

# PERFECT-PITCHING

## PRIVATE CARAVAN SITE DEVELOPMENT CONSULTANCY

### LEGISLATIVE FRAMEWORK FOR DEVELOPMENT OF A CAMPING AND/OR CARAVANNING SITE - OVERVIEW:

In attempting to set up a Camping and/or Caravanning Site the potential developer will need to consider whether the proposal will require:

- Site License (SL), and/or
- Planning Permission (PP).

Both (SL & PP) applications can attract fees dependent upon the individual Local Planning Authority (LPA) receiving them and will, in all probability, call for the presentation of a Site Development Plan.

The SL predominantly relates to the internal arrangement of the site and the operation and management of same encompassing a range of developmental and operational controls.



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Conversely, a PP Application requires the LPA to consider the following aspects as part of the overall process:

- The suitability of the proposed change of land use, and
- The effect this may have on the surrounding area paying due regard to material planning considerations based upon the 'Site Development Plan'.

However, such consideration may not be greatly influenced, if at all, by any local resident's environmental concerns, wishes or prejudices.

The PP process is well documented (see flow-chart on following page) and provides for amendments to the original proposals, Public Consultation and request for and the submission of further and better particulars all set within a stipulated time-frame but one that can be extended by the LPA.

(See separate document for 'Legislative Framework - Site License')



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