



Background Paper Update for Local Development Plan: Tourism

Caravans

Development Plans

January

2020

Executive Summary

- i. This paper is part of a number of background documents which will update the evidence base for the Local Development Plan Review (LDPR). Tourism is an extremely important aspect of Pembrokeshire's economy, with a higher than national proportion of people employed in this sector. The Wales Spatial Plan recognises its importance to the Pembrokeshire Haven Area in its Vision.
- ii. A key strategic priority is to develop an all year, high quality tourism and leisure sector. This has to be balanced against another key strategic priority which is to protect and enhance Pembrokeshire's important environmental assets. Planning has a key role to play in balancing these priorities ensuring sufficient supply for tourism exists but that any developments do not undermine the environment that visitors come to see.
- iii. This document focuses on caravan provision in Pembrokeshire. It assesses trends in static and touring caravans as well as tent provision in the area of PCC's planning jurisdiction. The current LDP policy approach is considered and changes are recommended for the LDPR policy approach.

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Planning Policy Context

1. The national policy framework for addressing tourism issues in preparation of a Development Plan is set out in Planning Policy Wales (PPW) 10 with additional advice given by the Wales Spatial Plan (2004), Planning Guidance (Wales), Technical Advice Note (Wales) 13, Tourism – October 1997 (TAN 13, 1997) and the Planning Policy Wales (PPW) Companion Guide (2006).
2. PPW 10 states that a resilient Wales is supported by agriculture and tourism industries and through the beauty of the natural, built and historic environment. Tourism development needs careful management to ensure continued enjoyment by future generations (page 74). However, it also states that opportunities for tourism related economic development should be maximised capitalising on the existing natural and historic assets (page 76).
3. TAN 13 recognises that although tourism cannot be regarded as a single or distinct land-use category, the issues it raises should be addressed in preparing or revising development plans and in development control decisions. In relation to caravan tourism, sections two and three of TAN 13 set out the problems associated with the provision of appropriate sites and facilities for holiday and touring caravans. It also discusses the imposition and enforcement of seasonal and holiday occupation conditions attached to planning permissions.

Relevant Local Development Plan 1 (LDP) Policies

4. The large number of caravan, camping and chalet sites in coastal south-west Wales, some dating back many years, has resulted in a long-standing policy of restraint towards additional sites and pitches by planning authorities in the region. The LDP is the existing Development Plan for Pembrokeshire. The current policy approach to caravans is set out below.

SP5 – Visitor Economy

5. The PCC's planning policy is set out in the Pembrokeshire County Council's current Local Development Plan 1 which runs up until 2021. Strategic Policy 5 – Visitor Economy of the LDP sets out that proposals for development relating to the visitor economy will be supported provided that they are in a sustainable location, contribute to the diversity and quality of accommodation and attractions, respect and protect the environment and benefit local communities.

Policy GN.18 Touring Caravan and Tent Sites -

6. This policy currently allows for no new touring caravan or tent sites or extensions to existing sites within the South East area of the County. (Community Council areas of Amroth, St Florence, East Williamston,

Penally, Saundersfoot and St Mary out Liberty).and requires that any new sites outside this area must be well related to settlements. Extensions to existing sites (even if not well related) will be permitted if an environmental improvement is achieved.

Policy GN.19 Static Caravan Sites -

7. Currently, no extension of existing sites or enlargement of site areas is permitted in the County. Upgrading of touring pitches to static pitches is permitted if outside the South East community council areas, well related to a settlement and resulted in no increase in the total number of pitches. In exceptional circumstances site areas may be enlarged where this would achieve an overall environmental improvement. The replacement of static caravans will be permitted where screening and landscape setting is appropriate.
8. The basis of this policy was the evidence that bed spaces in the County were in excess of demand at the time the LDP was produced. In light of this it was considered that sufficient provision existed and due to the visual intrusion it could cause, it was considered inappropriate to allow for new provision over the course of the LDP.

Policy GN.20 Site Facilities on Existing Caravan and Camping Sites

9. This policy states that proposals will be supported as long as they would not undermine a facility in a nearby settlement and if excellent environmental standards are incorporated. The facilities should not harm the landscape and need to be designed and sited sensitively, using existing structures and buildings where possible, and using appropriate native species to maximise biodiversity in landscape mitigation.

Background

10. The County of Pembrokeshire has 197 caravan and camp sites in total (excluding Caravan Club sites). Of this total, 92 are entirely within the Pembrokeshire Coast National Park (PCNPA). 102 are entirely within the area under the jurisdiction of Pembrokeshire County Council (PCC) and 3 are in locations split between the two authorities. This total does not include caravan club sites operating within the County as these sites do not require planning permission¹.
11. Of the above total, for PCC's planning area, 21 sites are exclusively for use by touring caravans and tents, 7 are for residential use and the remaining 58 sites are primarily used by either static caravans and

¹ Camping and Caravanning Club Sites are exempted through Schedule 1 of The Control of Development Act 1960. This gives the right to allow landowners to establish small campsites on their land without the need for planning permission. These sites can have no more than 5 caravans on site per night and any single caravan is not permitted to stay in excess of 28 days.

chalets, often with a secondary use occupied by touring caravans and tent pitches or residential caravans.

