

unfined green



Glamping

Planning Guide

What We Do

At Greenfinch, we turn glamping ideas into reality with fast, reliable results. Our expert team cut through planning and design challenges to deliver approved, successful projects that make your site stand out.

Why choose Greenfinch?

- Fast turnaround on applications
- 100% success rate on recommended submissions
- Tailored strategies that maximise your land's potential
- End-to-end support from concept to approval
- Expertise in sustainable, design-led solutions

With Greenfinch's guidance, you'll have the confidence that your glamping project won't just get approved, it will thrive.

MEET YOUR TEAM



Ben Newton
Project Manager



Tom Woof
Senior Planner, RTPi



Phil Graham
Senior Architect, RIBA



Paul Scott
Senior Civil Engineer

"The service I received from Greenfinch was prompt and efficient. They clearly communicated what each stage of the planning process would be and we felt very well informed and in the hands of the professionals. The work they did was affordable and covered everything we needed."

LEA CRAMSIE // DOMESTIC ANNEXE

How Long Will It Take?

We understand that timing is crucial, which is why we keep the process efficient and straightforward.

From your first enquiry to planning approval, **here's what you can expect:**

- Within 1 week: Free 30-minute initial call booked
- Week 1-2: Feasibility study presented and next steps agreed
- Week 2-4: Application prepared and submitted
- Week 12: Estimated decision date

With Greenfinch's proven approach, most applications we recommend for submission achieve consent in as little as 12 weeks from your initial call giving you a fast, confident route from idea to approval.

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Initial Project Review

2

Feasibility Study

3

Pre-app Enquiry

4

Planning Application Submission

5

Building Control Submission

6

Installing Your Proposed Units




Case Study – Summerhill

Greenfinch secured planning consent for two off-grid holiday units at Summerhill Farm, a 96-acre livestock holding in Dumfries and Galloway. Designed from recycled shipping containers with timber cladding and powered by air-source heat pumps, the low-impact scheme blends into the Galloway Hills landscape while enhancing biodiversity through native planting. The project delivers a sustainable new income stream for the farm, demonstrates sensitive rural diversification, and gained approval efficiently with no objections.

Key successes:

- Sustainable rural diversification supporting farm viability
- Low-impact design using recycled materials and renewable energy
- Planning decision delivered 12 weeks after initial call
- Habitat gain through native planting and biodiversity enhancement
- Efficient approval under delegated powers with no objections



"I can't praise the team's expertise enough. They made a potentially difficult process very smooth."

HOLLY THOMSON // LANDOWNER, SW SCOTLAND

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Feasibility Study

This document aims to answer all of your questions and understand if having a glamping site on your land is feasible. This is an unbiased service that gives you all of the answers so you can decide whether to proceed with your site.

Questions answered include:

- *Is my site likely to get planning permission?*
- *What would my consenting strategy be?*
- *How long will it take to build my site?*
- *What are the steps between an idea to having an operational site?*
- *What are my biggest challenges likely to be?*
- *A review of similar planning applications in your area?*

You will work with our team of architects and planners to create an **initial site** design that meets your site requirements and is in line with the local planning policies.

£495 *



Pre-Application Enquiry

A pre-application enquiry is an initial, formal submission to the Local Planning Authority (LPA). It enables the LPA to assess your proposal in the context of the local planning policies outlined in the Local Plan and provide an informal opinion on the likelihood of gaining planning permission.

The submission typically includes:

- Covering letter outlining the proposal
- Completed application form
- Site plan
- Proposed elevations

Not included

- Pre-application enquiry fee

Once the council has reviewed the enquiry, they will issue a written response detailing their feedback. Based on this response, we can advise you on the most appropriate next steps and assist in preparing a full planning application.

We strongly recommend this service as it helps to de-risk the planning process by providing early insight into the council's perspective, potentially saving time and resources in the long run.

£750* **

**for up to 4 holiday units + application fee

Planning Application

A planning application is the first of two consents you need to gain in order to start the construction phases. Our full planning permission service includes everything you typically need to apply to your local authority. This application will allow the council to assess the site against a set of local policies.

