbour amenity
- Ecology

Other factors to consider:
- Design
- Materials
- Scale
- Use
- Siting
- Drainage

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Glamping- FAQ
Some common planning related questions

Q: Do I need PP for siting some bell tents for seasonal use?
A: They could be sited under permitted development for up to 28 days, but would generally need PP if you intend to have them on site for longer than that (this is a 'change of use' of land).

Q: What about shepherds huts?
A: Shepherds huts are classed as 'caravans' which have different rules to tents. If you have more than 5 acres then you can have up to 3 caravans for no more than 28 days a year, but again would need PP for anything longer than this. If you have less than 5 acres then you can have one touring caravan at a time, for no more than 2 nights in a row, for max. 28 days per year without needing PP.

Q: Do I need PP for installing a shower block, roof over a wash station or bin store, or a deck for my hot tub?
A: Yes. PP is usually required for any permanent structures

Q: Can I host a one-off 2 day event with camping without PP?
A: Possibly; this would likely come under permitted development.

Q: Can I put a hut or bell tent at the end of the garden to let out?
A: You would need PP for this.

Q: What about a hut in the garden to use as a home office or summer house?
A: This could be classed as permitted development (exceptions apply, for example if the house is listed).

Q: I've been told I can have up to 5 units without PP – is that true?
A: Possibly - if your site is licenced by an exempted organisation, such as the Camping and Caravanning Club, The Caravan Club, or Freedom Camping Club. They are each subject to their own restrictions and rules though so please contact them directly for more details.

Q: Do I need any other permissions?
A: Probably - planning isn't the only thing to be aware of. For example you'll likely need a caravan or camping licence from your local authority as a starting point, or if you make any changes to your access you might need a highways licence.

HOW THE RURAL PLANNING CO CAN HELP YOU?

We LOVE getting involved with exciting projects like this, and helping you along the journey to bringing your business plans and dreams to fruition. With many years specialising in this sector, we believe that engaging an experienced and proactive consultant can reduce the stress, time and cost of the process and above all gives you the best chance of success.

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