



16 June 2022

Dear [REDACTED],

Thank you for your email of 3 March to Vaughan Gething MS, Minister for Economy, regarding pop-up camp sites. I have been asked to respond on behalf of Julie James MS, Minister for Climate Change, as planning falls within her portfolio.

Class B of Part 4 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (the GPDO) provides for the temporary use of land (excluding buildings) for 28 days in a calendar year, subject to limitations and conditions. This is reduced to 14 days for specified uses.

In April 2021, the number of days permitted was temporally extended to 56 days to support economic recovery in the hospitality, leisure and tourism sectors following the relaxation of COVID-19 restrictions. Given the increase in days was not subject to public consultation, this could only be a temporary arrangement. The permitted number of days returned to 28 days on 4 January 2022.

Notwithstanding this, a recent consultation on amendments to the GPDO included a call for evidence on the benefits and impacts of these extended permitted development rights. In response, a broad range of stakeholders provided representations, both positive and negative. Inevitably there is a fine balance between providing greater flexibility to landowners to support the growing demand for staycations and protecting the amenity of local residents and the wider environment. Consideration of these matters, in addition to the responses to the rest of the consultation, is ongoing. A government response will be issued later this year.

Camping is permitted under Class B but use as a caravan site is not. Caravan sites have separate permitted development rights under Part 5 of Schedule 2 to the GPDO, linked to the Caravan Sites and Control of Development Act 1960, which require site licences to be obtained.

In the meantime, planning permission is required to utilise land for camping beyond 28 days in a calendar year.

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.

Yours sincerely,

[Redacted Signature]

[Redacted Name]

Y Gyfarwyddiaeth Gynllunio | Planning Directorate