

# CADNANT

PLANNING

**TAI HIRION CARAVAN AND CAMPING SITE,  
RHOSCEFNIHIR  
DESIGN, ACCESS AND PLANNING STATEMENT  
TAI HIRION CARAVAN AND CAMPING  
January 2022  
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## Design, Access and Planning Statement



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# **1. Introduction**

- 1.1 This Design, Access and Planning Statement accompanies an application by Tai Hirion Caravan and Camping, for full planning permission for change of use of land to provide an extension to the existing touring and caravan park, creating pitches for 23 additional touring caravans and the siting of three lodges together with associated works and landscaping at Tai Hirion Caravan and Camping Site, Rhoscefnhir.
- 1.2 Tai Hirion is an existing touring caravan and camping site located in Rhoscefnhir, providing 32 touring caravan pitches and 20 camping pitches. The proposal to expand has arisen due to the success of the holiday park and an increasing demand for touring caravan pitches in the area.
- 1.3 This Design, Access and Planning Statement identifies the context of the application site and its surroundings, describes the proposed development, sets out the relevant planning policy and guidance, and discusses the main considerations of the proposed development.
- 1.4 The adopted development plan consists of the Anglesey and Gwynedd Joint Local Development Plan (JLDP), which was adopted in July 2017.

## 2. The site and context

- 2.1 The application site directly adjoins Tai Hirion Caravan and Camping site which is a new site formed within recent years following the grant of planning permission in late 2013. The site was previously agricultural land in association with Fferm Tai Hirion. The caravan and camping site is now run as a separate entity to the farm and is within the ownership of the applicant, Alun Jones of Tai Hirion Caravan and Camping.
- 2.2 The application site is currently used for grazing and lies to the north of the existing touring and caravan site. There is already an access from the touring caravan and camping site into the application site.
- 2.3 The site lies to the south-west of Rhoscefnhir in a rural area, located between Penmynydd and the B540 to the south and Pentraeth Road/A5025 to the north-east. Fferm Tai Hirion lies to the south-west of the application site, and Fferm Rhyd-y-Delyn, a working family dairy farm is located to the south-east, on the opposite side of the country lane leading to the application site.
- 2.4 The aerial image in figure 2.1 identifies the site's location in the context of its immediate surroundings.

**Figure 2.1 Aerial image of the application site in the context of its immediate surroundings**



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- 2.5 There are 32 touring caravan pitches on site at present. These pitches are located around the perimeter of the site. A toilet and shower building is provided within the south-western corner of the site and there is also a small honesty 'shop' for visitors to purchase local produce such as eggs, bread etc. This is a small building which resembles a garden shed. There are two central areas within the site which are used for camping.
- 2.6 Vehicular access to the site is gained from the country highway which runs along the application site and Tai Hirion Caravan and Camping site's eastern boundary. There is already access through from the caravan and camping site into the application site from the south.
- 2.7 The application site is located outside the Areas of Outstanding Natural Beauty (AONB) and Special Landscape Area (SLA) as identified in the adopted Anglesey and Gwynedd Joint Local Development Plan (JLDP).

### 3. The proposed development

#### Use, amount, scale and layout

- 3.1 The proposal relates to changing the use of land to create an extension to the existing touring caravan and camping site at Tai Hirion. The existing site accommodates 32 touring caravan pitches along with two areas for camping centrally within the site for 20 tents.
- 3.2 The proposed extension to the caravan park would be provided by changing the use of land, which is currently used for grazing, to form an extension to the existing site and the creation of pitches for 23 additional touring caravans and three lodges. The touring caravans would generally be positioned around the perimeter of the site with some located centrally within the site, with all gaining access from the internal access road. The three lodges would be positioned to the western corner of the application site. An extract of the proposed site layout plan is provided in Figure 3.1.

*Figure 3.1 Extract of proposed site layout plan including landscaping proposals*



- 3.3 The proposed units would connect to the existing drainage system to the south of the existing caravan and camping site.

## **Appearance and landscaping**

- 3.4 The touring caravan and lodge site reflects the appearance of a high-quality caravan site. The application is accompanied by a detailed planting plan which proposes a 1m high earth bund along the northern boundary with a hedge planted along the bund together with a mix of native trees. Areas of native woodland mix is also proposed generally around the site's perimeter and sporadically within the centre of the site.

