

# Amendments to permitted development rights

## Details

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|--|-------------|
| Q1. Details  |             |
| Name   | [REDACTED]  |
| Organisation   | Pitchup.com |
| Preferred contact details (Email address, phone number or address)   | [REDACTED]  |
| Q2. Type (please select one from the following)  |             |
| Business   |             |
| Q3. Responses to consultations may be made public. To keep your response anonymous (including email addresses) tick the box. |             |
| <input type="checkbox"/> No Response   |             |

## Questions

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| Q4. Q1. Should the additional days granted by Class A of Part 4A be retained permanently, permitting temporary uses to take place for up to 56 days (28 days for specified uses) in a calendar year?   |
| Yes  |
| <b>Comments:</b><br>Pitchup.com strongly supports the permanent retention of the 28 additional days granted by Class A of Part 4A under the Town and Country Planning (General Permitted Development) Order 1995 (GPD0), and the benefits that it will provide the 143 Welsh pop-up campsites that listed on Pitchup.com, and their surrounding areas.<br><br>Given the success of 'pop up' campsites in supporting the UK's domestic tourism and rural businesses in 2020 and 2021, the Government should support campsites by granting the additional days. This small change will help support rural communities that are recovering from the pandemic and deliver affordable tourist accommodation providing millions of pounds of much needed investment into rural communities.<br><br>Reverting to 28-day use would make hundreds of sites launched over the last two years unviable. This is because the cost of providing services such as mobile toilet and shower blocks and water supplies is significant, which is difficult to recoup if sites can only operate for 28 days a year.<br><br>Demand for camping is determined by the weather, so a few wet weeks can wipe out any profit. Furthermore, because it is prohibitively expensive to remove facilities temporarily, considerable periods are lost to low mid-week demand. The extension to 56 days helped to overcome these concerns, prompting many new sites to open. A retraction to 28 days will make many unviable in summer 2022, imposing a regulatory barrier that will prevent pop up campsites from generating millions of pounds for rural communities.<br><br>This economic impact is set out in more detail in our answer to Q2 and is further substantiated by a series of case studies of site owners that have praised the positive impact of the extension and warn against reverting to 28 days. However, in summary our key arguments are as follows:<br><br>- In the last 12 months, temporary campsites listed on Pitchup across the UK have generated £25m for the British rural economy (estimates based on Pitching the Value figures p.23*)<br><br>- Pitchup.com has seen advance bookings for 2022 rise by 145% compared to 2020 (pre pandemic), highlighting robust demand for outdoor holidays.<br><br>- The retraction of the 56-day allowance to 28 days will make many sites unviable in summer 2022. The significant cost of providing services such as mobile toilet and shower blocks and water supplies is difficult to recoup if sites can only operate for 28 days a year.<br><br>- The '56-day rule' has introduced new revenue streams for the farming community, whilst off-site spend, delivered by pop-up campsites which owe their existence to the extension, has been critical to the recovery of many rural businesses harmed by the pandemic.<br><br>* <a href="https://urldefense.com/v3/_https://www.ukcca.org.uk/wp-content/uploads/2019/02/SC6407-00-Holiday-Park-Econ-Impact-UK-Final-Report.pdf_!!N96Jmlq8lfO5w1FUuVvYPOHDk3AtLbj6NflmIvTH2BuLX-yC7NdCl8bqZMcWQysuK80lyJyNko4Sinzqrbi\$">https://urldefense.com/v3/_https://www.ukcca.org.uk/wp-content/uploads/2019/02/SC6407-00-Holiday-Park-Econ-Impact-UK-Final-Report.pdf_!!N96Jmlq8lfO5w1FUuVvYPOHDk3AtLbj6NflmIvTH2BuLX-yC7NdCl8bqZMcWQysuK80lyJyNko4Sinzqrbi\$</a> |

