

# THE GLAMPING SHOW

September 2021

## ***Farming to Glamping – Cutting through the Red Tape – Top Tips – Planning Permission & Business Rates***

**Barry Davies**



# SUMMARY

- **MARKET RESEARCH – Location “Need and Unmet Demand”**
- **SECURING THE PLANNING PERMISSION – MIDSHIRES BARN, LEICS**
- **BUSINESS RATES – ASSESSING RATEABLE VALUE AND MINIMISE RATES PAID!**

# Location, “Need and Unmet Demand”

- **Demographics – day trips, urban population, main road links**
- **Who Is The Customer Market!**
  - **Activity themed breaks**
  - **“Staycation”**
  - **Eco-holiday – seeking an escape from city life**
  - **Corporate Events – Weddings, Birthday Parties**
- **Sustainability**
  - **Job Creation**
  - **Local Businesses – benefit?**
  - **Bridle Ways, Footpaths**
  - **Public Transport Links**



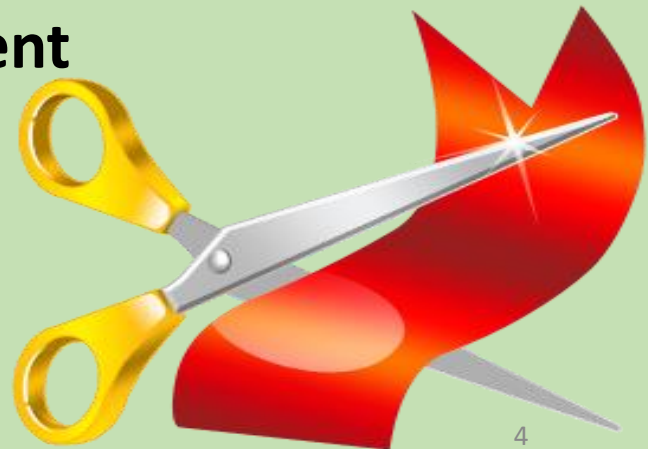
# SECURING THE PLANNING PERMISSION

## PERMITTED DEVELOPMENT RIGHTS

- Temporary Use of Land - GPDO 2015 Part 4 – Class B – 28 days pa
- Caravans and recreational campsites: GPDO 2015 Part 5

## ‘BUILDING’ OR ‘MOVABLE STRUCTURE’

- Size, Permanence, Physical Attachment
- Shepherds Huts, Pods, Yurts, etc.



# MIDSHIRES BARN, EAST LEAKE, LEICESTERSHIRE

- Existing business Mr and Mrs Brendon and Vicky Marshall, Caravan Hire/Repair business with equestrian (20 stables) and some camping
- Objective – To secure Planning Permission for onsite residence, glamping, extension of Caravan Park, camping and amenity block, and car parking









# MIDSHIRES BARN



# TRANSPORT & HIGHWAY SAFETY

- Traffic flow; existing and with proposed glamping enterprise
- Visibility sight line, car parking onsite
- Accident statistics
- Speed survey (30 mph)





# Traffic Flow Report

## Actual - Vehicles Visiting Midshires Barn (Average Per Annum) for 2009 - 2014

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Customers - MCH/CCS	140	248	390	516	808	868	824	824	738	456	226	120	6158
Delivery Vans	12	12	18	30	40	46	38	38	42	32	12	12	332
Farriers	4	4	8	8	12	12	10	8	8	4	4	4	86
Liveries	336	336	448	616	616	616	504	504	448	448	336	336	5544
Maintenance	4	6	14	16	24	24	20	14	12	18	6	4	162
Sales Reps	0	2	2	2	2	2	2	2	2	2	2	0	20
Sundry Traffic	30	28	20	26	42	40	48	58	42	44	28	30	436
Vets	8	8	6	6	4	8	8	6	6	4	4	4	72
<b>Total</b>	<b>534</b>	<b>644</b>	<b>906</b>	<b>1220</b>	<b>1548</b>	<b>1616</b>	<b>1454</b>	<b>1454</b>	<b>1298</b>	<b>1008</b>	<b>618</b>	<b>510</b>	<b># 12810</b>