## **Access**

- 3.5 Details approved as part of planning permission 42C188A included alterations to the existing vehicular access and these have been implemented.
- 3.6 Four passing bays have been approved under planning application 42C188 and 42C188A and these have been implemented.



## 4. Policy context

4.1 National and local planning policy guidance considered relevant to the principle of this development is set out in this section.

### National planning policy and guidance

4.1 This development relates to a touring caravan and camping site and relevant national planning policy is set out in:

- Planning Policy Wales (PPW) Edition 11, 2021;
- Technical Advice Note (TAN) 12 ‘Design’;
- Technical Advice Note (TAN) 13 ‘Tourism’; and
- Technical Advice Note (TAN) 23 ‘Economic Development’.

### Local planning policy

4.2 The development plan consists of the Anglesey and Gwynedd Joint Local Development Plan (JLDP). The JLDP establishes a policy framework and makes provision for the development needs of the Counties of Anglesey and Gwynedd for the period from 2011 to 2026.

4.3 Relevant planning policies within the JLDP are listed in table 4.1.

**Table 4.1 Summary of local planning policy guidance**

Policy	Summary
Strategic Policy PS 14: The Visitor Economy	<p>Whilst ensuring compatibility with the local economy and communities and ensuring the protection of the natural, built and historic environment the Council’s will support the development of a year-round local tourism industry by:</p> <ol style="list-style-type: none"> <li>1. Focusing larger scale, active and sustainable tourism, cultural, the arts and leisure development in the sub-regional centre, urban service centres, and, where appropriate, local service centres;</li> <li>2. Protecting and enhancing existing serviced accommodation and supporting the provision of new high quality serviced accommodation in the sub-regional, urban and local service centres and villages;</li> <li>3. Managing and enhancing the provision of high quality un-serviced tourism accommodation in the form of self-catering cottages and apartments, camping, alternative luxury camping, static or touring caravan or chalet parks;</li> <li>4. Supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the reuse of existing buildings, where appropriate, or as part of farm diversification,</li> </ol>

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	<p>particularly where they are in accordance with sustainable development objectives;</p> <p>5. Preventing development that would have an unacceptable adverse impact on tourist facilities, including accommodation and areas of visitor interest or their setting, and maximise opportunities to restore previous landscape damage.</p>
<p>Policy TWR 5: Touring Caravan, Camping and Temporary Alternative Camping Accommodation</p>	<p>Proposals for new touring caravan, camping or temporary alternative camping sites, extensions to existing sites or additional pitches will be granted provided they conform to the following criteria:</p> <ol style="list-style-type: none"> <li>1. That the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape;</li> <li>2. Avoids excessive areas of hard standing;</li> <li>3. Have limited physical connection to the ground and is capable of being removed off the site out of season;</li> <li>4. Any ancillary facilities should, if possible, be located within an existing building or as an extension to existing facilities. If no suitable buildings are available, the need for additional facilities needs to be clearly demonstrated and commensurate with the scale of the development.</li> <li>5. That the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features;</li> <li>6. Occupation is limited to holiday use.</li> <li>7. That the site is used for touring purposes only and any units are removed from the site during periods when not in use.</li> </ol>
<p>Explanatory Note 6.3.88</p>	<p>An unobtrusive location is defined as one which is well screened by existing landscape features and/or where touring units can be readily assimilated into the landscape without the need for excessive man-made features such as hard-standing and fencing.</p>
<p>Policy TWR3: Static caravan and chalet sites and permanent alternative camping accommodation</p>	<ol style="list-style-type: none"> <li>1. Proposals for the development of new static caravan<sup>3</sup> (i.e. single or twin caravan), holiday chalet sites or permanent alternative camping accommodation will be refused within the Anglesey Coast Area of Outstanding Natural Beauty, Llŷn Area of Outstanding Natural Beauty and the Special Landscape Areas. In other locations proposals for new static caravan or holiday chalet sites and permanent alternative camping accommodation will only be granted where:             <ol style="list-style-type: none"> <li>i. It can be demonstrated that it doesn't lead to a significant intensification in the provision of static caravan or chalet or permanent alternative camping sites in the locality; and</li> <li>ii. That the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape; and</li> </ol> </li> </ol>