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| Q5. Q2. Do you have any evidence as to any benefits and impacts as a result of introducing the additional number of days for temporary uses to take place in a calendar year?   |
| Yes   |
| <b>Comments:</b><br>Pitchup.com has both macro and micro economic evidence that the extension has brought benefits to both site owners and wider rural communities. Pitchup.com also has case study evidence on the benefits of the 56-day rule, and how reverting to the 28-day allowance will harm site owners and surrounding areas.<br><br>The Positive Economic Impact:<br><br>In the last 12 months, temporary campsites listed on Pitchup across the UK have generated £25m for the British rural economy (estimates based on Pitching the Value figures p.23*). This includes:<br><br>- £9.8m in pitch fees<br>- £2.9m in extras like firewood and fresh produce<br>- £12.3m in off-site spend for local pubs, restaurants and newsagents for example<br><br>In 2020, 135 pop-up campsites across the UK went live on Pitchup.com for the first time, and this year that number rose to 858 as more land-based businesses took advantage of the 56-day rule during the pandemic. Three-quarters of these sites are farms that have lost income due to changes in agricultural subsidies and are facing rising fuel costs and labour shortages.<br><br>The benefit pop-up campsites have brought to farmers and the wider rural economy was recently recognised at the National Farm Attraction Network Awards, with Countryfile host, Adam Henson, awarding Pitchup.com the 'Hero award'. Adam said: "With the BPS disappearing and the pandemic, farmers have tried to diversify and think of new ways to bring in revenue streams and a lot of that has been with Pitchup.com."<br><br>This comes at a time when:<br><br>- According to VisitBritain***, domestic tourism has lost £138bn of spending in 2020/21, a 57% decline compared to 2019 levels.<br>- Average Farm Business Income declined by 9% and 7% in the two years before the pandemic****, with income from farm diversification rising from 22% to 28%.<br><br>The positive impact on site owners:<br><br>Pitchup.com can also present case studies on how the 56-day rule has benefitted individual pop-up campsite owners and the surrounding areas. Whilst the majority of these case studies are from England, the benefits outlined apply equally in the case of an extension in Wales.<br><br>These case studies set out clear examples of those sites that were viable this summer but will not be next summer – even though over the previous two summers, these sites resulted in 130,000 pop-up bookings.<br><br>Ultimately, Pitchup.com hosts generally argue that: |

- The off-site spend, delivered by pop-up campsites which owe their existence to the '56-day rule', has been critical to the recovery of many rural businesses harmed by the pandemic
- The 28-day allowance, which sites will, unfortunately, have to comply with in 2022 without Government intervention, will make many sites unviable
- The 56-day rule has introduced new revenue streams for the farming community, whilst reverting to the 28-day rule threatens this additional income as farmers adapt to the post-CAP
- Demand for domestic pop-up campsite holidays will persist as Covid-19 subsidies, and the Government should extend permitted development rights to widen access to affordable, safe

The permanent introduction of the 56-day allowance will benefit hundreds of farm owners in rural communities in Wales, such as Carywn and Leanne Miles, who own the Eco Caerhys

- Eco Caerhys Camping site is located on their family organic beef farm that has existed since 1948. When they learned of the 56-day rule, Carywn and Leanne invested around £1,300 in 3 kitchenettes for visitors. Their site went live on Pitchup on 25 June, and closed on 3 September.

- As a result of the 56-day rule, the site was able to remain open from 9th July through to 3rd September. Eco Caerhys Camping "made around £43,000 in those 56 days and after paying for digger, cleaning products)... profited a fantastic £36,000."

- Carywn and Leanne added that as farmers, this extension "has made a massive difference", explaining that the revenue provided by the pop-up campsite made them "financially able to support their family better."

- Explaining why the pop-up sites are an excellent way to diversify income, they said: "If we were to invest into the cattle, we would have to restructure the whole business and become a full-time farmer. To build more sheds to sleep all of the cattle and this would cost around about £220,000 - £270,000 and would still not make as much money as the campsite did in those 56 days. It would be ending debt which would be impossible to ever pay back."

- Carywn and Leanne Miles concluded that the ease by which they generated the campsite income has been a game changer for their farm. They concluded: "To change from the 28-day rule to 56 days would dramatically change our income, our livelihood, our future and make less impact on our beautiful, organic fields."

The benefits of the 56-day rule can also be evidenced by those sites in England that utilised the additional days. In Cumbria, Chris Roberts who is the owner of Esstell Camping in Holm Cultram, has seen the 56-day rule. Mr Roberts also reflects the ease of setting up a pop-up site under the 56-day rule, and the common view amongst landowners that the off-site spend is also a major help to w

- "I have considered camping under the 28-day rule for some years, but the figures just didn't add up, as it is not a long enough period to recoup costs and still make enough money. I think the 56 days was now possible. I baled the grass, hired two portaloos and a skip, got some insurance, registered with Pitchup.com and was away."