Purpose of Study

12. This report includes statistical data recorded through a survey of caravan and camping sites in PCC's planning area. The report aims to provide an analysis of pitch occupancy and capacity for caravans and tents by the type of holiday accommodation. The survey report will form part of the evidence base used to inform the preparation of the Local Development Plan Review (LDPR) policies.

Methodology

Static Caravans

13. Static and residential sites in Pembrokeshire have been surveyed by means of a desktop exercise. Using a workspace created on the GIS package QGIS the total number of caravans present on a site were counted using the Council's 2017 aerial photography layer. The number of caravans on a site was then compared with the total number that have planning permission. The figure for the number of static or residential caravans permitted on authorised sites was obtained from the site's planning history and/or site license.
14. This provides a picture of how many additional pitches are available and could be brought forwards as static pitches. The total percentage of occupied static pitches in the County can be calculated as illustrated below. (For limitations to survey methodology see relevant chapter)

$$\text{Static Pitch Occupancy Rate} = \frac{\text{Total Number of Statics Counted}}{\text{Total Number of Statics Permitted}} \times 100$$

Touring Caravans and Camping Parks Methodology

15. At the beginning of August 2018 every touring and tent site in the County was surveyed. The purpose of carrying out the touring caravan and tent survey at this time is to give a snapshot of pitch occupancy for touring caravans during Pembrokeshire's peak tourist season. The number of touring caravans and tents on each site at the time of survey were counted and information regarding the facilities on each site has also been recorded. Where available, the number of people on site at the time

of survey was also noted. The percentage occupancy of touring pitches for the County has been calculated as illustrated by the table below. (For limitations to survey methodology see relevant chapter)

16. The figure for the number of touring caravans and tents permitted on authorised sites is obtained from the site's planning history and/or site license.

$$\text{Touring Pitch Occupancy Rate} = \frac{\text{Total Number of Pitches Occupied}}{\text{Total Number of Pitches Permitted}} \times 100$$

Trends

17. The trends in the camping, caravan and chalet industry can be considered under what is happening nationally and what is occurring in Pembrokeshire itself.

Broad Trends

18. Exploration of statistical studies and websites promoting caravan and camping indicate a slightly confused picture, with sometimes contradictory trends reported. Whilst industry operators generally indicate a growing marketplace for camping and caravanning, national datasets paint a less optimistic picture. However, most indicate that there is continued interest in glamping and more luxurious provision such as upmarket yurts and pods, and a rise in the number of motorhomes sold.

UK trends

19. The **National Caravan Council** (NCC) reports that the caravan industry in the UK:
 - Contributes more than £6 billion p.a. to the UK economy (from sales of products and related services, holiday bookings etc)
 - Employs about 130,000 people, including part time and seasonal staff (mainly on parks)
 - In the region of 50 million nights are spent in caravans each year
 - In 2017 there were over 14,062 new motorhome registrations – up 14% from 12,332 in 2016. In the UK, the NCC estimate that there are in current use1:
 - 555,000 touring caravans
 - 365,000 caravan holiday homes (compared to 330,000 in 20152)

- more than 225,000 motorhomes (compared to 205,000 in 2015)
20. The **Caravan and Motorhome Club**, with nearly a million members and 2,700 locations, saw a 12% uplift in 2018 summer bookings over 2017. There was also a 17% year-on-year increase over the May bank holiday across its sites network and a 5% growth in August bank holiday bookings. More people are holidaying in the UK than in previous years- the 'staycation'. Between 2011 and 2014, 68% of consumers took a UK holiday compared to 53% who holidayed abroad. More than 17 million camping and caravanning trips were taken by UK adults in 2016, according to Mintel. This is expected to rise to 17.9 million this year.

Wales trends

21. **Wales** saw an overall decrease of trip volumes of 3.2% from 2016 to 2017. The total spend on domestic tourism in Wales was 1.6bn, down from 1.7bn in 2016. The long term trend of tourism trips in Wales, from 2011 to 2017, shows an average annual decrease in trip volume of 1%. Camping or caravanning accommodation comprises 37% of all trips in Wales and 22.6% of the spend.
22. The **Wales Tourism Accommodation Occupancy Survey, 2017**, shows that the seasonal average for caravan holiday homes fell considerably during 2017, down 30 percentage points on levels witnessed in 2016. However, this can be attributed in part to the non-participation of two large operators who had previously supplied data in 2016 but not in the current year in 2017. In the same period touring caravan & camping parks saw occupancy rates seen 1% down on levels in 2016. The 2017 seasonal averages for coastal locations fell by 10 percentage points when compared with 2016, although a smaller sample size in certain months can affect this. Seasonal averages for inland locations saw an upturn on the levels achieved the previous year, up by 3 percentage points from 37% to 40% in 2017.