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	<p>iii. That the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features.</p> <p>...</p>
Policy PS 5: Sustainable Development	<p>Development will be supported where it is demonstrated that they are consistent with the principles of sustainable development. These include a requirement to preserve and enhance the quality of the built and historic environment assets (including their setting), improving the understanding, appreciation of their social and economic contribution and sustainable use of them in accordance with Strategic Policy PS 20; and to protect and improve the quality of the natural environment, its landscapes and biodiversity assets, including understanding and appreciating them for the social and economic contribution they make in accordance with Strategic Policy PS 19; as well as more general sustainable development criteria.</p>
Policy PCYFF 1: Development Boundaries	<p>The Plan identifies Development Boundaries for the Sub-regional Centre, Urban Service Centres, Local Service Centres, Service Villages and Local / Rural / Coastal Villages. Proposals within Development Boundaries will be approved in accordance with the other policies and proposals of this Plan, national planning policies and other material planning considerations. Outside the development boundaries development will be resisted unless it is in accordance with specific policies in this Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.</p>
Policy PCYFF 2: Development Criteria	<p>A proposal should demonstrate its compliance with:</p> <ol style="list-style-type: none"> <li>1. Relevant policies in the Plan;</li> <li>2. National planning policy and guidance.</li> </ol> <p>Proposals should make the most efficient use of land, must provide appropriate amenity space to serve existing and future occupants; should have regard to the generation, treatment and disposal of waste; includes, where applicable, provision for the appropriate management and eradication of invasive species.</p> <p>Additionally, planning permission will be refused where the proposed development would have an unacceptable adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance; and land allocated for other development/uses.</p>

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Policy PCYFF 3: Design and Place Shaping	<p>All proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Innovative and energy efficient design will be particularly encouraged.</p> <p>Proposals will only be permitted provided they conform to all of the relevant criteria set out in the policy, including:          It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment;          It utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate;</p>
Policy PCYFF 4: Design and Landscaping	<p>All proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused. A landscape scheme should meet a number of criteria which ensure that it respects the character of the local area and results in a high quality scheme appropriate to this.</p>
Policy TRA 4: Managing Transport Impacts	<p>Where appropriate, proposals should be planned and designed in a manner that promotes the most sustainable modes of transport having regard to a hierarchy of users.</p> <p>Proposals that would cause unacceptable harm to the safe and efficient operation of the highway, public transport and other movement networks including pedestrian and cycle routes, public rights of way and bridle routes, will be refused.</p>

- 4.4 In addition to planning policy guidance set out in the adopted JLDP, supplementary guidance is set out in relevant Supplementary Planning Guidance's (SPGs) including:
- 'Tourism Accommodation and Facilities' (2021); and
  - 'Parking Standards' (2008).

## 5. Main considerations

- 5.1 The main considerations in relation to this application are as follows, and are then discussed in detail:
- Principle of development;
  - Economic impact;
  - Landscaping and impact upon the character of the surrounding area; and
  - Welsh language.

### Principle of development

- 5.2 The application site is located in open countryside close to the settlements of Rhoscefnhir and Penmynydd. The application site would form an extension to the existing touring caravan and camping site which accommodates pitches for 32 touring caravans and 20 camping pitches. Within the extension to the site, pitches would be created for 23 additional touring caravans (between March and October in any one year) and the siting of three lodges.
- 5.3 A thriving and diverse local economy where agriculture-related activities are complemented by sustainable tourism and other forms of employment in a working countryside is one of the Welsh Government's priorities for rural areas.
- 5.4 TAN 6 states that "...the overall goal for the planning system is to support living and working rural communities in order that they are economically, socially and environmentally sustainable".
- 5.5 Policy PS 14 'The Visitor Economy' of the JLDP supports the development of a year-round local tourist industry provided it is compatible with the local economy and community and does not harm the natural, built and historic environment. The proposals sought as part of this application would enhance an existing touring and camping site and would increase the number of touring caravans on the site by 23 units and provide a new form of high quality tourism accommodation in the form of three lodges.
- 5.6 The principle of development for the separate elements of the proposal are provided under the headings below.