## \* Projected - Vehicles Visiting Midshires Barn (Average Per Annum) for 2015 - 2020

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Customers MCH (2015 only) - Glamping (2016 onwards) & CCS	180	180	390	540	740	840	940	940	710	400	270	180	6310
Delivery Vans	4	4	10	10	20	20	8	8	16	16	4	4	124
Farriers	4	4	8	8	12	12	10	8	8	4	4	4	86
Liveries	336	336	448	616	616	616	504	504	448	448	336	336	5544
Maintenance	2	4	8	10	12	12	8	8	6	4	4	2	80
Sales Reps	0	2	2	2	2	2	2	2	2	2	2	0	20
Sundry Traffic	26	24	24	38	38	36	36	46	38	24	24	26	380
Vets	8	8	6	6	4	8	8	6	6	4	4	4	72
<b>Total</b>	<b>560</b>	<b>562</b>	<b>896</b>	<b>1230</b>	<b>1444</b>	<b>1546</b>	<b>1516</b>	<b>1522</b>	<b>1234</b>	<b>902</b>	<b>648</b>	<b>556</b>	<b># 12616</b>

### Key

MCH - Midshires Caravan Hire  
CCS - Costock Caravan Services

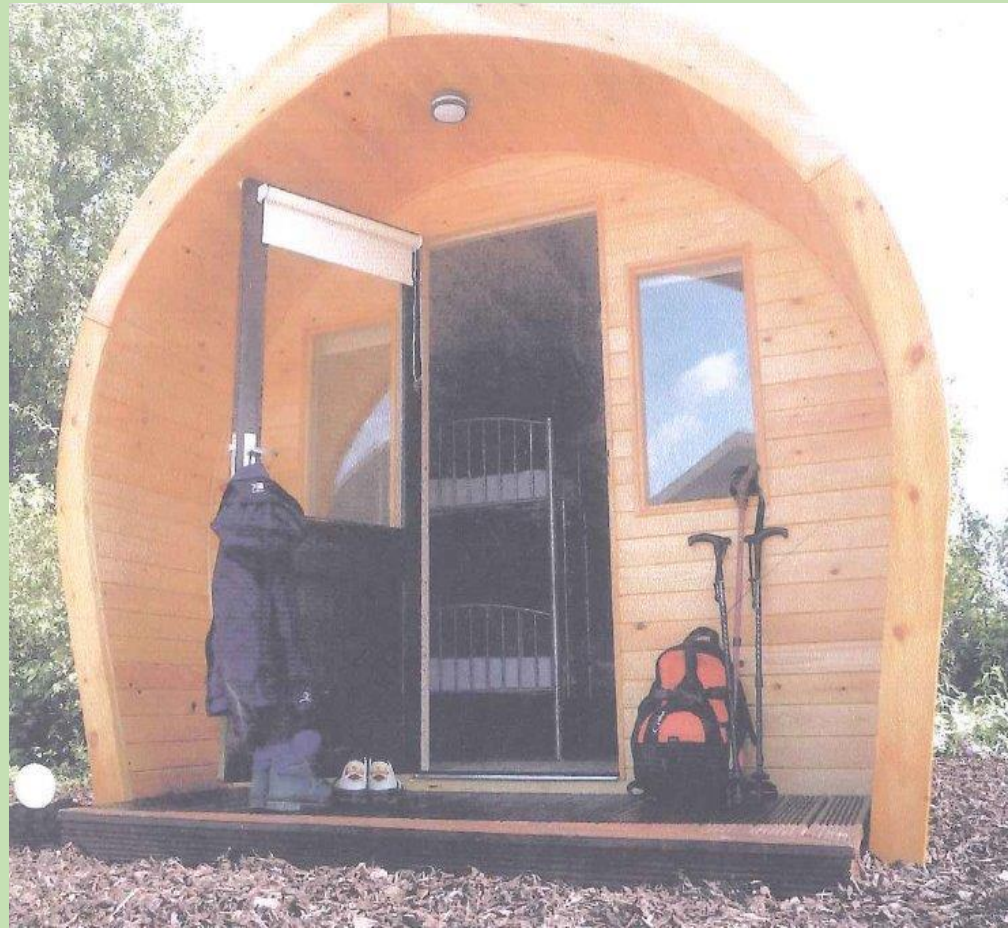
\* Please note that the projected customer figures for 2015 - 2020 are based on a 100% occupancy rate for the glamping/camping