- "It proved to be so popular at least half the guests have booked to come back next year. With the prospects of now only being able to accommodate some of those bookings and the short season at all next year. It didn't make fortunes and it was hard although pleasant work."

- "The pub next door and village shop both went out of their way to say how their summer trade had been significantly boosted as a result of the campsite. Many other local businesses closed during the lockdown."

- "I have just returned from the farming diversification show at the NEC and the majority of the hundreds of businesses there will be affected by the return to the 28 days also, probably so much so that they will have to close."

Jenny Harrison of Cinderford Camping in Hailsham\*\*\*\*\*, East Sussex echoes the benefits that the 56-day rule has had for sites like hers.

- "The extension from 28 days to 56 days has not only allowed us to generate much-needed additional income for our farm following the reduction of our other income because of Covid-19, but also an increase in custom."

- "From local tourist attractions to restaurants and local butchers fuelling our clients' BBQs, the whole area has benefited. But the biggest benefit we feel is that of our customers. Increased demand that we are able to welcome more families for much needed breaks – something that they haven't been able to do for over 18 months."

- "Seeing family and friendship groups reconnect in our safe outside space has been such a joy. To have to reduce our days and turn people away next season would be devastating. Working at 56 days would ensure we could facilitate more memories being made forever."

Judith Fortescue of the Brunton Airfield Campsite\*\*\*\*\*, Chathill, Northumberland added to this point by explaining the pressures of the capital costs associated with setting up a pop-up campsite to recoup these costs.

- "We are hoping that the government will permit 56-day camping again next year. Despite it being called pop-up camping there were quite a few capital costs incurred in setting up our site which would be reverted to 28 days."

- "The benefit of not having to navigate the planning system made the venture an attractive option. Our site generated almost 1300 camping bookings. All of the bookings not only benefited us but many recommendations we gave out about the area to our campers they must, undoubtedly, have been a bonus to local pubs, restaurants, shops and tourist venues."

David Spencer of the Tackeroo Caravan Site\*\*\*\*\* in Rugeley, Staffordshire, highlights the off-site spend that the site attracted to local pubs, shops and outdoor activity centres.

- "Visitors hired their mountain bikes from the Cannock Chase Cycles centre, got their takeaways delivered from restaurants on the Rugeley horsefair, went out for pub meals in the Wolfscote camping goods from Chase Outdoors. Go Ape has been visited hundreds of extra times and the local shops have been kept busy."

- "We ran a local produce shop from reception championing local farming, and invited Cannock based Pizza Al Forno to operate their famous pizzeria on site each weekend. Local business has seen a boost from the 'pop-up' site's existence."

In Lincolnshire, there is a clear example of how the pub industry has been supported as a result of nearby campsites, with the Adam and Eve pub in Wragby\*\*\*\*\*.

- Demelza Hoban of Grange Paddock Camping\*\*\*\*\*, West Torrington, Lincolnshire said: "My friends own the Adam and Eve pub in Wragby, just down the road from our farm, and over the last two years with the majority saying that they came from our campsite. They were thrilled with the extra business and keep asking whether I'll be doing it again!"

Becky Leeming of Through The Kissing Gate\*\*\*\*\*, Aldfield, North Yorkshire highlights the new groups of people that have started to enjoy camping, and how their new site has provided a boost to local shops, bars and restaurants.

- "Having the additional pop-up camping staycations has helped introduce people who may not have had the option to camp due to limited availability to the area and help boost attraction to local shops, bars and restaurants."

- "It has also helped as an additional income to the farm industry which is already struggling and also having the campsite base helps open up further opportunities within this to help provide a boost to local businesses."

- "The 56 days would be a huge benefit. As a newly started campsite of 2021, it really opened up doors for us to help work together with independent businesses and promote them locally."

- "The 28 days does not provide enough availability for business to be able to viably create a pop-up campsite in such a short period of time, the resources and money required to finance it would make it a viable venture and bring an extra boost into the community as we hope guests would start to return year on year."

Sarah Wheeler of Hever Camping\*\*\*\*\*, Edenbridge, Kent highlights that she expects demand for outdoor UK holidays to continue to be high next year. She also highlights the mental health benefits of camping site.

- "Our campers come here to breathe in fresh air and relax in Covid safe environments...and I believe it has massively benefitted mental health - to offer more dates whereby people have the opportunity to get away from their own stresses, meet their friends and family in our glorious outdoors."