## **Creation of new touring pitches**

- 5.7 Policy TWR 5 'Touring Caravan, Camping and Temporary Alternative Camping Accommodation' considers the principle of development and states that additional pitches will be granted subject to a number of criteria.
- 5.8 Criterion 1 of Policy TWR 5 requires the proposed development to be of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can readily be assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape. Criterion 2 also seeks to limit the amount of hard landscaping.
- 5.9 The additional 23 touring caravan pitches would be sited around the perimeter of the application site and would reflect the approach taken as part of the existing site layout. Access to each touring caravan pitch would be from an internal access road which is constructed of stone.
- 5.10 This application includes landscaping details to ensure that the overall site comprises of a high-quality site. The detailed planting plan proposes a 1m high earth bund along the northern boundary with a hedge planted along the bund together with a mix of native trees. Areas of native woodland mix is also proposed generally around the site's perimeter and sporadically within the centre of the site. Hardstanding within the site is limited to the touring caravan pitches themselves and the internal access roads and areas around the toilet/shower and reception block building.
- 5.11 It is considered that the proposals sought as part of this application comply with the requirements of criteria 1 and 2 of policy TWR 5.
- 5.12 Criteria 3, 6 and 7 of policy TWR 5 are associated with ensuring that the proposed development can only be used for touring units and that the units would be removed from the site when not in use.
- 5.13 The touring caravan units would have limited physical connection to the ground and are capable of being removed when out of season.
- 5.14 The occupation of the touring caravans would be limited to holiday use and during periods between 1 March to 31 October. The use of the site between 1 March and 31 October of any one year can be controlled by way of a condition.
- 5.15 In light of this, the proposal would comply with criteria 3, 6 and 7 of policy TWR 5.

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- 5.16 Criterion 4 requires any associated facilities, if possible, to be located in an existing building or as an extension to existing facilities. Planning permission 42C188A granted the erection of a toilet and shower block. Planning permission FPL/2020/22 approved an amended siting for the building along with an increased size and layout. The existing building provides a reception area, disabled toilet, washroom and separate female and male toilets and showers. The existing toilet and shower block would serve the proposed extension to the caravan park and therefore no new buildings are proposed, complying with criteria 4.
- 5.17 Criteria 5 of policy TWR 5 requires a site to be close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features. Tai Hirion is an existing touring and caravan site approved under planning permission 42C188A and FPL/2020/22. Four passing places were approved as part planning permissions 42C188 and 42C188A. Alterations to the vehicular access were also proposed as part of application 42C188A and these details have been implemented. The management of touring units arriving and leaving the site is discussed later in this section.
- 5.18 No alterations to the means of access are proposed as part of this application and access to the extension would be provided through the existing caravan site.
- 5.19 Overall, we consider that the proposal meets the requirements of policy TWR 5 which relates to the principle of touring and camping sites.

### Siting of static units

- 5.20 The proposal would include the siting of three static caravans within the western part of the application site. As such, this element of the proposal would be considered against Policy TWR 3 of the JLDP; specifically, in relation to proposals for new static caravan sites, as opposed to the expansion of an existing static caravan site.
- 5.21 Policy TWR 3 states that proposals for new static caravan sites outside of any Area of Outstanding Natural Beauty (AONB) and Special Landscape Areas (SLA) will be granted subject to a number of criteria. The application site lies outside the AONB and SLA.
- 5.22 The first criterion is that the proposal would not lead to a significant intensification in the provision of static caravan sites in the locality.