Diversifying accommodation types

23. There is (anecdotally and from commercial sources) a continued growth in interest in more luxurious types of accommodation on offer including 'glamping' (glamorous camping) options such as yurts, tepees, luxury safari tents (or 'lodges'), bell tents, domes, cabin tents, shepherds huts, gypsy caravans and pods (or wooden tents). Some are semi-permanent structures which stay in place for a season- mostly those made of fabric. Others may be fixed all year round -mostly those with 'hard' roofs and sides. There can be additional structures such as decks, fencing, hot tubs, showers and WCs which are associated with the individual structures. Some are located on foundations and are connected to services. There can also be additional shared facilities such as kitchens, sanitation blocks and play areas. Some sites promote an 'eco' lifestyle,

low carbon footprint approach, some being off grid. The largest and most varied example is at Fforest, near Cilgerran. Other highly distinctive options being considered for accommodation include converted buses (such as south of Crymych), tree houses (such as near Narberth), upturned boats and aircraft fuselages. These tend to be single isolated structures.

24. In the 12 months to November 2018, glamping has seen huge growth, with operator **Pitchup's** bookings for cabins was up by 102%, microlodges up 114% and pods up 73%. 'Rent-a-tents' were up 151%, bell tents 77%, safari tents 73%, yurts 52% and domes 26%. However wigwams and tipis are much less popular, accounting for a much smaller proportion of bookings taken. Tipis have grown by just 4% while wigwams are down by 33%. Research conducted by the '**Family Break Finder**' website who questioned 1400 of their members revealed 50% intended to stay in a local campsite or holiday park next year, while nearly a third specifically said they wanted to try glamping.
25. According to **Visit England**, static caravans and lodges made up nearly half (46%) of domestic outdoor accommodation trips in 2015. Fixed accommodation, whether that be statics, lodges, pods etc. has enjoyed significant improvements in amenity in recent years, with central heating, double glazing and hot tubs now commonplace. Camping pods – fixed structures with modern conveniences -are appearing in many parks.

Trends in Pembrokeshire

26. The Pembrokeshire Visitor Survey 2011-2012, which included the whole county, carried out a qualitative and quantitative assessment. A sample of over 1,500 people questioned on their motivation for visiting the area indicated that their top three reasons, in order, were the beauty of the natural landscape, because it is peaceful, quiet and/or relaxing, and high quality beaches and/or bathing (Table F, page 43).
27. The Survey found that people stayed an average of 8.8 nights in the summer which decreased in autumn and spring but was 6.4 nights in winter. In terms of location, Tenby appeared to be losing its dominance as the most mentioned place to stay with St Davids drawing close. Narberth also rose directly as result of the Bluestone development (page 91).
28. Between 2007/8 and 2011/12 paid camping stays decreased from 11% to 5%, touring caravans/motorhomes decreased from 2% to 1% and paid static caravans stays decreased from 7% to 4% (page 92). It is also interesting to note that touring caravans/motorhomes stays were at a level of 7% in 2003/4 so the decrease appears quite significant. All the above figures are over 7 years old and trends may have changed since.

29. Observation and the experience of Pembrokeshire indicates the following trends.
- There is pressure for static caravans or fixed glamping units to replace touring caravan pitches and for unit pitches to replace informal space for tents.
 - Pressure appears to be most marked to the south east around Tenby, Saundersfoot, Amroth and Penally (both inside and outside the National Park) but there is also pressure inland of St Brides Bay.
 - An increase in additional features such as decking and solar panels, particularly on static caravan sites.
 - Increase in permanent hardstanding areas and gravelling of pitches as opposed to grass pitches
 - An increase in the size of static caravans with twin units used on a number of sites.
 - An increase in the use of roof pitches for static caravans.
 - Numerous Camping and Caravan Club and Caravan Club certificated sites with caravans although some are underused.
 - Domes and cabin tents, and yurts and pods are apparent on some sites, such as Fforest and Florence Springs respectively, but overall in small numbers.
 - The development of chalets, lodges or cabins is less marked with the exception of the very large scale holiday resort at Bluestone on the edge of the Daugleddau, mostly in the National Park, and some reused barns such as Fforest.
 - There are a number of campsites which do not benefit from planning permission but operate under the 28 day rule.
 - The installation of hard standings, lighting and signage for touring caravans and tents mean that fields used for accommodation in the summer are not used for grazing in the winter. Effectively, many sites offer permanent pitches and caravan owners are storing their vans on site all year.
 - Use of individual moveable touring caravans and campervans for rent, some on larger sites, advertised through websites such as AirBnB.
30. Overall, the picture in Pembrokeshire appears to be continuing pressure for accommodation and an increasing intensity of development moving away from seasonal touring tents to glamping options, from caravans to motorhomes and from seasonal pitches to towards static units and increased glamping stays.

Static Caravans in Pembrokeshire

31. The data for this survey of static pitch occupancy in Pembrokeshire has been obtained using aerial photography from 2017. These figures show how many static caravan sites have permission for additional caravans that are currently not on site. The results from the survey are shown below.

