

PE1962/K: Stop motorhomes parking overnight out with formal campsites, caravan parks and Aires

Scottish Government written submission, 2 June 2025

Thanks to the committee for reaching out in connection with “PE1962: Stop motorhomes parking overnight out with formal campsites, caravan parks and Aires”.

The Committee asked for: *the Scottish Government’s views on whether, in the interests of safety and parity with formal campsites and aires, landowners who allow overnight motorhome habitation should be required to obtain a licence for this activity.*

The Caravan Sites and Control of Development Act 1960 Schedules 1 to 6 makes reference to allowing overnight motorhome/caravan habitation. A landowner does not require a licence if they allow three or less caravans at any given time to stay for a maximum of 28 days within a 12 month period. A licence would be required if more than three caravans were sited on the land or if the land was in use for more than 28 days in a 12 month period. The paragraph 3 exemption only applies if the total period of occupation by caravans is less than 28 days in any 12 month period. The 28 day limit does not reset after a period of occupation by 1-3 caravans ends.

Planning permission is not required for the actual stationing of a caravan or motorhome on land. It is however required where; either the stationing of the caravan or motorhome would, in the opinion of the relevant planning authority, result in a material change of use of the land in question, or if any physical alterations were made to the land in question such as the formation of a hardstanding permanent pitch or the installation of facilities associated with the stationing of caravans/motorhomes.

Decisions as to whether any particular use would be material in planning terms are made by the relevant planning authority on an individual case by case basis.

Because of these existing licencing and planning rules, the Scottish Government's view is that there is no requirement to change the existing legislation.

I hope this information proves useful to the committee.

Directorate for Business and Better Regulation