



Business
Regulatory
Support

Pop up sites: What you need to know

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Pop up sites - What you need to know

Camping is proving to be a popular choice for some tourists. We want people coming to Cornwall to have a good experience and that means making sure businesses take the appropriate measures to ensure the safety of their guests during their stay.

Planning Considerations

The Government grants deemed planning permission for temporary uses of land known as permitted development rights. This allows certain temporary uses to take place without an operator having to submit a planning application to the Council. As the Country is now following the Governments COVID-19 recovery roadmap the Government has extended these rights for temporary uses of land, which includes campsites, cumulatively, from 28 days up to 56 days for 2021 (expires 31st December)

The 56 days limit applies to the whole land holding, not just the field or parcel, it doesn't cover permanent works or operations. The 56 days do not have to be consecutive, however, if you leave tents or facilities such as toilets on your land, they can count to the 56 days even if the site is unoccupied.

Caravans and are subject to different rules. Caravans may only be sited under permitted development rights if an exception in Schedule 1 of the Caravan Site and Control of Development Act 1960 applies. In most cases using land for caravans for camping would require the submission of a planning application.

The Council has the power to make an Article 4 Direction to remove temporary permitted development rights, however, the Government make clear that Councils should only seek to make these Article 4 Directions where there is an exceptional justification to do so.

Cornwall Council has some existing Article 4 Directions removing the camping permitted development rights in some of its most sensitive Areas of Outstanding Natural Beauty. You can check whether an area is covered by an Article 4 Direction by clicking the link below. You would need to apply for planning permission to operate a site in this area.

<https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=1&xcoord=162690&ycoord=64380&wsName=ccmap&layerName=Article%20%20direction%20orders>

If you are unsure if you need planning permission please contact us via <https://www.cornwall.gov.uk/planning-and-building-control/do-i-need-planning-permission-or-building-control/>

Considerations when setting up a site

- Have you got safe access to and from the site and the camping area used whatever the weather (e.g. might you need an all-weather surface at the entrance)? Also consider emergency vehicle access.
- How will you control guest numbers on site and ensure they set up with adequate space?
- Will you offer a booking system?
- What facilities can you provide? Consider: -
 - Drinking water
 - Refuse disposal (commercial contract with licensed waste operator must be in place)
 - Toilet facilities
 - Chemical toilet disposal
 - Electrical supply
- Safety of the site:
 - Ensure that the site is safe (e.g. no access to dangerous drops, unsafe equipment or farm machinery)
 - Any structures are safe
 - Safe electrical installation
 - No access to livestock
 - Consider risks from COVID
- Has there been any livestock on the land (Livestock must be removed a minimum of 3 weeks in advance) to avoid e-coli and other infectious disease risks?
- Has a risk assessment been undertaken, and measures put in place to ensure the safety of the site and routine checks carried out?
- Have you considered possible disturbance / nuisance being caused to neighbours and spoken with them about the camp site? As landowner you may be liable for any such nuisance i.e. noise (e.g. consider location of any neighbours, guests returning to camp at night, music from stereos etc.)
- If you are providing toilet or waste facilities how are they managed? If no facilities are in place you may become responsible for any illegal disposal of waste. If using waste contractors please see <https://www.gov.uk/government/publications/waste-duty-of-care-code-of-practice/waste-duty-of-care-code-of-practice>
<http://environment.data.gov.uk/public-register/view/search-waste-carriers-brokers>
- How are you going to communicate site rules with your users and ensure they comply?
- Is there appropriate Public Liability insurance in place

- If the land is designated for conservation importance (e.g. SSSI, SAC, SPA) or in an agri-environment scheme agreement (ELS or HLS) you will need to contact your Natural England Land Management Adviser for a 'derogation' first
- Check the land has suitable drainage and is not in a location known to flood

COVID Safety

The Government's Working Safely guidance will be updated and should be referenced www.gov.uk/guidance/working-safely-during-coronavirus-covid-19/hotels-and-other-guest-accommodation.

You should undertake a basic COVID 19 risk assessment
<https://www.hse.gov.uk/coronavirus/working-safely/risk-assessment.htm>

There should be regular cleaning of any facilities offered in line with the working safely guidance.

You should consider some signage reminding users of their obligations

Remind visitors not to come if they have COVID symptoms? And if they get symptoms while here to immediately isolate and book a test?

Safe Drinking Water

If your campsite uses a private water supply, so water that is NOT from South West Water, e.g. it comes from a borehole/spring/stream/lake/adit/rain water storage, then it is a legal requirement for the Local Authority to sample it to make sure it is safe for people to drink.

Unless a water supply is properly and sufficiently treated for the quantity being used, it is likely to contain bacteria, other organisms or substances that may make people ill.

Cornwall Council is required by law to monitor private water supplies to ensure safety standards are met. Sites used for camping are considered to be a 'public activity' under regulation 9 of the Private Water Supply Regulations 2016 (as amended). They require sampling and risk assessing regardless of the site's licensable status under other legislation.

Water Sampling* should take place before you have customers/visitors on to your site, to make sure they are going to be safe, and the water won't make them ill. Currently, it MUST be the Local Authority that takes these samples, you cannot use a third party to do this.

