

Planning Development Management  
Department for Levelling Up, Housing and Communities  
Planning Directorate  
3rd Floor, North East  
Fry Building  
2 Marsham Street  
London  
SW1P 4DF

9<sup>th</sup> November 2021

[defencesitesandtemporarypdrconsultation@communities.gov.uk](mailto:defencesitesandtemporarypdrconsultation@communities.gov.uk)

Dear Planning Development Management Team

**Consultation: Supporting defence infrastructure and the future of  
time-limited Permitted Development Rights'**

The Countryside Alliance works for everyone who loves the countryside and the rural way of life. Our aim is to protect and promote life in the countryside and to help it thrive. With over 100,000 members and supporters we are the only rural organisation working across such a broad range of issues.

The Countryside Alliance welcomes this opportunity to submit evidence to the consultation on 'Supporting defence infrastructure and the future of time-limited permitted development rights'. A successful rural economy is vital for maintaining a living and working countryside and as the countryside recovers from Covid it is essential that there are measures in place that support rural tourism and hospitality businesses.

The changes made to Permitted Development Rights (PDR) during the Covid pandemic and which you are consulting on in this consultation are limited to the 'right for the provision of moveable structures' which enabled pubs, cafes, restaurants or historic visitor attractions to make greater use of outdoor spaces so they could provide increased capacity as they reopened.

The Countryside Alliance was very supportive of these changes as it enabled many tourist and hospitality businesses to reopen and support the rural economy through providing additional outdoor seating or event attractions. The ability for these rural businesses to have a more flexible approach as to how they operate is to be welcomed and one that we would like to see continue as part of the post Covid recovery plan.

However, it is disappointing that the following PDR is not included in the scope of the consultation; 'Additional days for the temporary use of land for any purpose' - doubling the days allowed from 28 to 56 in 2020, and subsequently 2021. This right expires on 31 December 2021 and the Government does not propose that it is extended beyond the end of this year.

<b>T</b>	020 7840 9200	52 Grosvenor Gardens
<b>E</b>	<a href="mailto:info@countryside-alliance.org">info@countryside-alliance.org</a>	London
<b>W</b>	<a href="http://www.countryside-alliance.org">www.countryside-alliance.org</a>	SW1W 0AU

The Countryside Alliance campaigned, alongside a number of tourism and camping organisations such as Pitch-up, for the changes to extend the number of days 'for the temporary use of land for any purpose'. We recognised that doubling the number of days from 28 to 56 would support the rural economy, tourism and hospitality businesses.

Despite the success of campaigns such as [Carry On Camping campaign](#) this PDR looks set to expire at the end of this year. In the last 12 months to September, temporary campsites listed on Pitchup across the UK have generated:

- £6.8m in pitch fees.
- £2.0m in extras like firewood and fresh produce.
- £8.5m in off-site spend for local pubs, restaurants and newsagents for example.

That's a total of £17.3m that pop-up campsites have contributed to the British rural economy (estimates based on [Pitching the Value](#) figures p.23).

In 2020, 135 pop-up campsites went live for the first time, and this year that number rose to 858 as more land-based businesses took advantage of the diversification opportunity to recover losses made during the pandemic. Three-quarters of these sites are farms who are also feeling the pressure from the reduction to the Basic Payment Scheme and Brexit.

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, presenting us with the [Pandemic 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 pop-up campsites."

This comes at a time when:

- [According to VisitBritain](#), domestic tourism has lost over £140bn of spending in 2020/21, a 41% decline compared to 2019 levels.
- 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%.

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 who camped in the UK for the first time, attracted by this new style of site.

I urge you to reconsider extending this PDR to ensure that the Government continues to support the rural economy during this time of post covid recovery.



**Tim Bonner**  
**Chief Executive**