- **The total number of static and residential caravans or chalets counted on authorised sites in Pembrokeshire is 32222.**
 - **The total number of static and residential caravans or chalets permitted on authorised sites in Pembrokeshire is 3447.01.**
 - **The total number of available static pitches (capacity) on authorised sites is 225.**
32. The figure for available static pitches illustrates the numbers of static caravans with planning permission but that are not yet placed on sites. Based on the figures above the calculation for the percentage pitch occupancy and available capacity for static caravans in the County is shown below.

<p>Static Pitch Occupancy = $\frac{32222}{3447} \times 100 = 93.5\%$</p> <p>Capacity for growth = 6.5%</p>
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33. This indicates that static caravans are a popular accommodation choice for those visiting or holidaying in Pembrokeshire, however, there is little capacity in terms of occupancy rates of situated static caravans at present. There is limited capacity under existing consents for a further 225 static caravans (6.5%) to be added to existing sites.

Levels of Provision by Area

34. Static caravan pitch occupancy levels in PCC’s planning area can be broken down in order to compare static availability by Community Council area. The table below shows the survey results for the percentage occupancy of pitches on static caravan sites within each Community Council area under the jurisdiction of PCC. A map of Community Council areas for the County is shown in Appendix 2.
35. The thematic map below is intended to give a spatial representation of static pitch occupancy across the areas under the jurisdiction of PCC by showing the percentage pitch occupancy for static caravans according to the grouping of Community Councils. As stated above the majority of static caravan sites are clustered in the South and South East portion of

2 The count of static caravans on sites in PCC was carried out using a 2017 aerial photography layer. The total figure must be considered in light of possible limitations including: 1) the time of year the aerial photography was taken and; 2) the obstruction of certain caravans from view as a result of overhanging trees.

the County. The South has recorded the highest static pitch occupancy in the County (462.5%). A figure reflecting over occupancy of static pitches in this area could be attributed to the small number of static sites surveyed for this area. The South West area has no authorised static caravan sites within its Community Councils.

