

Campsites permitted for 60 days in a year.

The Government grants planning permission for temporary uses of land which can be undertaken without a planning application – known as permitted development rights.

Land can now be used as a temporary recreational campsite for up to 60 days in total in any calendar year without the need to apply for planning permission. A calendar year means 1 January to 31 December.

However, this permitted development is limited to 50 pitches and does not include caravans but does include motor vehicles which have been designed or adapted for human habitation (e.g. campervans/motorhomes).

Moveable structures that are reasonably necessary for the purposes of the temporary campsite e.g. moveable toilets and moveable shower stalls, are also permitted but these structures must be removed when the land is not being used for camping.

The construction or erection of any fixed infrastructure such as buildings, tracks, new accesses or hardstanding areas will require planning permission.

This new temporary recreational campsite permitted development right DOES NOT APPLY if the site is a scheduled monument, in a safety hazard area, in a military explosives storage area, on a site of special scientific interest or on a site of a listed building.

The temporary residential campsite permitted development right is subject at all times to the following conditions:-

The campsite is permitted subject to the following conditions—

- (a) the developer must make on-site provision for users of the campsite of toilet and waste disposal facilities;
- (b) the developer must notify the local planning authority in writing **before commencement of development in each calendar year**, providing a copy of the site plan, which must include particulars of—
 - (i) toilet and waste disposal facilities; and
 - (ii) the dates on which the site will be in use;
- (c) the National Park Authority must as soon as practicable provide to the relevant fire and rescue authority the notice described in (b); and
- (d) If the proposed campsite is on land within Flood Zone 2 or Flood Zone 3, **prior approval** by the local planning authority before commencement of development in each calendar year will be required. We will check if your site is within a Flood Zone 2 or 3 and if it is we will send you a link to the necessary application forms.

Currently under Class B of the [GDPO] **until 25 July 2024**, the temporary use of land for camping is permitted but from that date will apply only when in connection with a festival and the provision of any moveable structure for the purposes of that use, is also permitted for up to 28 days in total in any calendar year without the need to apply for planning permission. Any moveable structures must be removed when the land is not being used for camping.

There is no limitation on the number of pitches but it does not include caravans but does include motor vehicles which have been designed or adapted for human habitation (e.g. campervans/motorhomes).

Camping is not permitted on land that is within the curtilage of a building but the other exclusions and conditions, which apply to the use of land as a temporary recreational campsite for up to 60 days per year, do not apply.

The legislation that permits the use of land for up to 28 days in any calendar year also allows for other temporary uses (e.g. car parking) but the 28 day limit is the cumulative total allowed for all temporary uses per calendar year – in other words any other temporary use would count towards that limit.

It is important to note the following:

- (a) Both the 28 day and 60 day rights are for the temporary use of land so when the land is not being used for camping (or some other temporary use) it must revert back to its normal use and any moveable structures must be removed. If land is made available for camping and/or moveable structures are on the land this can count towards the 28/60 day limit, even if camping is not actually taking place.
- (b) The 28 day and 60 day limits apply to the whole land holding, not individual fields, so it would not be possible to operate a campsite for 28/60 days on part of a holding and then another 28/60 days on another part within the same calendar year.