# Please note traffic decrease



# THE ENVIRONMENT

- **Visual Impact Assessment**
- **Landscaping**
- **Ecology**
- **Disturbance, Lighting, Noise**
- **Environment Agency**
- **Drainage – FRA**
- **Management Plan**





# THE PLANNING APPLICATION

- **Planning/Design and Access Statement**
  - **National Planning Policy Framework (NPPF)**
  - **The Development Plan - Rushcliffe Borough Council 2014**
  - **Neighbourhood Development Plan – East Leake Parish Council**
  - **Onsite Residence - Functional and Financial Test**
  - **Sustainability - Economic, Environment and Social Cohesion**
- **Specialist Reports**
  - **Transport & Highway Safety**
  - **Flood Risk**
  - **Ecology**
- **Lobby - Ward Councillor ('Call in') and Parish Council**
- **Planning Conditions – Negotiate!**



## **NOTICE OF PLANNING PERMISSION**

### **TOWN & COUNTRY PLANNING ACT 1990**

Mr Brendon Marshall  
c/o Mr Barry Davies  
Davies & Co Chartered Surveyors  
31-33 Victoria House  
Victoria Street  
Kettering  
Northamptonshire  
NN16 0BU

**REFERENCE NO :** 15/01936/FUL

**APPLICANT :** Mr Brendon Marshall

**DEVELOPMENT :** Siting of temporary on site residential accommodation for 3 years and holiday (glamping) accommodation comprising 10 caravans, 5 tent pitches, 5 glamping cabins, amenity block, car park and ancillary infrastructure.

**LOCATION :** Costock Caravan Services Midshires Barn West Leake Road East Leake Nottinghamshire LE12 6LJ

RUSHCLIFFE BOROUGH COUNCIL having considered an application, which was validly submitted on 27 August 2015, for the above development hereby in pursuance of their powers under the above-mentioned Act,

## **GRANT PERMISSION**

For the development as described in the application, subject to compliance with the following conditions:

1. **The development must be begun not later than the expiration of three years beginning with the date of this permission.**

# Securing Planning Permission

- **Environment/Highways – Negotiate before application submitted**
- **Know the Planning Policy – NPPF and LDP**
- **Communicate early with Local Ward Councillor and Parish Council**
- **Monitor the application!**
- **Read the Planning Officers report very carefully – pre-commencement planning conditions – negotiate**
- **Planning Committee meeting – always attend!**
- **Be prepared for your application to be refused – appeal (PINS)**
- **Never submit anything to PINS that you have not submitted to LPA**



# ***Minimising Business Rates Paid – Top Tips!***



# How is your Rateable Value Assessed?

- Request for Information VO6045 – Revaluation 2021
- VOA – Assess the Rateable Value by Desktop or 'Referencer' Visit!
- Find my Rateable Value – VOA Website





Valuation Office  
Agency

# Request for information

Non-Domestic Rating

For office use only

VO6045

The Valuation Office is an Executive Agency of HM Revenue & Customs



Issued: 18 Jul 2019 Ref: 11742348/535 1430 S  
VO 6045 relates to the following Property:  
Camping Site And Premises



This request for information is a notice sent to you pursuant to powers granted to the Valuation Officer under paragraph 5(1) of Schedule 9 of the act. You are required as the owner or occupier, to provide information regarding the property (see paragraph 5(2) of Schedule 9 of the Act. You may be prosecuted if you make false statements.

## Why your information is important

The Valuation Office Agency assesses the rateable value of all non-domestic property.

The basis of rateable value is the annual rent for a property as if it was available on the open market on a fixed date.

The information you provide on this form is used to help ensure that the assessment of rateable value is correct.

If any part of either address is wrong, please correct it.

