

How will proposals be considered?

Advice Note to Setting Up a 28-Day Camping Site

On 1 January 2026 a Park-wide Article 4 Direction will come into effect to protect the environment of the Pembrokeshire Coast National Park, its communities and special qualities by requiring planning permission for

- **All 28-day camping, caravan and mobile home sites**

The reason for this is due to the increasing number of ‘pop-up’ campsites that have been appearing in the National Park and widespread operation of many such sites well beyond 28 days.

This advice note is for use only for those wishing to operate a camping site¹ for up to 28 days a year. It should be read alongside the National Park Local Development Plan and Supplementary Planning Guidance on Camping, Caravans and Chalets.

When considering a planning application for a 28-day camping site, the National Park Authority will base its decision on the policies set out in National Planning Policy (Planning Policy Wales)² prepared by the Welsh Government, the development plan which comprises of both Future Wales: The National Plan 2040 and the adopted Local Development Plan 2 for the National Park³ and the adopted Supplementary Planning Guidance on Camping, Caravans and Chalets.⁴

Information on how to apply for planning permission can be found on the National Park Authority’s website⁵ – see [here](#).

Section 1: Before you apply

Before applying for planning permission you will need to gather the following information:

- The location of your proposed site. This will need to be shown on a map with a red line indicating the extent of the site and including any access tracks from the public highway.
- How vehicles/pedestrians will access your site.
- How many pitches you intend to provide for campers (please note that up to 3 touring caravans OR motorhomes OR camper vans only are permitted on these sites). The number of tents proposed will depend on the site area, allowing for access and pitch layout.

¹ 28-day sites are temporary sites with no permanent facilities or structures and any temporary structures to be removed when the site is not operational.

² [Planning Policy Wales - Edition 12 \(gov.wales\)](#)

³ Local Development Plan 2 - Pembrokeshire Coast National Park

⁴ Caravan and Camping Supplementary Planning Guidance - Pembrokeshire Coast National Park

⁵ [Planning Advice - Pembrokeshire Coast National Park](#)

- The time-period during which you intend to operate your site in one calendar year. The 28 days do not have to be consecutive. (Temporary facilities⁶ sited on the land such as toilets/showers will count towards the tally – even if there are no pitches occupied.)
- How you will deal with waste generated by visitors to your site.
- How you will deal with grey water/sewage generated by visitors to your site.

Section 2: Things to be aware of

In the first instance due to particular sensitivities or policy requirements there are locations where a planning application for a camping site would not be supported. Before making your application check these out using the links provided. The locations below are to be avoided.

1. Land designated as a Site of Special Scientific Interest (SSSI)⁷.
2. Land within Zones 2 and 3 on the Flood Map for Wales⁸;
3. Land at the coast or on the Preselis or in locations visible from the coast or Preselis⁹. (See Policy 41 of the Local Development Plan 2).

The Supplementary Planning Guidance¹⁰ indicates which areas have landscape capacity to tolerate further camping sites. Table 6 (page 20) of this guidance provides a quick guide to show where capacity for more sites is available and which areas already are at capacity in terms of impact on the landscape. In all cases however, the effects of individual sites would need to be considered on an individual basis.

In addition, you will need to consider:

1. Access and highway safety (see Policy 60 of LDP2 – Impacts of Traffic).
2. Additional nutrients (phosphorous) within the catchment areas for the Cleddau and Teifi River catchments. (For further information see [here](#)).
3. Protected habitats and species (See policies 10, 11 and 12 of LDP2).
4. Minerals safeguarding zones (See policies 21 and 22 of LDP2).

Section 3: Good Practice

⁶ Temporary facilities must be limited to a stand-pipe and toilets/showers (if required by licensing) that can be readily removed from the site when not in use.

⁷ [Natural Resources Wales / Sites of special scientific interest \(SSSI\): responsibilities of owners and occupiers](#)

⁸ [Natural Resources Wales / Check your flood risk on a map \(Flood Risk Assessment Wales Map\)](#)

⁹ [Local Development Plan 2 - Pembrokeshire Coast National Park](#)

¹⁰ [Caravan and Camping Supplementary Planning Guidance - Pembrokeshire Coast National Park](#)

The size of the site and number of pitches will be considered as part of your planning application. As well as avoiding locations listed in section 2 above, the following points provide guidance for a positive response to your proposal:

1. Avoid prominent and/or sensitive locations.
2. Use an enclosed area which helps to reduce visual prominence.
3. Make use of existing features and landscaping to help screen the site.
4. Skyline locations are best avoided.
5. Avoid using multiple fields.
6. Associate with farm complexes if possible.
7. Use improved pasture land, arable or brownfield land¹¹.
8. Avoid tranquil and remote locations.

How your application will be considered

As well as using the documents set out above, the Authority will also consult various bodies, authorities and organisations who can provide expert advice. These will include:

1. Pembrokeshire County Council Licensing
2. Pembrokeshire County Council Highway Authority (and/or Trunk Road Agency where relevant)
3. Natural Resources Wales
4. Welsh Water/Dwr Cymru

It is also important to ensure that your site will not cause disturbance or have significant impacts on the amenity of others (Policy 30 Amenity Local Development Plan 2). The Authority also statutorily requests the views of the City, Town or Community Council and takes into account any representations made by neighbouring or affected parties.

A report will be written by a planning officer detailing all the information about your proposal, how it addresses policy requirements and any expert advice provided. Whilst some applications have to be considered by the Authority's Development Management Committee, most are determined through powers delegated by the Committee to the Chief Executive. You will need to plan ahead as planning applications can take 8 weeks to determine. The Authority has prepared a Working Protocol setting out that the Authority will seek to prioritise the determination of planning applications which are subject to the Article 4(1) Direction to remove permitted development rights for the use of land for camping, caravans and/or mobile homes for not more than 28 days.

Further information on the application process can be found [here](#).

¹¹ See definition on page 37 of Planning Policy Wales - [Planning Policy Wales - Edition 12 \(gov.wales\)](#)

Finally, it is important to remember that your site is intended to be a light-touch development in situ for up to 28 operational days. For this reason the following elements generally will not be supported:

1. New permanent buildings/structures
2. Creation of access tracks
3. External lighting
4. Use of facilities such as outdoor kitchens/hot-tubs/individual toilets/showers
5. Amplified music

Once the 28-day period is concluded then the site should be returned to its natural or original state.

Your Planning Permission

If your application to operate a site is successful it will be granted with conditions. These are intended to ensure that the site is operated as expected and will include things such as:

1. The dates during which the site can operate;
2. Details of any temporary structures;
3. Removal of any temporary structures if the site is not operational or at the end of the 28-day period;
4. Requirements relating to waste and waste-water disposal;
5. Ensuring that no permanent changes are made to the land.

There is a right of appeal against a condition in your planning permission and the refusal of planning permission, Please see [here](#) for further information.

Further information

Please follow the links in this document which will provide you with additional background information. You may also wish to test your proposal in advance of making a planning application by submitting a pre-application enquiry to the Authority. More information is available [here](#).

Fees

Due to the permitted development rights for 28-day sites being removed by means of the Article 4 Direction, no fees are required for a planning application. The Authority will also provide free pre-application advice.