

Samuel Kurtz MS

Aelod o'r Senedd dros
Gorllewin Caerfyrddin a De Sir Benfro

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Julie James MS
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Our Ref: SK/CR
Tel: 03002007385
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Dear Minister,

I have been contacted by a constituent, ██████████, who has been adversely affected by the 28 Day Permitted Development Rights rule.

██████████ moved into her property several years ago, but a neighbouring field was purchased fairly recently. Although the field is classed as agricultural, the land has been used for camping in tents and campervans, with no apparent means of sanitation. I assume that the site is being used under the 28 Day Permitted Development Rights rule, however, ██████████ states that the site was advertised for ██████████ and as being available 365 days per year.

██████████ has complained that she is being disturbed by dogs barking and the noise from campers. There have been fires lit, intermittently, and she is concerned that the fires are the landowners' way of disposing of the rubbish left by campers.

Having spoken to Pembrokeshire Coast National Park Authority, I have been informed that the Park have no authority to prevent the ██████████ because of the 28 Day rule and that, as no planning consent is required, issues around sanitation need to be referred to the Council, if there are concerns regarding environmental health. However, having spoken to the local Authority, even if there is no running water available on-site, there is little they can do to prevent an outbreak of disease, and many of these sites are springing up unannounced.

Most of the sites would not obtain planning permission, if they were to go through the formal planning process, but at least the process would identify things like shower and toilet blocks. However, under the 28 Day rule, it seems that people can decide to just park up and pitch a tent in a field with no means of washing or disposing of waste, and there is no recourse through the planning process, or any other mechanism, by which neighbouring property owners can complain, despite it taking place within the National Park.

Therefore, I would welcome your thoughts on a way to manage this problem.

Kind Regards,

████████████████████
Samuel Kurtz MS



Senedd Cymru
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