

**Glamping and Seasonal Pitch****Recreational movable dwellings**

UK exemption legislation does not specify terms of ownership in The Caravan Sites Control of Development Act 1960 nor The Public Health Act 1936, therefore sites issued with exemption certificates are permitted to host units providing the movable dwelling is for the purpose of facilitating recreational camping or caravanning activities and the following criteria are met.

**Caravans**

- 1) Any unit is movable from one site to another and remain in accordance with the definition of a caravan under section 29 of the CSCDA:

*“caravan” means any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle so designed or adapted, but does not include—*

*(a) any railway rolling stock which is for the time being on rails forming part of a railway system, or*

*(b) any tent;*

- 2) Safe for transport on public roads by being towed by a vehicle on/in a transport vehicle.
- 3) Safely designed or adapted for human habitation. Recommended to meet BS EN 1645 or BS EN 1647
- 4) Brought to site in one piece and removable as a whole as one piece without construction/deconstruction.
- 5) Not affixed to the ground other than by temporary ropes, pegs, ties or lashings.
- 6) Be free standing without attachment to any building, permanent structure or other caravan.
- 7) Dimension of less than 5m wide, 10m long and not more the 3.05m internal height.
- 8) Easily moveable within a reasonable time scale.
- 9) All electrical, water or foul drainage fitting must be user removable and quick release.
- 10) Types commonly accepted:
  - a) Touring caravans
  - b) Motor homes
  - c) Campervans
  - d) 5<sup>th</sup> wheel caravans
  - e) Shepherds huts
  - f) Glamping pods
  - g) Repurposed structures such as aeroplane fuselages, boats, single decked busses and military vehicles.
- 11) Types not generally accepted:
  - a) Static Caravans
  - b) Park homes
  - c) Double decked busses
  - d) Two part caravans
  - e) Garden sheds
  - f) Tree houses

**Glamping pods, Shepherds huts and Gypsy caravans**

These movable dwellings are legally classified as caravans, however for these dwellings to be used on exempted sites they must not be modified for permanent use, nor should any pitch be designed to solely host any specific dwelling.

As these dwellings are classified as caravans they do count towards the maximum number of 5 caravans allowed on a paragraph 5 certified sites.

**Exceptions**

Glamping Pods, Shepherds Huts, Campervans, day vans, motor homes or any other movable dwelling that are insufficiently designed or adapted for the purposes of human habitation would not likely fall within the definition of a caravan, these structures when used as a movable dwelling, will generally fall within the scope of section 269 of the Public Health Act 1936 and treated as though they were tents.

What criteria is required to determine if a structure is or is not sufficiently designed for a purpose of human habitation, whilst considered in Backer V The Secretary of State for the Environment, remains unspecified.

## **Tents**

- 1) Designed and constructed to meet the generally accepted definition of tents:

*'A portable shelter made of cloth, supported by one or more poles and stretched tight by cords or loops attached to pegs driven into the ground'*

- 2) Types commonly accepted:

- a) Dome tents
- b) Bell tents
- c) Tepees
- d) Yurts
- e) Safari tents
- f) Trailer/frame tents
- g) Air tents
- h) Tarps

- 3) Types not generally accepted:

- a) Marquees used for the purpose human habitation
- b) Circus/showmen tents
- c) Shacks or any structure made from rigid wall material

## **Tepees, Bell tents, Safari tents and Yurts**

These movable dwellings are classified as tents providing the walls and roof are of flexible material and not rigid nor clad with rigid materials, either inside or out nor should there be any fixed internal structures.

### **Tent bases**

Any tent base must be capable of being packed and transported with tent, temporary and movable or have appropriate planning approval.

Safari Tents are particular contentious with regard to their bases. Please read and understand the Clubs chattels information sheet before deciding on the use of safari tents.

### **Duration of use**

Facilities may be sited on pitches for seasonal recreation use but not remain in place out of season when not in regular use. I.E. where a facility is not in use for a period of 28 days or more it should be removed from the defined exempted site and moved into a suitable storage area or taken away.

Site operators must ensure they have legal rights for storage.

No unit may be used by the same individual for more than 28 consecutive days or more than 100 days in any 12 month period.

### **Rental movable dwelling safety**

Where a facility is made available to club members or members of the public by the site operator, it is the site operators responsibility to ensure the facility is safe and suitable for use.

1. All units must have a BS EN3 fire extinguisher.
2. All units must be fitted with a working smoke alarm
3. All units must be fitted with Carbon Monoxide alarms