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- 5.23 The Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Assessment (March 2014) identifies that the application site falls within the East Central Anglesey Landscape Area. The assessment identifies that there is some capacity for sensitively sited and well designed “very small” to “small” scale development in this area, indicated as sites of up to 10 units (typically below 1 ha in area). The proposed development would provide three static units on a site less than 1 hectare in size, outside of any AONB and SLA; therefore, the application would be considered appropriate in size for its location in this respect.
- 5.24 In any case, the site would remain as a touring caravan site primarily, offering 55 touring pitches. The provision of three static caravans would enhance the existing holiday park through the provision of a variety of accommodation options on site. Therefore, the proposal would accord with this criterion accordingly.
- 5.25 The second criterion seeks to ensure that the proposal is of high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape.
- 5.26 The three lodges would be sited in a linear form within the western corner of the application site located along a definitive line of landscaping around the northern perimeter of the existing site. The proposed lodges would be of high-quality design. Additional landscaping is proposed to provide a definitive boundary around the extension to the existing site.
- 5.27 The final criterion requires that the site is close to the main highway network and that adequate access can be provided without significantly harming landscape features.
- 5.28 Access arrangements have been previously discussed and the lodges would gain access through the existing touring and caravan site. No alterations are proposed to the existing access arrangements.
- 5.29 In line with the above, it is considered that the proposed development would accord with the relevant criteria of Policy TWR 3 of the JLDP and is considered acceptable.
- 5.30 Policy TWR 4 of the JLDP states that “...proposals for new static caravans and chalets... will be granted provided it can be demonstrated that the accommodation is



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being used exclusively for holiday purposes and does not become the occupant's main or sole place of residence”.

- 5.31 In line with the above policy, TAN 13 specifies that suitably worded conditions can be imposed to secure the occupancy of development as holiday-let units in perpetuity. A condition of this nature could be attached to any permission granted.

## Economic impact

- 5.32 The Tourism Facilities and Accommodation SPG recognises the importance of the visitor economy in providing “...*jobs, services and facilities that are essential to the well-being and enjoyment of local communities and residents in the plan area*”. It provides that in 2017, the total economic impact of tourism within Gwynedd and Snowdonia National Park was £1.06 billion, with 3.35 million staying visitors and 15,601 number of Full-time Equivalent (FTE) jobs supported by tourism spend.
- 5.33 PPW advises that the economic benefits of development are material considerations when determining planning applications.
- 5.34 The proposed development will contribute positively to the tourism function within this rural area of Anglesey, as well as the wider local area and other destinations which are popular with tourists. It is considered that the proposed scheme will offer economic benefits to the local area, which will contribute to the additional spend within the local economy.
- 5.35 The proposal will enhance an established rural business as it would be an expansion to the existing holiday park owned by the applicant. It is considered that permitting the proposal will contribute towards increased local spend by visitors within the local economy by supporting existing and future businesses in the area.
- 5.36 The holiday park currently employs one full-time and two part-time members of staff. As a result of the proposal, the holiday park would employ an additional part-time member of staff.

## Holiday parks in Britain and Wales

- 5.37 Tourism significantly contributes to the economy of Wales. Between September 2018 and 2019, there were 10.4 million overnight trips to Wales, an increase of 6.3% compared to the previous 12 months. The expenditure at £1,973 million was also up by

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9.2%. These increases are higher than those for Britain as a whole with trip volumes only increasing by 0.1%.

- 5.38 For both Wales and GB as a whole the number of visits and total expenditure increased but the number of nights fell - indicating that visitors take shorter overnight stays but spend more while they are there.
- 5.39 In 2017, results from the GB Tourist Survey show that British holidaymakers staying on holiday parks during their domestic holidays spent a total of £2.11 billion – 14.9% of all spending during domestic holidays in Britain – and account for almost a third (29%) of all holiday nights.
- 5.40 Out of 59.1 million domestic holiday trips in 2017 in Great Britain, 13.7 million trips relate to the parks industry. This makes up just under a quarter (23.2%) of the GB total.
- 5.41 In 2017, spending during domestic holidays which involved staying in a privately-owned static caravan was £271 million, which represents 1.9% of the GB total.
- 5.42 Over a quarter (29.2%) of all domestic holiday nights are spent on parks in Britain. This figure is made up of 8.2% of the GB total in caravan holiday homes to let, 5.2% in privately-owned caravans, 8.9% in touring caravans and 7% in tent/glamping.