## Time limit

You must return this form within 56 days from the day you receive it. If you do not return this form within 56 days you will be liable to a penalty of £100 [see paragraph 5A(1) of Schedule 9 to the Local Government Finance Act 1992].



- 14 What were your gross receipts from these units (*excluding VAT*) for the last 3 years ending on the date to which your accounts are usually made up? Where accounts do not relate to the whole of your season, state the number of relevant weeks

Gross Receipts (*excluding VAT*)

for year ending

30:11:18

No. of weeks

31:12:17

No. of weeks

31:12:16

No. of weeks

- a) Chalets, bungalows, flats or similar holiday letting units OWNED BY SITE OPERATOR

Gross Receipts

(*inclusive of electricity charges and gas supplied if any*)

£

£

£

Number of vans

How many of these are log cabins brought onto site in more than 2 parts and assembled?

- b) Chalets, bungalows, flats or similar holiday letting units SUB LET BY SITE OPERATOR to holidaymakers on behalf of private owners as fleet hire:

Gross Receipts

(*inclusive of electricity charges and gas supplied if any*)

£

£

£

Number of vans

How many of these are log cabins brought onto site in more than 2 parts and assembled?

- 15 a) How many chalets, log cabins (brought onto site in more than 2 parts and assembled), bungalows, flats or similar holiday letting units are on the site at the date of completion of this Notice? (Do not include dwellings occupied as a sole or main residence)

- b) Give a breakdown of these units between the following categories

i) How many are owned by the site operator and available for letting?

iii) How many are privately owned?

ii) How many are owned by the site operator and occupied by seasonal staff?

# Find My Rateable Value

VOA Website: [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates)

Click on 'Search Now'. Type in your Postcode and Click on the blue Search button:

## Find a property

Select an option to search for property information:



Postcode



Street name and town



Advanced



# Glamping - 2017 Rateable Values

Glamping Business	RV 2017	RV per Unit	Units
Kits Coty Glamping, Kent	£3,500	-	5
Barefoot Yurts, East Sussex	£7,200	£900	8
Grendon Lakes (Long Lodge Farm), Northampton	£6,500	£650	10
Village Farm Getaway, Leicester	£5,200	£650	8
The Grove, Norfolk	£49,000	-	5
Black Hall Lodges, Wales	£57,500	-	12
North Gulham Glamping, Lincolnshire	£9,000	£900	10
Morndyke Shepherds Huts, Yorkshire	£4,250	£710	6
Grouse Hill, Whitby	£50,000	-	12
North Star Camp, York	£22,800	-	8
Waterfoot Caravan & Glamping, Cumbria	£102,000	-	4
Woodclose, Lancashire	£43,500	-	10

- **Definition of Rateable Value and Valuation Methods**
- **Information needed to assess the Rateable Value**
- **Exemption and Reliefs**





# **Definition of Rateable Value & Valuation Methods**

## **Schedule 6 - LGFA 1988**

**Rateable Value is the yearly rent the property might reasonably let for in the open market on a specific date.**

**Leases/Tenancy Agreements – Prime Evidence**

### ***Valuation Methods:***

- **Rentals – Price per Glamping unit**
- **Receipts & Expenditure – ‘Profits Basis’**

# **Information Needed to Assess the Rateable Value**

- **Planning Permissions – Conditions!**
- **Leases/Tenancy Agreements**
- **Financial Accounts**
- **Capital Improvements to the property (net of Grant Aid) during last 5 years**
- **Scale Plans of the Land and Buildings etc.**
- **‘Truly’ Comparable Evidence**



# Exemptions and Reliefs

- **Agricultural Exemption**
- **Small Business Rates Relief 100% - £12,000**
- **Discretionary Rates Relief**
- **Hardship Relief Section 47 LGFA 1988**
- **Charities**





# **BUSINESS RATES – TOP TIPS!**

- **Completion of VO6045 FOR – attention to detail**
- **VOA ‘Referencer’ Visit – be alert!**
- **Local Council - do not complain to them!**
- **Exemptions and Reliefs**
- **Leases/Tenancy agreements**
- **Planning Permission – Restrictive Conditions**

*Thank you for listening!*

**Barry Davies**

**Davies & Co Chartered Surveyors**

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