

## Dear Landowner/Operator

### Background

The information contained below sets out the planning and site licence position as regards the use of land for those wishing to operate a 'pop up' camp site.

In 2020 and then 2021, Government extended the time period to permit the use of land for 'pop up' campsites. The normal time period is for up to 28 days per year without the need for an application for planning permission as per Class B, Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015), but in 2021 this was increased to allow a period of up to 56 days in order to assist economic growth for businesses in light of the Covid-19 pandemic. These time periods are cumulative, and the 56-day extended permitted period ends on 31<sup>st</sup> December 2021. However, Government are also now consulting on whether certain 'permitted development' rights should be made permanent but the temporary use of land provision for 'pop up' camp sites is not proposed to extend to the additional 56 days for 2022.

### Permitted Development

The Permitted Development rights to use the land for 28/56 days (the latter ends on 31<sup>st</sup> Dec 2021) does NOT allow the installation of septic tanks or other operational development (for example building or engineering operations) which would require an application for planning permission. Some sites associated with 'pop up' campsites also require the installation of toilets/showers etc and those which are not temporary moveable structures are also likely to need an application for planning permission. Additionally, the permitted temporary use of land is only in respect of tents and **NOT caravans or camper vans**.

### Tented camp sites (including campervans) – Need for site licence (separate from planning permission)

All tented sites which operate for more than 42 consecutive days or for more than 60 days in total in any 12 consecutive months must be licensed by a local authority under Section 269 of the Public Health Act 1936. This section of the act allows for licencing of moveable dwellings. Details of who to contact as regards site licences can be got from this link: [Caravan site licence - Dorset Council](#)

But you should also be aware that whether a site licence is required or not, you must also check the planning position as regards the need for any planning application which might also be required.

### Pop up campsite impacts on European sites.

The Conservation of Habitats and Species Regulations 2017 defines a number of sites, known as European sites, across Dorset for their wildlife conservation value. The permitted development rights which apply to pop up campsites and allow their use for 28 days (56 days for 2021) do not apply if the campsite is likely to result in a significant effect upon a European Site. This is likely to apply to proposals with permitted development rights across extensive areas of Dorset, given the extent of issues relating to European Sites within the Dorset Council area. This includes, but is not limited to, the following:

- Sites within the hydrological catchment of the Poole Harbour SPA/Ramsar ([Nitrogen Reduction in Poole Harbour SPD](#))
- Sites within 5km of the Dorset Heaths SAC and Dorset Heathlands SPA and Ramsar ([Dorset Heathlands Framework 2020-2025 SPD](#))

- Sites within the hydrological catchments of the Somerset Levels and Moors SPA and Ramsar ([Somerset Levels catchment](#)) and, River Axe SAC and River Avon SAC;
- Sites within the recreation zone of influence for the Poole Harbour SPA and Ramsar ([Poole Harbour Recreation 2019-2024 SPD](#));
- Sites within the 5km recreation zone of influence for the Chesil and the Fleet SAC and Chesil Beach and the Fleet SPA and Ramsar ([Chesil and the Fleet recreation zone of influence](#));

There are numerous other European sites within the Dorset Council area, and within the boundaries of neighbouring authorities, which may be subject to significant adverse effects as a result of a pop up campsite. For more guidance regarding significant effects on European sites please contact Natural England. Natural England will provide an opinion as to whether or not the development is likely to have a significant effect. This notification can then be provided to Dorset Council as part of the application for prior approval. Operation of your pop-up campsite cannot begin until you have received approval from the Council that its use will not result in a significant effect upon these European sites, or that significant effects can be satisfactorily mitigated. Pop up campsites which are likely to result in a significant effect, and for which there is no mitigation, will not be permitted. This is likely to include all sites that lie within 400m of the Dorset Heathlands. There is a link to further information on Natural England's DAS service here if needed:

<http://publications.naturalengland.org.uk/file/6284617338322944>

Also attached to this guidance note is an advice note that provides further detail on the requirements of the Habitats Regulations and its relationship with proposals which qualify as permitted development.

### **Examples here of Mitigation Payments**

Below are just 2 examples (though each will need to be considered on its own individual merits) of likely scenarios and cost implications for applicants to note:

Example 1 - A pop-up campsite with 20 pitches within the 400m to 5km zone around the Dorset Heathlands European Site, operating for 28 days, will be required to pay a contribution of £51.00.

Example 2 - A pop-up campsite with 50 pitches within the hydrological catchment of Poole Harbour, operating for 28 days, will be required to pay a contribution of £27.87.

Further advice however can be got from our Environmental Assessment officers by sending an email to [environmentalassessment@dorsetcouncil.gov.uk](mailto:environmentalassessment@dorsetcouncil.gov.uk)

### **Unilateral Undertaking (Legal Agreement)**

Any requirement to enter a Unilateral Undertaking (UU) legal agreement should any financial contribution towards mitigation which be required will incur Legal fees to the Council charged at £160 per UU.

### **Permitted Development Enquiry Service**

For further enquiries please send to us a permitted development enquiry submission (which does attract a planning fee) details can be got via this link:

[Non Householder permitted development - do I need planning permission? - Dorset Council](#)

## **Our Dorset Council Planning Contacts**

Please contact if your site was in **former East Dorset**:

The planning office for the Eastern area

Email: [planningeast@dorsetcouncil.gov.uk](mailto:planningeast@dorsetcouncil.gov.uk)

Please contact if your site was in **former North Dorset**

Email: [planningnorth@dorsetcouncil.gov.uk](mailto:planningnorth@dorsetcouncil.gov.uk)

Please contact if your site was in **Purbeck**

Email: [planningeast@dorsetcouncil.gov.uk](mailto:planningeast@dorsetcouncil.gov.uk)

Please contact if your site was in **West Dorset/Weymouth & Portland**

Email: [planningwest@dorsetcouncil.gov.uk](mailto:planningwest@dorsetcouncil.gov.uk)

**For further information about the need for an Appropriate Assessment under the Habitat Regulations** please contact

Email [environmentalassessment@dorsetcouncil.gov.uk](mailto:environmentalassessment@dorsetcouncil.gov.uk)