



Ein cyf/Our ref RE/00165/25

Samuel Kurtz MS
MS for Carmarthen West and South Pembrokeshire
Senedd Cymru
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[REDACTED]

13 March 2025

Dear Samuel,

Thank you for your letter regarding permitted development rights for camping in Pembrokeshire Coast National Park.

Pembrokeshire Coast National Park Authority initially consulted on proposals to introduce a Direction under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995, between May and September 2024. The consultation, and associated report, can be found on the Park Authority's website at <https://www.pembrokeshirecoast.wales/get-involved/article-41-direction-consultation-page>.

Following this consultation, the Park Authority resolved to implement a Direction and is consulting on a draft until 21 February.

Planning Policy Wales sets out the Welsh Government's land use planning policies, including in relation to rural diversification and tourism. It states that such projects will help to increase the viability of rural enterprises by reducing their operating costs, and these proposals should be supported where there is no detrimental impact on the environment and local amenity.

Planning Policy Wales also states that great weight should be given to the statutory purposes of national parks, which are to conserve and enhance their natural beauty, wildlife and cultural heritage, and to promote opportunities for public understanding and enjoyment of their special qualities. Local planning authorities should also seek to foster the social, economic and cultural well-being of their local communities.

Proposals in national parks and areas of outstanding natural beauty must be carefully assessed to ensure that their effects on those features which the designation is intended to protect are acceptable. The contribution that development makes to the sustainable management of the designated area must be considered.

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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

In 2022, the Welsh Government consulted on proposals for permanently increasing the duration for which land could be used for camping without the need to seek planning permission, to 56 days. Consultation responses were not universal in supporting the proposals, and we will consult further on this issue.

Inevitably there is a fine balance between the interests of stakeholders and it is not possible to satisfy the demands of every interested party when creating a national planning permission. The perception of impact will vary between individuals, and neighbours will have different levels of sensitivity to new development. There will, however, be some instances where harm may be greater in some areas than others. This is however counterbalanced by the flexibility given to landowners to undertake temporary uses with temporary planning impacts.

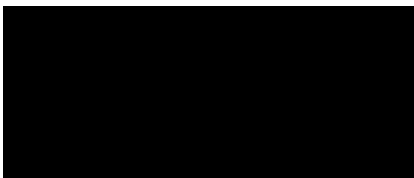
Permitted development rights cannot cater for all circumstances and are designed to enable development as broadly as possible, on the premise that where necessary, they can be withdrawn by LPAs. Given the variability of impacts, the withdrawal of permitted development rights either via use of a direction under Article 4(1), or the use of conditions attached to planning permission, is not unusual. It is for local planning authorities to decide, in the first instance, where such controls are appropriate.

The argument put forward by the Park Authority in its' consultation on the proposed direction is that withdrawal of permitted development rights for camping and caravan sites is justified in this particular case as the amenity of residents of the Park, and visitors to it, is being adversely affected. The merit of this reasoning, and the public consensus behind it, is a matter for the Park Authority at this stage.

The procedure an LPA must follow for consultation and engagement prior to adoption of a Direction under Article 4(1) of the 1995 Order is set out in Schedule 2A of the 1995 Order. This procedure includes the need to consult the community regarding the proposed change. It also requires the LPA to notify the Welsh Ministers of the content of the proposed Direction. The Welsh Ministers then have the opportunity to vary or withdraw the Order.

The Welsh Ministers have been notified of this particular draft direction, and consideration is currently being given to the matter. It also remains open to anyone with views on the matter to participate in the current consultation, so those views can be taken into consideration by the Park Authority. I encourage you, and constituents who raise the matter with you, to do so.

Yours sincerely,



Rebecca Evans AS/MS

Cabinet Secretary for Economy, Energy and Planning
Ysgrifennydd y Cabinet dros yr Economi, Ynni a Chynllunio