- "We run a small campsite in Hever, Kent and have found that the extension of permitted days that we were allowed to open this year was provident; not only from our point of view, but for the local community and the wider economy."

- "After 2 years of disturbed uncertainty due to Covid, a lot of people want to stay in the UK next year too. Our campers have expressed to us that they feel confident and safer staying close to home in times of turmoil."

- "Local businesses, pubs, cafes and tourist attractions, which had to close during the lockdowns, are trying to hold on by tooth and nail- relying heavily on tourism our campsite generated to help them open for extended periods next year too."

- "I implore you to help us small businesses recoup our previous losses and offer our campers what they are asking for; more dates in their own country to have affordable holidays whilst still being able to support their local economy."

Hazel Marshall, the owner of Higher Easton Farm\*\*\*\*\* highlights the considerable benefits that an extension of the 56-day rule would bring to the farming community, and how it would benefit her part of Devon.

- "You have no idea how the extension of the 56-day rule will help to address the issue of low incomes in the farming community. Most of us farmers work for less than the minimum wage and are struggling to feed the nation, and support UK food security. Being allowed to open a pop-up campsite for 56 days is helping farmers to help themselves, something we should all be encouraged to do."

- "We live in an area where many true locals (those born here) cannot afford to live here. The houses around here are some of the most expensive (outside London) in the country and the high accommodation rates meaning those families on low to medium incomes cannot afford to holiday in this area. We are delighted to report these pop-up campsites address this as we have seen a boost in local economy."

The extension also did not have a negative impact on traditional campsites, as Pitchup.com has seen bookings for these sites rise by 97% compared to 2019, highlighting the scale of the recovery which it expects to remain resilient in the coming years.

If the 56-day permitted development rights are not continued next year it will be a huge blow not only for the rural economy, just as it is starting to recover, but for the thousands of holidaymakers attracted by this new style of site.

\*<https://urldefense.com/v3/https://www.ukcca.org.uk/wp-content/uploads/2019/02/SC6407-00-Holiday-Park-Econ-Impact-UK-Final-Report.pdf>\_\_!IN96Jmlq8fO5w!1FUuVvPOHDk3ALbJyNk04SinzqrfbIS

\*\*[https://urldefense.com/v3/https://www.linkedin.com/feed/update/urn:li:activity:6846515277258072064\\_\\_!IN96Jmlq8fO5w!1FUuVvPOHDk3ALbJyNk04SinzqrfbIS](https://urldefense.com/v3/https://www.linkedin.com/feed/update/urn:li:activity:6846515277258072064__!IN96Jmlq8fO5w!1FUuVvPOHDk3ALbJyNk04SinzqrfbIS)

\*\*\*[https://urldefense.com/v3/https://www.visitbritain.org/2021-tourism-forecast\\_\\_!IN96Jmlq8fO5w!1FUuVvPOHDk3ALbJyNk04SinzqrfbIS](https://urldefense.com/v3/https://www.visitbritain.org/2021-tourism-forecast__!IN96Jmlq8fO5w!1FUuVvPOHDk3ALbJyNk04SinzqrfbIS)

\*\*\*\*[https://urldefense.com/v3/https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/962279/fbs\\_farmaccountsengland\\_18feb21.pdf\\_\\_!IN96Jmlq8fO5w!1FUuVvPOHDk3ALbJyNk04SisnezqV3S](https://urldefense.com/v3/https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962279/fbs_farmaccountsengland_18feb21.pdf__!IN96Jmlq8fO5w!1FUuVvPOHDk3ALbJyNk04SisnezqV3S)

\*\*\*\*\*[https://www.pitchup.com/campsites/Wales/West-Wales/Pembrokeshire/St\\_Davids/caerhys-camping/](https://www.pitchup.com/campsites/Wales/West-Wales/Pembrokeshire/St_Davids/caerhys-camping/)

\*\*\*\*\*[https://www.pitchup.com/campsites/England/North\\_West/Cumbria/Holmrook/eshtell-camping/](https://www.pitchup.com/campsites/England/North_West/Cumbria/Holmrook/eshtell-camping/)

\*\*\*\*\*[https://www.pitchup.com/campsites/England/South\\_East/East\\_Sussex/Hailsham/cinderford-camping/](https://www.pitchup.com/campsites/England/South_East/East_Sussex/Hailsham/cinderford-camping/)

