



Do I need planning permission?

Planning is a complex subject and it is not possible to say whether planning permission is, or is not, required for a particular proposal without obtaining a great deal of information. The following guidelines should not be taken in isolation and decisions should not be made based solely upon this fact sheet. You are strongly advised to contact your Local Planning Authority (**LPA**) at an early stage if you are not sure.

Planning permission may not be required in the following circumstances:

- When land is used as an airstrip for not more than 28 days in total in any calendar year (the “28 day rule”).
- In many cases the “28 day rule” also applies to the storage of aircraft. Any associated buildings (other than moveable structures, such as caravans) would need separate planning permission.
- Land forming part of an agricultural unit can be used for the taking off and landing of an aircraft provided it is used solely or mainly for an agricultural purpose, such as crop spraying. Other persons or aircraft would not be able to use such a site. This is a “grey” area of planning law and great caution is advised if you wish to pursue this further.
- Where the take-off or landing of helicopters or aircraft is ancillary to the main use of the land, for example a hotel.
- The use of land as a helipad within the curtilage (boundary) of a dwelling. This is another “grey” area open to a wide range of interpretation so check carefully with your LPA before embarking on any new development.