

# '28 Day Rule'

## Overview

- The '28 Day Rule' allows a landowner to use land for tented camping only without having to get formal planning permission for 28 days in a calendar year.
- Please note that there are restrictions in the use of the land in this way.

## Timescale Constraints

- The land cannot be used for more than 28 days in any calendar year.
- The 28 days do not have to be consecutive.
- We would advise you to record the exact dates when the land is being used.
- The 28 days is not per person or family; it is the total number of days you can use the land for the calendar year.
- Any day when a temporary structure (e.g. portable toilet) remains on site counts as one of the permitted 28 days.

## Land Type Constraints

- The land must not be part of any land associated with an existing building, including house gardens, car parks, agricultural buildings and listed buildings.
- Land combined within existing caravan sites cannot be used as a 28 day site.

# Caravan Exemption Certificated Sites

## Overview

- A camping or touring caravan exemption certificate allows a recreational organisation to camp or caravan on land without a site licence or the need to apply for planning permission.

## Caravan and Motorhome Constraints

- The land can accommodate up to five caravans and/or motorhomes at any one time.

## Tent Constraints

- Typically, certificated sites will also include spaces for up to 10 tents depending on space.
- A greater number of tents can be allowed if permission is granted by the organisation issuing the certification.

## Use Constraints

- The site cannot be used all year round.
- A site certificate is renewed annually.
- When the certificate expires the use of the land as a caravan site must stop.
- All caravans on the site must be removed as soon as possible.

## Exempted Organisation Rallies

- Exempted organisations can hold gatherings of their members on sites for up to five days.
- Most organisations tell the Authority when and where this is happening at the start of the main season.



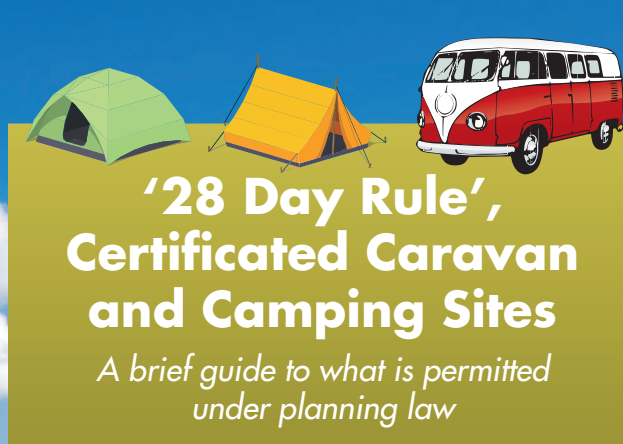


## Permitted on a '28 Day' site

- ✓ Tents and trailer tents
- ✓ Glamping accommodation without solid bases
- ✓ Moveable structures on wheels or skids in connection with the use of the site, including portable toilets
- ✓ Vehicles used solely for transportation to the site (cars, vans and trailers)
- ✓ Land over **five** acres – up to **three** caravans can be pitched at a time. The maximum stay for each caravan is **two** nights
- ✓ Land under **five** acres – only **one** caravan can be pitched at a time. The maximum stay for any caravan is **two** nights

## NOT Permitted on a '28 Day' site

- ✗ Glamping accommodation with solid bases – including but not restricted to: yurts, tipis, pods and bell tents
- ✗ Any permanent structures including but not restricted to: agricultural buildings, toilet blocks, shops, laundry rooms
- ✗ Mobile holiday homes, Recreational Vehicles (RVs)
- ✗ Temporary facilities on wheels or skids that require separate licensing, including but not restricted to: 'burger vans'
- ✗ Any electrical hook-up points and/or substantial utilities services such as stand-alone sinks uncharacteristic of agricultural fields



## '28 Day Rule', Certificated Caravan and Camping Sites

*A brief guide to what is permitted  
under planning law*

### Further Information

See [www.gov.uk](http://www.gov.uk) and search for '**exempted organisation guidance**'.

### Legislation

*Caravan Sites and Control of Development Act (1960)*

*The Town and Country Planning (General Permitted Development) Order (1995)*

### Please note:

This leaflet is intended to be a helpful and simple guide and should not be regarded as a full interpretation of the law. If you have any doubts, please contact us:

### Development Management

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Pembrokeshire Coast National Park Authority 2017



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