### Holiday parks in Wales

- 5.43 A 2019 report for the UK Caravan and Camping Alliance, 'Pitching the value, 2019 Economic benefits Report: Holiday Parks and Campsites, Wales' provides an independent, evidence-based, understanding of the direct and indirect economic impact/contribution of the holiday park/campsite sector in Wales.
- 5.44 It is estimated that in 2018 visitors to Welsh holiday parks/campsites spent a total of £1.33bn in the Welsh economy, made up as follows:
- £540.2m on-site spend;
  - £366.3m off-site spend; and
  - £426m of multiplier impacts.
- 5.45 Caravan holiday accommodation can contribute to spin-off spending within the local economy such as in local pubs, local restaurants, visiting other tourist attractions, local towns and villages, local beaches, castles and historic houses.

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- 5.46 This visitor expenditure supports 24,677 FTE jobs and contributes £761.4m of GVA to the Welsh economy. North Wales recorded one of the highest visitor impacts with visitor expenditure of £865.1million, equivalent to a GVA impact of £494.3 million and to 16,020 supported FTE jobs.
- 5.47 After owner-occupied caravan holiday homes, the accommodation type which recorded the highest net visitor impact were touring pitches, with visitor expenditure of £370.7m, equivalent to a GVA impact of £211.8m, and to 6,866 supported FTE jobs. The third-highest was rented caravan holiday homes.
- 5.48 Visitors that stay overnight at their holiday destination are particularly valuable to the local economy, as they spend money not only with accommodation providers but also in local restaurants, pubs and retailers, in turn generating spend by these businesses in the local economy.
- 5.49 The above statistics re-affirm that the proposed development would provide a high-quality development and will successfully contribute towards attainment of increased local spend by visitors within the local economy and will support existing and future businesses in the area. This is particularly so in this case as the location of the proposed development is considered to be attractive and accessible to visitors in close proximity to Anglesey and the Menai Straits.
- 5.50 In addition to the spend by tourists, it is important to note the contribution local businesses such as the proposed development can make towards the local economy throughout the year. This includes spending with local businesses for fuel, maintenance equipment, landscape and electrical contractors.
- 5.51 In addition to the figures above, money spent on maintenance by tourers and caravan holiday homeowners adds a further £127.1m of expenditure to the Welsh economy.

## Landscaping and impact upon the character of the surrounding area

- 5.52 The application site is located within the countryside. Given that the proposal seeks to expand an existing holiday park, the proposal would not introduce incongruous development and the proposed use would not be out of character in its setting. The application site lies outside the AONB and SLA as identified in the adopted JLDP.

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- 5.53 The application is accompanied by a detailed planting plan which proposes a 1m high earth bund along the northern boundary with a hedge planted along the bund together with a mix of native trees. Areas of native woodland mix is also proposed generally around the site's perimeter and sporadically within the centre of the site. The extent of landscaping proposed is identified in Figure 3.1.
- 5.54 It is proposed to strengthen the site's existing boundaries by incorporating additional native tree and woodland planting along the site's southern and eastern boundaries.
- 5.55 The principles of the proposed landscaping follow those of the approved landscaping as part of the existing site with the intention of screening views when travelling from a high point on the access road leading to the site from Penmynydd.

## Welsh language

- 5.56 Policy PS 1 'Welsh Language and Culture' of the JLDP advises that the Councils will promote and support the use of the Welsh language in the Plan area.
- 5.57 The 'Maintaining Distinctive and Sustainable Communities' Supplementary Planning Guidance (SPG) (adopted July 2019) provides guidance on how Welsh language considerations are expected to be incorporated into all relevant developments. In accordance with policy PS 1 and the guidance in the SPG, the application does not need to be subject to a Welsh Language Statement or Impact Assessment.
- 5.58 The site is owned and operated by a local Welsh speaking family and the site is known as 'Fferm Tai Hirion'. This is displayed on all signage advertising the site. Signage within the site identifying the reception/toilet/showers are bilingual. Welsh as a community language is therefore visible within the site, raising awareness amongst visitors to the site and the area.
- 5.59 Within the site, information is shared about local facilities and services within the locality, in order to encourage the spin-off spending within the local economy, which in turn supports a community where the Welsh language can thrive. The site also provides employment opportunities for local Welsh speakers, ensuring that the applicant and his family are able to remain living within the local community. The applicant is the main worker which engages with visitors when they are making a booking and when they arrive on site and he is able to communicate with visitors through the medium of Welsh or English.