What's included:

- Full set of architectural drawings for planning permission
 - Location Plan, Existing Site Plan, Proposed Site Plan, Elevations, Views, Section Views
- Design and Access Statement
 - This sets out your proposal to the Local Planning Authority and provides them with all the information they need to understand how your proposal complies with their planning policies
- Mapping costs
- Submission to Local Planning Authority
- Consultation with the Local Planning Authority
- Two revisions of the full planning application with
 - Additional revisions charged at £97 + VAT per hour

What's not included:

It may be our recommendation or the Local Planning Authority's requirement that additional surveys be undertaken:

- This includes (but may not be limited to): Topographical Surveys, Tree Surveys, Ecological Surveys, Habitat Surveys, Archaeological Surveys, and Flood Risk Assessments
- Planning submission fee, this is set by each local authority, and you will be informed of this when you enquire

We will inform you of the cost of these at the start of this process so you are aware, however, in some rare cases additional surveys and costs may become apparent during the process and if this is the case we will discuss this with you. Once permission is determined, conditions may need to be discharged before you can start construction or start letting out your units. We can guide you through these and will discuss any additional costs once permission is granted.

Prices starting at £2,500*

Building Control Application

The building control application typically only applies to your drainage system or toilet block if your units meet park home regulations. We will make sure that your drainage design is compliant and handle your application for you.

What's included:

- Full set of engineering drawings for a building control
 - Application
 - Location plan
 - Proposed site layout
 - Drainage layout
 - Technical details showing the soakaway, septic tank, pipework and building lines
- Mapping costs
- Completion of the building control application form to the Local Planning Authority
- Consultation with the local planning authority and water authority

What we need from you:

- Manufacturer's specification of your chosen septic tank or PTP
- Percolation test results (we will provide guidance on this)

What's not included:

It may be our recommendation, or the Local Planning Authority's requirement, that additional surveys be undertaken.

Application Submission Fee: this is set by each local authority, and you will be informed of this when you enquire.

We will inform you of the cost of these at the start of this process so you are aware, however, in some rare cases additional surveys and costs may become apparent during the process and if this is the case we will discuss this with you.

Prices starting from £750*

Case Study - Colchester Luxury Glamping Site

A client approached us with a clear vision: “Create a luxury destination glamping site that attracts visitors to the location itself.” To bring this to life, we carried out a full planning assessment and concept design phase before engaging with the council and local community. Their feedback shaped refinements to the proposal, which is now progressing through the planning process with strong foundations in place.

What they wanted:

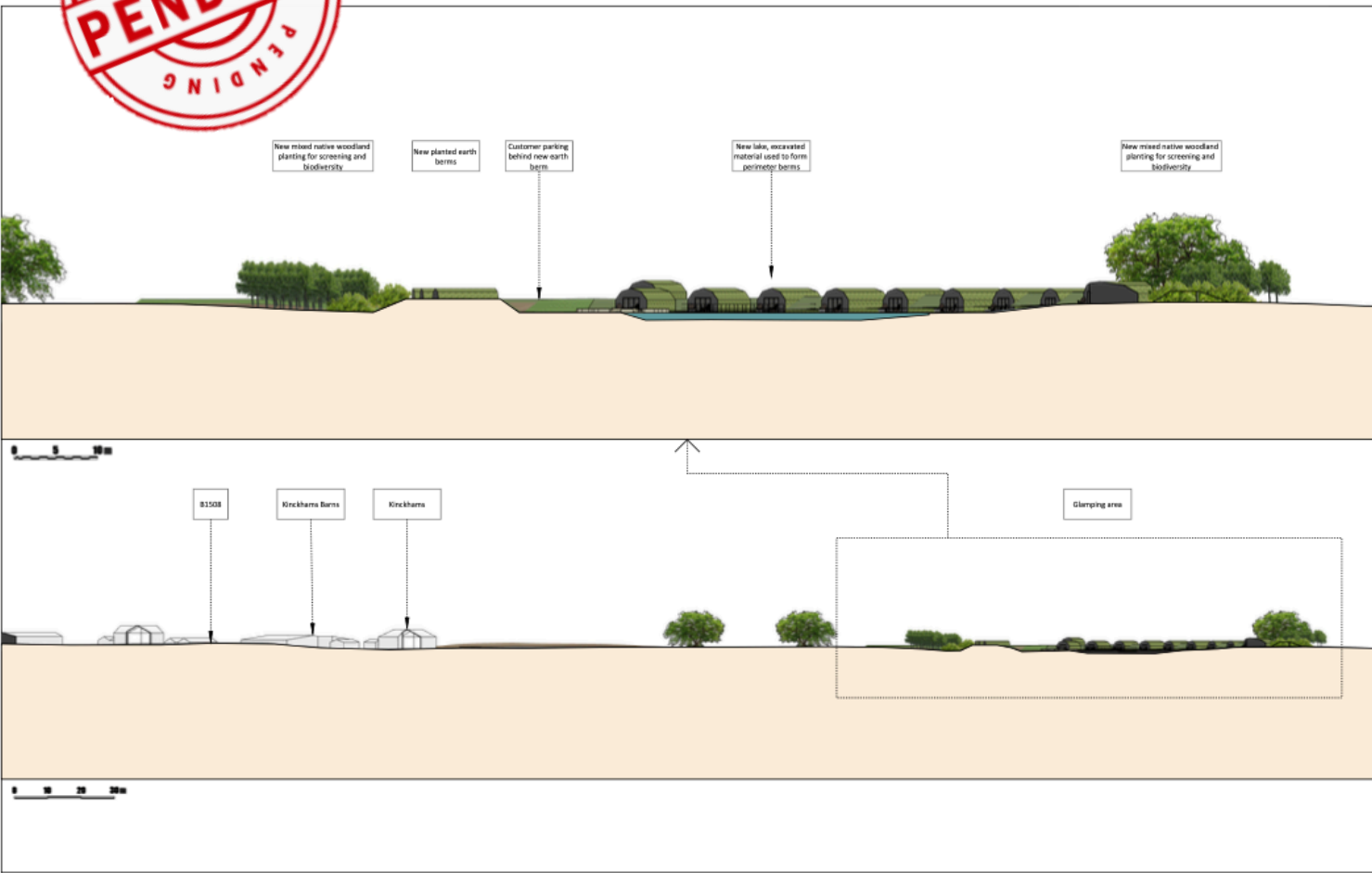
- A luxury destination glamping site
- Multiple add-on revenue streams
- Partnerships with local businesses
- Biodiversity enhancements
- Wellness activities on site