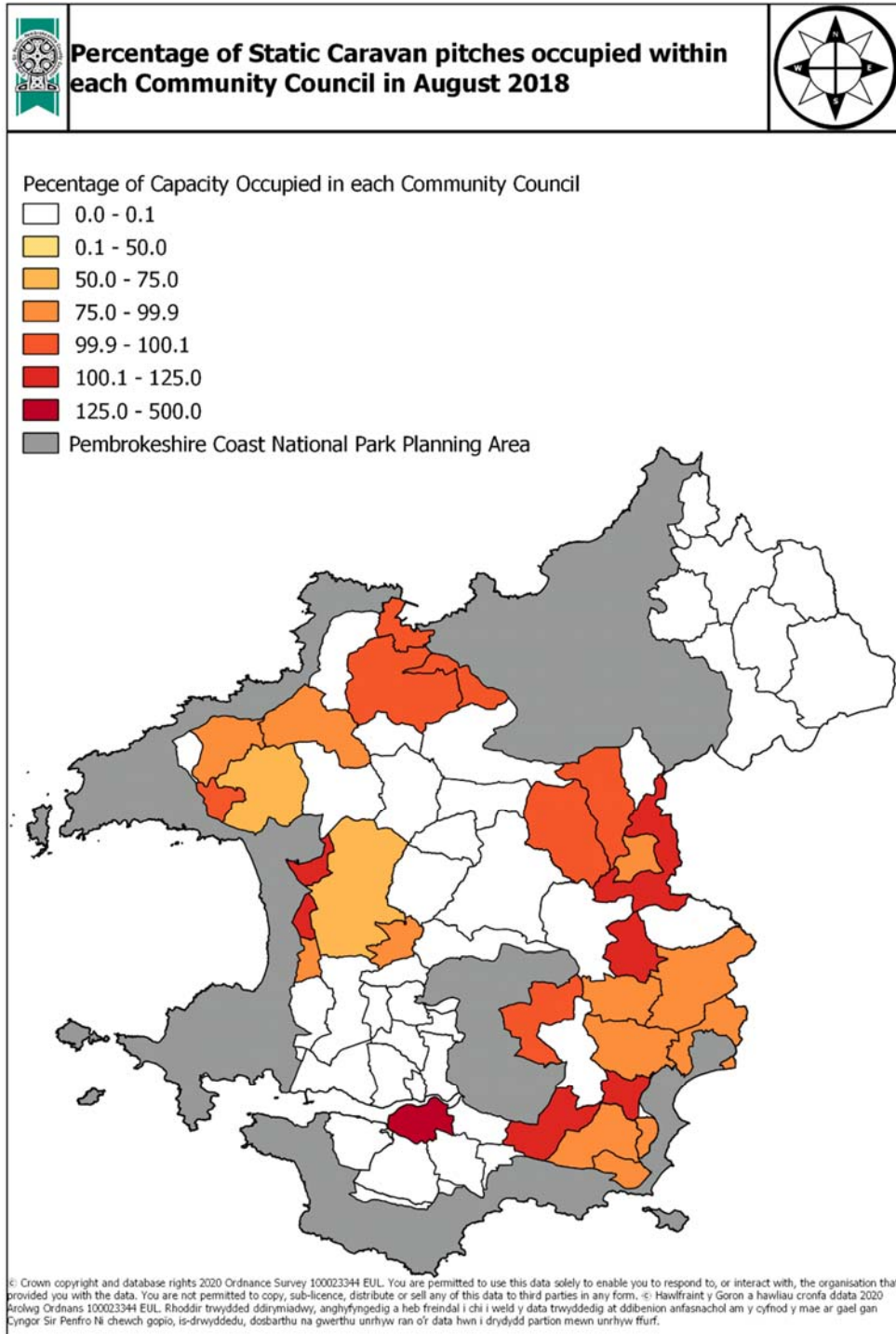


Table 1: Percentage Pitch Occupancy and Capacity on Static Caravan Sites by Community Council Area

* This reflects over occupancy (pitch occupancy levels above those permitted).

Community Council	Area	Percentage Pitch Occupancy
Camrose	Mid	53.3%
Nolton and Roch	Mid	103.37%*
The Havens	Mid	85%
Haverfordwest	Mid	80.8%
Brawdy	North	57.9%
Fishguard and Goodwick	North	100%
Llanrhian	North	79.6%
Solva	North	100%
Clunderwen	North East	118.7%
Llandissilio	North East	81.8%*
Maenclochog	North East	100%
New Moat	North East	100%
Pembroke	South	130%
Pembroke Dock	South	462.5%
Amroth	South East	95.6%
Carew	South East	102%
East Williamston	South East	107.3%
Kilgetty/Begelly	South East	76.7%
Lampeter Velfrey	South East	93.4%*
Martletwy	South East	100%
Mathry	South East	97.8%
Narberth	South East	102.8%
Penally	South East	97.5%
St Florence	South East	97.6%
St Mary Out Liberty	South East	79.4%
Templeton	South East	91%
Tenby	South East	0%

Historic Trends

36. From the map it is possible to see that the darkest shaded areas are the North East, South East and South areas and these have recorded the highest pitch occupancy on static caravan sites. For the South area, this reflects the survey results for the County in 2018 with the South of the County recording an overall higher static pitch occupancy on authorised sites at 462.5%.

37. A list of all the sites that were surveyed for the purpose of this report can be viewed in Appendix 1.

Touring Caravans And Tents

Touring Caravans in Pembrokeshire

38. A survey of touring caravan pitch occupancy was carried out by Pembrokeshire County Council in the last week of August 2018. The survey was carried out in late August to provide a snap-shot of occupancy during the peak tourist season for Pembrokeshire. All known touring and camping sites were visited by Council Officers and all data was recorded from a visual inspection and count at each site or by information provided from staff at the site office. The occupancy data obtained from the survey is shown below.

The total number of touring caravans permitted on authorised sites in Pembrokeshire is 16473.

The total number of touring caravan pitches occupied on authorised sites in Pembrokeshire at the time of survey is 17434.

The total number of available touring pitches (capacity) on authorised sites at the time of survey is 0.

39. Based on the results from the survey shown above the calculation for touring pitch occupancy in Pembrokeshire for August 2018 is as follows:

$$\text{Touring Pitch Occupancy} = \frac{1743}{1647} \times 100 = 105\%$$

$$\text{Capacity for Growth} = 0\%$$

40. There is no capacity for growth for touring caravan and tents within the existing permitted sites.

Levels of Provision by Area

41. The table below shows the percentage occupancy of touring pitches across the County in each Community Council Area and also by

3 Permitted numbers of touring caravans were obtained from existing planning permission history and/or authorised site licenses for every authorised touring site in the County. Note that in some cases sites may have a combined planning permission or site license for both touring caravan and tent units.

4 Occasionally the figure provided by site staff for touring units did not distinguish between touring caravans and tents therefore some figures could have included tents.

groupings of Community Councils. This will allow an idea of the distribution of touring pitch occupancy across PCC's planning area as recorded when the survey was carried out in August 2018. The total touring pitch occupancy for the area is 100% leaving no capacity for touring caravans.

