

FAQs – National Park Consultation on How to Manage Impacts associated with Camping and Caravanning in Pembrokeshire

1. What is the National Park running a consultation on?

The National Park has published a Background paper on how best to manage the impacts associated with camping and caravanning in Pembrokeshire. This paper sets out a range of possible options, including two preferred options. The two preferred options include:

- a) Removing permitted development rights for camping and caravan sites to operate under what is commonly known as the '28 day rule'.
- b) Establishing a voluntary Code of Conduct / Working Protocol to ensure better engagement between exempted organisations who operate certificated sites and regulators, including two biannual meetings to discuss new sites and the operation of existing sites.

2. What is permitted development?

Permitted development is development which can be carried out without the need to apply for planning permission, as it is already granted by the Town and Country Planning (General Permitted Development Order) 1995, as amended for Wales.

3. What are 28 day rule sites?

There are two parts of legislation which enable use as a campsite for 28 days.

Class B of Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) permits the temporary use of any land for a range of uses for not more than 28 days in total in any calendar year. This permitted development does not include the use of the land as a caravan site but does permit tents.

Class A of Part 5 of Schedule 2 of the Town and Country Planning (General Permitted Development Order) 1995 (as amended) permits the use of land as a caravan site in circumstances referred to in paragraph A.2. This paragraph refers to those specified in paragraphs 2 to 10 of Schedule 1 of the Caravan Sites and Control of Development Act 1960. The 1960 Act permits under paragraph 2 use of land as a caravan site for not more than 28 days with the siting of one caravan for no more than two nights. Under paragraph 3 it permits use of land on land-holdings of 5 acres or more for the use of the land for up to 3 caravans or motorhomes or campervans. No structures other than the most basic, temporary facilities such as a standpipe and portaloo are permitted without planning permission. However, Class B of Part 5 permits any development

required as a condition of a site license under the 1960 Act or the Mobile Homes (Wales) Act 2013.

The National Park is aware of some issues and problems as a result of these permitted development rights – these are set out in the Background Paper on managing impacts associated with camping and caravanning.

4. What is an exempted organisation?

Organisations which meet certain requirements can apply to the Welsh Government for exemption certificates¹ under the Caravan Sites and Control of Development Act 1960 and Public Health Act 1936. To be eligible, organisations must have:

- A formal constitution;
- Objectives including the encouragement or promotion of a recreational activity; and
- The resources to arrange and supervise activities.

In England, Scotland and Wales there are 321 such organisations holding Exemption Certificates. Certificates are free of charge and are valid for up to 5 years.

There are 3 types of exemptions for caravan organisations:

- a) Paragraph 4 – allows use of land as a caravan site occupied by an organization holding a certificate of exemption granted by Welsh Government for up to 28 days on the site by no more than 3 caravans at any one time;
- b) Paragraph 5 – allows organisations to issue certificates (valid for 1 year) to owners/occupiers of sites stating that the land has been approved by them for use by their members for the purpose of recreation for no more than 5 caravans (or campervans/motorhomes);
- c) Paragraph 6 – allows organisations to arrange meetings of its members only, lasting up to 5 days (known as rallies).

There is a further exemption for tented camping which allows the use of any camping ground owned by (or provided or used by organisation members) to be used for tented camping.

5. What happens when there is an Article 4 Direction in place?

This is a Direction which withdraws the planning permission which the General Permitted Development Order grants for a class of development. Such a direction may be made by a Local Planning Authority or by the Welsh Ministers under article 4 of that order. The National Park Authority already has some

¹ [Camping licence \(England and Wales\) - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

Article 4 Directions in place in relation to Conservation Areas in order to protect the historic environment.

6. If I already own a campsite will these proposals affect me?

The table below shows which sites might be impacted by the proposals:

| Type of campsite | Is there an Option for additional controls in the public consultation? | What option is proposed? | What would this mean for my site if implemented? |
|---|---|--|--|
| Camping and caravan site with existing planning permission in place | No | N/A | No change. |
| Campsite operating under 28 day rule | Yes | One option sets out a potential introduction of an Article 4 Direction for these sites. | If chosen and progressed this would mean that sites would need to gain planning permission to operate for 28 days. No fee would be chargeable for this. The earliest potential date of introduction would be 2025. |
| Campsite operating under an exemption certificate for more than 28 days | Yes | Two options are included in the background paper for discussion – one is the potential of an Article 4 Direction for these sites. This is not identified as a Preferred Option however. Another option which is identified as a Preferred Option is to | If chosen and progressed an Article 4 would mean that sites would need to gain planning permission to operate for the current 60 days permitted via exempted organisations. No fee would be chargeable |

| Type of campsite | Is there an Option for additional controls in the public consultation? | What option is proposed? | What would this mean for my site if implemented? |
|------------------|--|---|--|
| | | develop a Code of Conduct /Working Protocol as a first step to improve collaboration between regulators and exempted organisations. | for this. The earliest potential date of introduction would be 2025. If chosen and progressed the option of a Code of Conduct / Working Protocol would be developed with the exempted organisations in mid 2025. |

7. If the changes in the consultation come into being, when will they take effect?

At this stage, the National Park Authority is simply gathering views and will feed these back to the Members of the National Park Authority in Autumn 2024. If a decision is made to progress with any of these options via an Article 4 Direction there will be a further opportunity to make representations, likely to be in Autumn 2024 and early 2025.

8. If I operate a site in Pembrokeshire, but outside the National Park am I affected by the consultation?

The consultation is only in relation to land located within the National Park. If you operate a site outside the National Park then the proposals in relation to an Article 4 Direction will not affect you.

Exempted Campsites operating outside the National Park may be invited to join a voluntary Code of Conduct for Exempted organisations however.

9. Will an Article 4 Direction on camp sites stop my family camping in my garden, or staying in a caravan on my drive for the night?

No – the proposals for an Article 4 Direction for campsites are aimed at land that does not have an existing residential use. People camping or staying in a caravan within a residential curtilage will not be impacted by these changes.

10. How do I know if I need planning permission to do something?

Pembrokeshire Coast National Park Authority operates a pre-application service which provides information on whether proposals are permitted development or not. The pre-application service also identifies whether planning permission is likely to be granted, where development does require planning. More information and the fees chargeable for this service are available here: [Pre-application Advice - Pembrokeshire Coast National Park](#)

11. When does the consultation run until?

The consultation runs until 5pm Friday 20th September 2024.

12. How do I comment on this consultation?

A questionnaire is available on our website. [Public Consultations - Pembrokeshire Coast National Park](#)

13. What happens after this consultation?

The results of this consultation will be reported back to the Members of the National Park Authority in Autumn 2024. Following this feedback, Members will consider the next steps required. If an Article 4 Direction is chosen as a preferred option then a formal notice regarding this process will be issued in October 2024 with the opportunity for formal responses to be made to the Authority over a 3 month period and the potential introduction of any such Article 4 Direction in Autumn 2025.