What we delivered:

- Strategic master plan
- Pre-application consultation
- Highways Authority engagement
- Design visualisations
- Community feedback sessions
- Full planning application support



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Client Quotes

"Greenfinch helped us add two modular units to our farm for holiday accommodation. We'd heard planning permission can be a nightmare, but Greenfinch made it completely stress-free.

From their initial visit to our site to recommending additional surveys before the application was submitted, and right through to the application itself, the team were fantastic. The entire process took only around 12 weeks, and our application was approved with minimal conditions.

I can't praise the team's expertise enough. They made a potentially difficult process very smooth."

HOLLY THOMSON // LANDOWNER, SW SCOTLAND

"Massive thanks to the team at Greenfinch - their support was faultless. It has been great to work with someone who is enthusiastic about my project and also delivers as promised. The get up and go attitude has been very refreshing."

MCNABB LAURIE // LANDOWNER, D&G WOODLANDS



FAQs

What is planning permission?

Planning permission is consent given by local authorities for the erection, alteration, or redevelopment of a plot of land or building. It's always recommended to consult with a professional planning consultant before setting up a new holiday unit on your land.

Does my holiday unit need planning permission?

If your accommodation unit is for commercial use, you will need to obtain planning permission. If it's for private use, you may not need planning permission, depending on your circumstances. This is covered under your permitted development rights.

What is permitted development?

Permitted development allows certain developments to occur without needing planning permission under The Town and Country Planning (General Permitted Development) Order 1995, provided there has been no 'material change of use' to the land. We recommend you always check with a planning professional before proceeding with a permitted development project.

Does my proposal need a building control application?

If the units you are installing are covered under section 29 of the Caravan Sites and Control Development Act 1960 then you only need to apply for building control approval for the drainage system. We recommend you engage with a drainage company early on so the design can be incorporated from the beginning.

What is the Caravan Act?

For planning permission purposes, the majority of modular units are classified as caravans. Under section 29 of the Caravan Sites and Control Development Act 1960, a caravan is any structure built for human habitation that can be moved from one place to another. It must not exceed 20m in length, 6.8m in width, and 3.05m in height (measured internally from floor to ceiling).



"We were really nervous about the planning process after some of our friends said it took them 18 months to gain planning for a similar project. But Greenfinch made the entire process really straightforward and we got planning permission in 12 weeks and the whole team were fantastic."

LINDA WILKINSON // FARMER SW SCOTLAND

*All prices are subject to VAT and are correct at the time of printing. Prospus Group accepts no responsibility for any third party costs incurred during an agreed service.

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