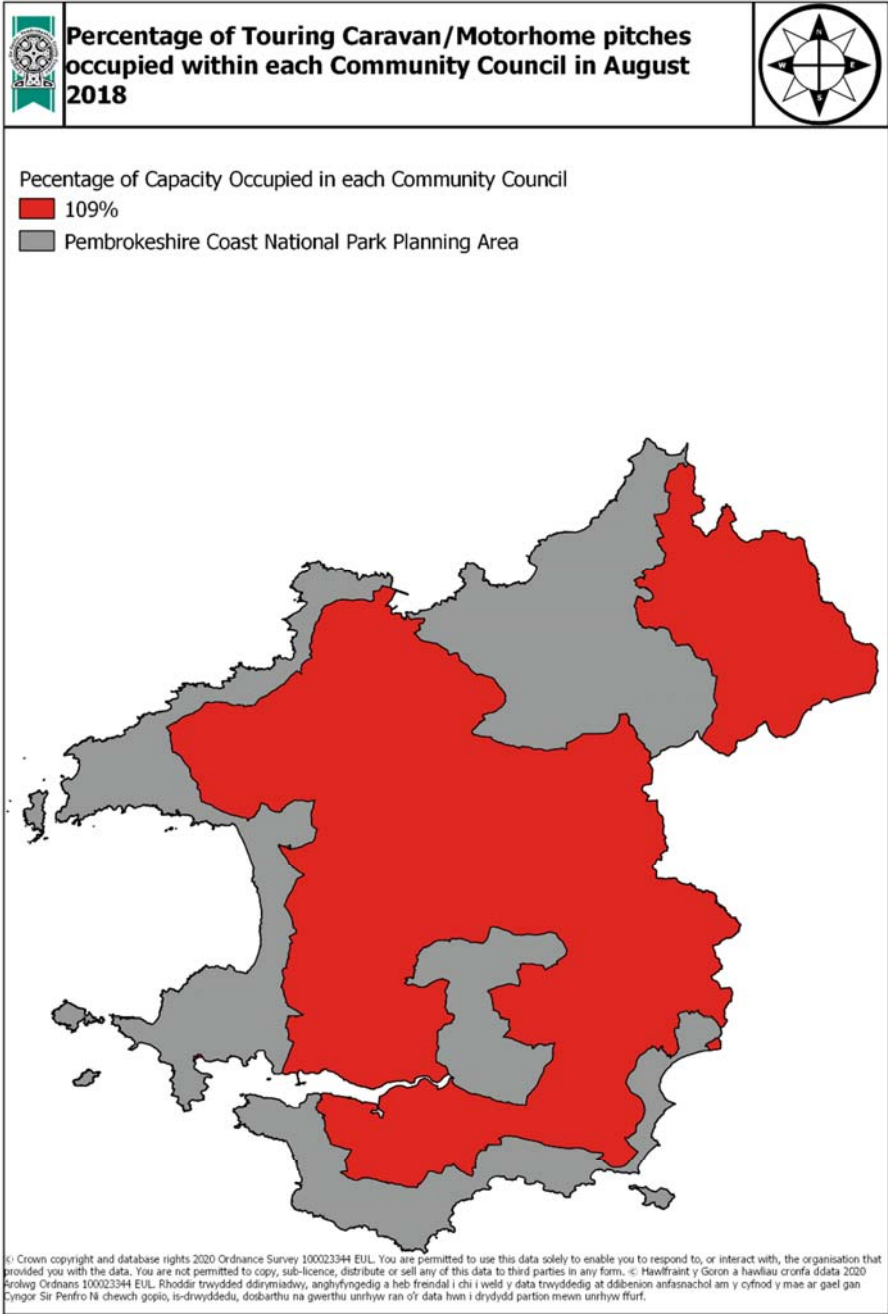


Table 2: Touring Caravan Sites

Community Council	Area	Percentage Occupancy
Camrose	Mid	106.4%
Nolton and Roch	Mid	150000%
The Havens	Mid	112.7%*
Scleddau	North	70.0%
Solva	North	113.6%*
Llanrhian	North	0%
Clunderwen	North East	158.2%*
Cwm Gwaun	North East	48.7%
Llandissilio West	North East	580%*
Manordeifi	North East	0%
Pembroke	South	120%*
Hundleton	South	70%
Amroth	South East	104.8%*
East Williamston	South East	91.7%*
Jeffreyston	South East	100%*
Kilgetty/Begelly	South East	120%*
Lampeter Velfrey	South East	100%*
Martletwy	South East	50%
Narberth	South East	74.8%
Penally	South East	128%*
St Florence	South East	300%*
St Mary Out Liberty	South East	113%*
Templeton	South East	61.2%
Tenby	South East	0%
Llanstadwell	South West	0%
	Total	105%

* Indicates touring pitch occupancy exceeding 100%. This is where the numbers of touring caravans on site exceeds what is permitted.

42. This data only gives a snapshot of pitch occupancy at the time of survey. The survey was carried out in the last week of August as this is considered the height of summer and peak tourist season for Pembrokeshire. Therefore, **capacity for touring pitches is 0%**.

Camping in PCC

43. Meaningful data for assessing the level of occupancy of accommodation sites for tented accommodation is not as readily available as data for touring and static caravans. This is since certain accommodation sites do not have a maximum permitted number of tents or they may have a combined license for “touring units”, where a touring unit may include tents and touring caravans. Despite the lack of available data regarding the planning permission and site licenses for tents on accommodation sites in the County, as part of the survey carried out in August 2018 a count of tents on each of the sites surveyed was also completed.