## 6. Other design considerations

### Materials

- 6.1 Internal roads would comprise of crushed aggregates and touring caravan pitches of slate chippings.

### Environmental sustainability

- 6.2 The application site is located in a rural area which also has public transport services along the A5025, providing access to popular tourism locations in the locality. More details are provided in section 7 of this Statement.

### Community safety

- 6.3 The application proposes to extend and increase the number of units forming part of Tai Hirion Caravan and Camping site but given that the existing and proposed site would be enclosed by definitive site boundaries, the development is not considered to alter the community safety aspects of the site.

## 7. Accessibility

### Planning policy

- 7.1 The relevant national policies and guidance relating to accessibility are set out within:
- Planning Policy Wales, Edition 11, (2021); and
  - Technical Advice Note 18 'Transport' (2007).
- 7.2 The relevant planning policies within the adopted LDP are as follows:
- Strategic policy PS4 'sustainable transport, development and accessibility';
  - Policy TRA 2 'Parking Standards'; and
  - Policy TRA 4 'Managing Transport Impacts'.

### Movement to, from and within the development

- 7.3 Access to the site is gained from the adjoining highway which serves Fferm Tai Hirion as well as the existing caravan and camping site. Alterations were proposed to the vehicular access as part of planning permission 42C188A and these have been implemented. Access to the proposed extension would be provided through the existing site. No alterations are proposed to the access arrangements to and from the highway.

### Management of vehicular movements

- 7.4 Condition 08 of planning permission 42C188A required details of a traffic management plan to be approved specifically to control the arrival and departure of the touring units. These the remain the same for the proposed extension and additional touring caravan units.
- 7.5 Upon booking, visitors are provided with the following directions in order to access the site. The same directional advice is provided on the site's website ([www.taihirioncamping.com](http://www.taihirioncamping.com)).
- Second exit after the bridge on the A55 (junction 8) signposted Amlwch A5025.
  - Right turn (follow A5025).
  - Straight on at roundabout.
  - Follow A5025 for approximately 4 miles.
  - Lookout for our sign on left hand side.

## Design, Access and Planning Statement

- Turn left off A5025 towards Rhoscefnhir - following green signs for 'FFERM TAIHIRION'.
- 7.6 In terms of the arrival of touring caravans and campers, check in time is from 2pm. Earlier check in can be arranged if necessary but only through prior agreement with the applicant. In terms of the departure of touring caravans and campers, check out time is anytime before 11am. This ensures that there is a sufficient window of time when the touring caravan pitches are empty and touring caravans would not be arriving/departing at the same time and therefore affecting the highway network.
- 7.7 Four passing bays have been approved under planning application 42C188 and 42C188A and these are on the route advocated by the applicant.

## Sustainability

- 7.8 The application site is located in an open countryside location on the outskirts of Rhoscefnhir. The application site is accessible along a country lane which provides access to Rhoscefnhir from the A5025. Due to the nature of the use of the site as touring caravan site, the majority of its visitors are expected to travel to the site by car however there is a bus stop located within around 2km from the site along the A5025. This bus stop provides services to coastal towns and villages such as Beaumaris, Benllech, Moelfre, and Cemaes Bay which are popular tourism locations in the locality.

## Parking

- 7.9 Each touring caravan plot provides space for one car to be parked in front of the caravan and awning as detailed on the 'typical plot layout' plan. Parking for the lodges would be provided next to each lodge.

## **8. Conclusion**

- 8.1 This application relates to the change of use of land to provide an extension to the existing touring caravan and camping site at Tai Hirion, providing 23 additional touring caravan pitches, the siting of three lodges and associated work and landscaping.
- 8.2 The existing site provides pitches for 32 touring caravans and 20 camping pitches.
- 8.3 It is considered that the proposals for the additional touring pitches would be acceptable in principle in accordance with Policy TWR 5 of the JLDP, and the proposals for the static units would be acceptable under Policy TWR 3.
- 8.4 By virtue of the siting, scale, design and landscaping of the development, the proposal would not result in any adverse impacts upon the character of the surrounding landscape, residential amenity or highway safety.
- 8.5 As demonstrated throughout this report, we consider the proposal to be in accordance with the adopted policies within the LDP, as well as the overarching principles of the PPW.



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