\*\*\*\*\*[https://www.pitchup.com/campsites/England/North\\_East/Northumberland/Chathill/brunton-airfield-campsite/](https://www.pitchup.com/campsites/England/North_East/Northumberland/Chathill/brunton-airfield-campsite/)

\*\*\*\*\*<https://www.pitchup.com/campsites/England/Central/Staffordshire/Rugeley/tackeroo-caravan-site/>

\*\*\*\*\*<https://www.theadamandeve.pub/>

\*\*\*\*\*<https://www.pitchup.com/campsites/England/Central/Lincolnshire/west-torrington/grange-paddock-camping/>

\*\*\*\*\* [https://www.pitchup.com/campsites/England/North\\_East/North\\_Yorkshire/aldfield/through-the-kissing-gate/](https://www.pitchup.com/campsites/England/North_East/North_Yorkshire/aldfield/through-the-kissing-gate/)

\*\*\*\*\*[https://www.pitchup.com/campsites/England/South\\_East/Kent/Edenbridge/hever-camping/](https://www.pitchup.com/campsites/England/South_East/Kent/Edenbridge/hever-camping/)

\*\*\*\*\*[https://www.pitchup.com/campsites/England/South\\_West/Devon/Kingsbridge/higher-easton-farm-campsite/](https://www.pitchup.com/campsites/England/South_West/Devon/Kingsbridge/higher-easton-farm-campsite/)

Q6. Q3. Do you have views on whether there should be additional restrictions on the use of this PDR to mitigate against potential impacts of making this permanent? If yes, please specify.

No

**Comments:**  
Pitchup.com would emphasise that over the two previous summers it received fewer than a handful of complaints relating to pop up sites out of a total of 130,000 pop-up bookings and therefore no additional statutory regulations are needed, as existing legislation is sufficient and rules can be set by landowners themselves in conjunction with their local communities and neighbours.

As noted in our response to Q2, the extension also did not have a negative impact on traditional campsites, as Pitchup.com has seen bookings for these sites rise by 97% compared to 2019, highlighting the scale of the demand for outdoor holidays for the year ahead which it expects to remain resilient in the coming years. Therefore, no restrictions need to be put in place to manage the provision of pop-up sites to protect competition.

Q7. Q4. Should the number of days for holding a market generally be extended? If Yes, what is an acceptable number of days for holding a market? What conditions should apply to manage the planning impacts?

No Response

Q8. Q5. Should any additional days over the permitted 14 days be provided for markets operated by or on behalf of a local authority?

No Response

Q9. Q6. Do you agree the permitted changes of use within town centres should become permanent? If not, please provide your reasons for disagreeing.

No Response

Q10. Q7. Do you agree the permitted development right for the use of the highway adjacent to a hospitality use for that purpose should be made permanent? If not, please provide your reasons for disagreeing.

No Response

Q11. Q8. If you answered yes to Q7, are any additional conditions required to mitigate potential amenity impacts?

No Response

Q12. Q9. Do you agree the permitted development right for the installation of awnings at hospitality uses should be made permanent? If not, please provide your reasons for disagreeing.

No Response

Q13. Q10. Do you have any comments regarding Part 3A?

No Response

Q14. Q11. Do you have any comments regarding Part 12A?

No Response

Q15. Q12. Do you agree that HMOs should not benefit from permitted development rights for alterations and extensions to a dwellinghouse granted by Part 1 of the GPDO? If not, please provide your reasons for disagreeing.

No Response

Q16. Q13. Do you agree with the proposed alterations to Class F? If not, please suggest alternative approaches, restrictions or thresholds that could be adopted.

No Response

Q17. Q14. Do you agree greater flexibility should be provided through permitted development rights to accelerate the rollout of electric vehicle charging infrastructure? If not, please provide your reasons for disagreeing.

No Response

Q18. Q15. Do you agree with reintroducing permitted development rights for the protection of poultry and other captive birds?

*No Response*

Q19. Q16. Do you agree with the proposals for amending Article 4 directions?

*No Response*

Q20. Q17. We would like to know your views on the effects of the proposals would have on the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English.

What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

*No Response*

Q21. 18. We have asked a number of specific consultation questions. If you have any related issues which we have not specifically addressed, please use the space below to raise them.

*No Response*

### **Submit your response**

Q22. If you want to receive a receipt of your response, please provide an email address.

Email address

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