44. The figures and levels of occupancy for tented accommodation are shown in the table below:

Table 3: Tents Pitch

Community Council	Area	Percentage Pitch Occupancy
Nolton and Roch	Mid	150000%
The Havens	Mid	57.5%
Scleddau	North	266.7%
Solva	North	0%
Manordeifi	North East	0%
Clunderwen	North East	18.8%
Cwm Gwaun	North East	8%
Llandissilio West	North East	0%
Pembroke	South	25%
Amroth	South East	1%
East Williamston	South East	100%
Kilgetty/Begelly	South East	300%
Lampeter Velfrey	South East	0%
St Florence	South East	47.2%
St Mary Out Liberty	South East	107.9%
Templeton	South East	3%
Tenby	South East	0%
Llanstadwell	South West	0%

Note: The figure for the number of tents permitted on sites has been used if this information has been available from the relevant site licenses or planning permissions. Where these figures have not been available the combined figure for “touring units” has been used instead to represent the number of tents permitted.

45. The greatest proportion of camping sites are in the Mid and South East area. The highest level of tent occupancy was in the Nolton and Roch Community council area with a high occupancy level of 150000%. The lowest level of occupancy was recorded in the South East in Amroth at 1%.
46. Limitations to the survey methodology – As noted above the difficulty in obtaining data permissions and licenses for tents and the use of combined “touring units” permitted in their place could have created a degree of inaccuracy in the results obtained.

Conclusion

47. Static Caravan Pitch occupancy is 93%. Touring caravan pitch occupancy is 105%. Tent pitch occupancy is 109%. This leaves little or no capacity for growth in all three areas based on existing planning permissions.

Policy Recommendations

48. This Background paper shows that there is continued demand for caravan and chalet accommodation in Pembrokeshire and that there is little or no capacity based on existing planning permissions.
49. Caravans and chalet have the potential to impact on the landscape. A Caravan, Camping and Chalet Capacity Report (November 2019), has been prepared in conjunction with this report to assess whether or not there is landscape capacity across the Plan area for this type of development. The Council will adopt this report as SPG. All LDP2 caravan related policies should support this study and its findings. The study is the systematic assessment of the capacity of existing Landscape Character Areas (LCAs) to accommodate a range of different types of caravan, camping and chalet developments including emerging types of accommodation. It also provides advice on a Landscape Character Area basis as to whether existing sites can be upgraded, extended to increase accommodation, extended to improve appearance and/or whether new sites can be accommodated. The Study provides both generic and detailed advice on what is meant by terms such as 'away from the coast and Preselis' and 'sensitive locations', how to assimilate proposals into the landscape and how to mitigate and enhance. The Study contains tailored recommendations and guidance for each landscape character and should be read in conjunction with any new policies for LDP2.
50. Pembrokeshire's landscapes are varied in character. This study seeks to define the extent of their ability to accommodate this type of development without significant change in character or adverse effects. The changing patterns of use from touring units to static units and the introduction of new types of leisure accommodation including 'glamping' indicate that the character of this development type is changing and is likely to continue to change. It is not possible to predict how the sector and different types of accommodation will evolve or how popular they will remain. Therefore policies should be based on core principles and differentiate between the relative scale and permanence of development i.e. the difference between static units present all year round development and touring units present for part of the season. Nevertheless, it is also important to define how new types of development such as pods will be treated as and when they arise. These can be considered to be lodges, static or touring caravans depending on their locational permanence and associated structures and services.

APPENDICES

Appendix 1

List of all Caravan Sites in Survey

Name	Address	Community Council
New Inn Caravan Park	New Inn	Amroth
Crunwre House	Llanteg	Amroth
Rose Park Caravan Site	Llanteg	Amroth
Woodview Caravan Park	Llanteg	Amroth
Little Kings Park	Ludchurch	Amroth
Longstone	Ludchurch	Amroth
Whitegate Caravan Park	Pleasant Valley	Amroth
Mill House Caravan Park	Stepaside	Amroth
Starre Gorse Caravan Site	Stepaside	Amroth
Oakland (formerly Village Caravan Park)	Summerhill	Amroth
Pantglas Caravan Park	Tavernspite	Amroth
Pleasant Valley Caravan Park	Pleasant Valley	Amroth
Park Hall Caravan Site	Solva	Brawdy
Llanreithan Mill (Ty Parke)	Treffynon	Brawdy
Trefgarne Owen Caravan Site	Trefgarne Owen	Brawdy
Cleddau Lodge	Camrose	Camrose
Castle Farm	Keeston	Camrose
Dunston Hill Farm	Keeston	Camrose
Scamford Caravan Park	Keeston	Camrose
Rising Sun Inn	Pelcomb Bridge	Camrose
Pelcomb Cross	Pelcomb Cross	Camrose
Carew Airfield	Sageston	Carew
Hazelbrook Caravan Site	Sageston	Carew
Fforest Farm	Cilgerran	Cilgerran
Gower Villa Touring Park	Clynderwen	Clynderwen
Grondre Caravan Park	Clynderwen	Clynderwen
The Ruins (at Llandre Bridge)	Llandissilio	Clynderwen
Eastern Cleddau (at Llandre Bridge)	Llandissilio	Clynderwen
Derwenlas Caravan Park	Llandissilio	Clynderwen
Lamb Inn	Hermon	Crymych
Gwaun Vale Touring Park	Llanchaer	Cwm Gwaun
Cross Park Holiday Village	Broadmoor	East Williamston
Masterland	Broadmoor	East Williamston
Morgan's Lodge Caravan Site	Broadmoor	East Williamston
Myrtle Cottage	Broadmoor	East Williamston

