

From: [REDACTED]
To: [REDACTED]
Subject: RE: Consultation on proposed Article 4 Direction - Pembrokeshire Coast NPA - withdrawal of camping permitted development rights
Date: 07 March 2025 10:29:11

Thank you [REDACTED]

As you have stated below Welsh Ministers amended the Order so that Local Authorities could prepare their own Directions. The reasons for Pembrokeshire introducing an Article 4 Direction to restrict temporary camping and caravanning sites are local considerations and are for the authority to justify and defend. In the context of national planning policy, I can see reason why we would advise Welsh Ministers to use their reserve powers to withdraw or vary the proposed Direction

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From: [REDACTED]
Sent: 07 March 2025 10:19
To: [REDACTED]
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Subject: Consultation on proposed Article 4 Direction - Pembrokeshire Coast NPA - withdrawal of camping permitted development rights

Good morning all

Background

You may already be aware that Pembrokeshire Coast NPA has consulted on a proposed Direction under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995. The proposed Direction seeks to withdraw permitted development for the use of land for caravans and camping, granted under parts 4 and 5 of Schedule 2 of the 1995 Order, across the entirety of the National Park.

The LPA consulted on the principle of withdrawing these permitted development rights between May and September 2024. The reasons given for the proposed Direction in the

consultation included:

- the need to ensure delivery on the statutory purpose of the National Park (to conserve and enhance natural beauty, and to promote public opportunity for understanding and enjoyment of its qualities);
- the perceived risk of phosphate impact arising from uncontrolled waste water discharge into sensitive receptors; and
- the perceived circumnavigation of the planning system by sites being used for much longer than the duration granted by permitted development rights.

The consultation report indicated majority support for such action. The LPA subsequently resolved to issue a Direction to this effect on 11 December 2024. The consultation exercise, report, and notes of the Park Authority Members' meeting to consider the matter, are available on the LPA's website. The LPA has issued a draft Direction, which is currently subject to further consultation, and which closes on 21 February. The Direction will take effect on 1 January 2026, subject to any amendments made as a result of this further consultation.

The draft Direction, the consultation on the principle and the LPA Committee Report arising from it, can all be found at: <https://www.pembrokeshirecoast.wales/get-involved/article-41-direction-consultation-page/>.

The practical effect of the proposed Direction is that temporary caravan and camping sites would be subject to planning control, regardless of duration of use, or whether the camping or caravan site is in possession of an exemption certificate granted by the Welsh Ministers.

Issue

Changes to the 1995 Order introduced in 2022 enable LPAs to commence their own Directions under Article 4(1), subject to certain constraints and limitations, including public consultation. The Welsh Ministers retain powers under Para 13 of Schedule 2A of the 1995 Order, however, to withdraw or vary such a Direction at any time before or after it is made. The Welsh Ministers have received requests to use these powers.

Coincidentally, we are imminently consulting on proposals to extend this time period from 28 days to 60. The withdrawal of these rights in their entirety at this time is likely to be controversial and be seen as counter to the national approach, and become moreso as the camping season begins.

Request

We wish to seek your views on whether or not the Welsh Ministers should use their reserve

powers to withdraw or vary the proposed Direction. This can be done at any time but we would like to submit advice to the Cabinet Secretary for Economy, Energy and Planning prior to the issuing of the forthcoming consultation on permitted development rights. Please could I therefore ask for comments by COP **21 March 2025**.

Many thanks

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Y Gyfarwyddiaeth Gynllunio / Planning Directorate

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