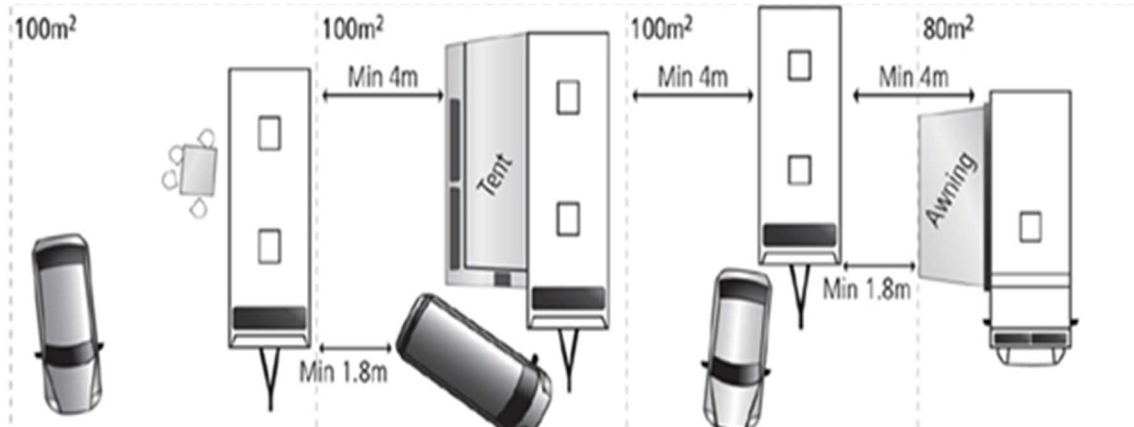
To get more information and arrange a sampling appointment please email cep@cornwall.gov.uk or telephone 0300 1234 212.

You can also get more information from the Drinking Water Inspectorate Website [Private Water Supplies - Drinking Water Inspectorate \(dwi.gov.uk\)](https://www.dwi.gov.uk)

*Cornwall Council have to make a charge to recover costs for sampling, details of which can be found on our website: <https://www.cornwall.gov.uk/environment-and-planning/environmental-health/neighbourhoods-and-public-protection-fees-and-charges/environmental-protection-fees-and-charges/>

Fire Safety Advice

The site should be arranged such that the free distance between each camping unit is a minimum of 4m, and a 1.8m distance maintained between any vehicle or awning (see diagram below)



- For every 1000m² it is recommended to make an open area of at least 6m width to the next section
- Ensure vegetation is maintained and cut short to reduce the risk of fire and fire spread (consider hot vehicle exhausts)
- Provide fire-fighting equipment (fire extinguishers or fire hose) for tackling fires in vegetation, vehicles and marquees
- The travel distance to any fire-fighting equipment should not exceed 30 m
- Arrangements may need to be made to protect fire-fighting equipment located outdoors from the effects of frost, vandalism, and theft
- Campers should be provided with fire safety advice
- Consider providing posters with the fire precautions rules for the site and how to raise the alarm in case of fire
- Consider restricting the access to the camping sites to reduce the risk of arson

We also recommend giving advice to campers about the risks of carbon monoxide e.g. using BBQ's and other fuel burning equipment in confined spaces.

Further Help and Advice

If you have any queries around operating your site safely please contact us

Email: businessadvice@cornwall.gov.uk Telephone: 0300 1234 212

For Public Health advice regarding COVID contact phnotifications@cornwall.gov.uk or swhpt@phe.gov.uk

If concerns about cases and outbreaks Telephone 0300 303 8162 (option 1, then option 1)

Out of hours advice 0300 303 8162 (option 1)

Business Regulatory Support Hub | 0300 1234 212 | businessadvice@cornwall.gov.uk
www.businessregulatorysupport.co.uk

Pre-Opening Checklist

The following should be considered or in place prior to operation

Premises Name.....**Date**.....

- | | Tick |
|---|-----------------------|
| Have you checked that you meet all the requirements to open without planning permission? | <input type="radio"/> |
| Have you planned your season to ensure you do not exceed the 56 days allowed (Likely to be 28 days in 2022)? | <input type="radio"/> |
| Have you assessed the site for safety, removed any hazards and fenced off any unsafe areas? | <input type="radio"/> |
| Have you considered how you will manage any weather events? Flooding, high winds or wet and muddy making the site difficult to navigate? | <input type="radio"/> |
| Have you a booking system or other measure in place to ensure the numbers on site are reasonable and overcrowding doesn't occur? | <input type="radio"/> |
| Have you completed a COVID19 risk assessment and ensured the site is compliant with current requirements? | <input type="radio"/> |
| Have all grazing animals been off the land for 3 weeks? | <input type="radio"/> |
| Have you considered fire safety and implemented appropriate controls? | <input type="radio"/> |
| Is your water supply safe and if necessary, has it been tested? | <input type="radio"/> |
| Have you considered how you will ensure your visitors do not cause a nuisance to neighbours or others in the area? | <input type="radio"/> |
| Have you considered sanitary or other facilities? If so, what have you a regime in place for maintaining cleanliness and standards? | <input type="radio"/> |
| How will you communicate with visitors? Is there an emergency contact details available and how have you considered how you provide them information regarding your site and the rules? | <input type="radio"/> |
| What system is in place for recording contact details for test and trace purposes. Have you a waterproof QR poster displayed? | <input type="radio"/> |
| Have you appropriate Public Liability Insurance in place? | <input type="radio"/> |

Name..... **Signed**.....