Greenacres Village Caravan Park	Kilgetty	East Williamston
Hill Park	Pentlepoir	East Williamston
Sunnyvale Holiday Park	Saundersfoot	East Williamston
Overdene Caravan Park	Wooden	East Williamston
Fishguard Holiday Park (Greenacres)	Fishguard	Fishguard & Goodwick
Scotchwells Caravan Site	Haverfordwest	Haverfordwest
Ashford Caravan Site	Hundleton	Hundleton
Norchard Farm (Apple Camping)	Redberth	Jeffreyston
Hungerford Farm Touring Park	Yerbeston	Jeffreyston
Stone Pitt Caravan Site	Begelly	Kilgetty / Begelly
The Buttles Caravan Site	Begelly	Kilgetty / Begelly
Windberry Top (Folly Farm)	Begelly	Kilgetty / Begelly
Ryelands Caravan Park	Kilgetty	Kilgetty / Begelly
Shillingford Park	Kilgetty	Kilgetty / Begelly
Blackmoor Caravan Site	Ludchurch	Kilgetty / Begelly
Beachdean Leisure Park	Reynalton	Kilgetty / Begelly
Croft Caravan Park	Reynalton	Kilgetty / Begelly
Heritage Park	Stepaside	Kilgetty / Begelly
Trees Caravan Park	Stepaside	Kilgetty / Begelly
Tucking Mill	Stepaside	Kilgetty / Begelly
Woodland Vale Holiday Park	Ludchurch	Lampeter Velfrey
Redford Caravan Park	Cold Blow	Lampeter Velfrey
South Carvan Park	Tavernspite	Lampeter Velfrey
Dewslake Farm (Cwtch Camping)	Lamphey	Lamphey
Llandissilio Caravan Park (aka Maescelyn)	Llandissilio	Llandissilio West
Deerland Park Caravan Site	Llangwm	Llangwm
Torbant Caravan Park	Square & Compass	Llanrhian
Llecha Farm Caravan Site	Middle Mill	Llanrhian
Maesyrawel Caravan Site/ Square & Compass Inn (PCC Area)	Square & Compass	Llanrhian
Bridge Inn	Narberth	Llawhaden
Dyrham Filing Station	Robeston Wathen	Llawhaden
Glan-Cleddau	Llandissilio	Maenclochog
Penralltlyn Caravan Site	Cilgerran	Manordeifi
New Park	Landshipping	Martletwy
Mabws Bridge Caravan Park	Mathry	Mathry
Dingle Caravan Park	Narberth	Narberth
Herons Brook	Narberth	Narberth

Noble Court Leisure Park	Narberth	Narberth
Brookside Caravan Park and Castlewood Lodges	Narberth Bridge	Narberth
Felin Fach Caravan Site	Llandissilio	New Moat
Shipping Farm Caravan Park	Milford Haven	Neyland
Nolton Cross Caravan Site	Nolton Haven	Nolton & Roch
Monkton Caravan Paddock	Monkton	Pembroke
Windmill Hill Caravan Site	Pembroke	Pembroke
Hill Farm Park	Pembroke Dock	Pembroke Dock
The Orchard Caravan Site	Pembroke Dock	Pembroke Dock
Crackwell Holiday Park	Penally	Penally
Penally Court Caravan Site (Static Site)	Penally	Penally
Penally Court Farm (Touring site)	Penally	Penally
Trefloyne Golf Club	Penally	Penally
Crane Cross Caravan and Camping	Moreton	Saundersfoot
New Park	Saundersfoot	Saundersfoot
Yet Y Gors	Scleddau	Scleddau
Tregroes Caravan Park	Fishguard	Scleddau
Mount Farm Caravan Site	Solva	Solva
Oakvale	Spittal	Spittal
Heatherton World of Activities	St Florence	St Florence
New Minerton Leisure Park	St Florence	St Florence
Trefalun Caravan Park	St.Florence	St Florence
Rumbleway Caravan and Tent Park	New Hedges	St Mary Out Liberty
Well Park Caravan Site	New Hedges	St Mary Out Liberty
Wood Park Caravan Park	New Hedges	St Mary Out Liberty
Wood Office Caravan Park	Cold Blow	Templeton
Allensbank Holiday Park	Narberth	Templeton
Greenfields Caravan Park	Templeton	Templeton
Hampton Court	Templeton	Templeton
Rosehill Caravan Park	Broad Haven	The Havens
South Cockett Caravan Site	Broad Haven	The Havens
Creampots Caravan Park	Broad Haven	The Havens
Plas y Bridell	Pen-y-bryn	

Appendix 2: Map of Community Councils



Pembrokeshire County Council
Cyngor Sir Penfro



Scale 1 cm : 3200 m

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Red = North, Blue = North East, Green = Mid Pembrokeshire, Orange = South West, Purple = South, Pink = South East