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PLANNING

**FORMER LLANGFNI GOLF COURSE,
LLANGFNI
DESIGN, ACCESS AND PLANNING STATEMENT**

Hamdden Cefni Ltd

June 2026

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Draft for Pre-Application Consultation (PAC)

Conwy | 20 Connaught House, Riverside Business Park, Benarth Road, Conwy LL32 8UB

Chester | 1 Aldford House, Bell Meadow Business Park, Pulford, Chester, CH4 9EP



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Author:	Jack Lally BA (Hons)		
Checker:	Sioned Edwards MRTPI		
Reviewer:	Sioned Edwards MRTPI		
Approved by:	Sioned Edwards MRTPI		
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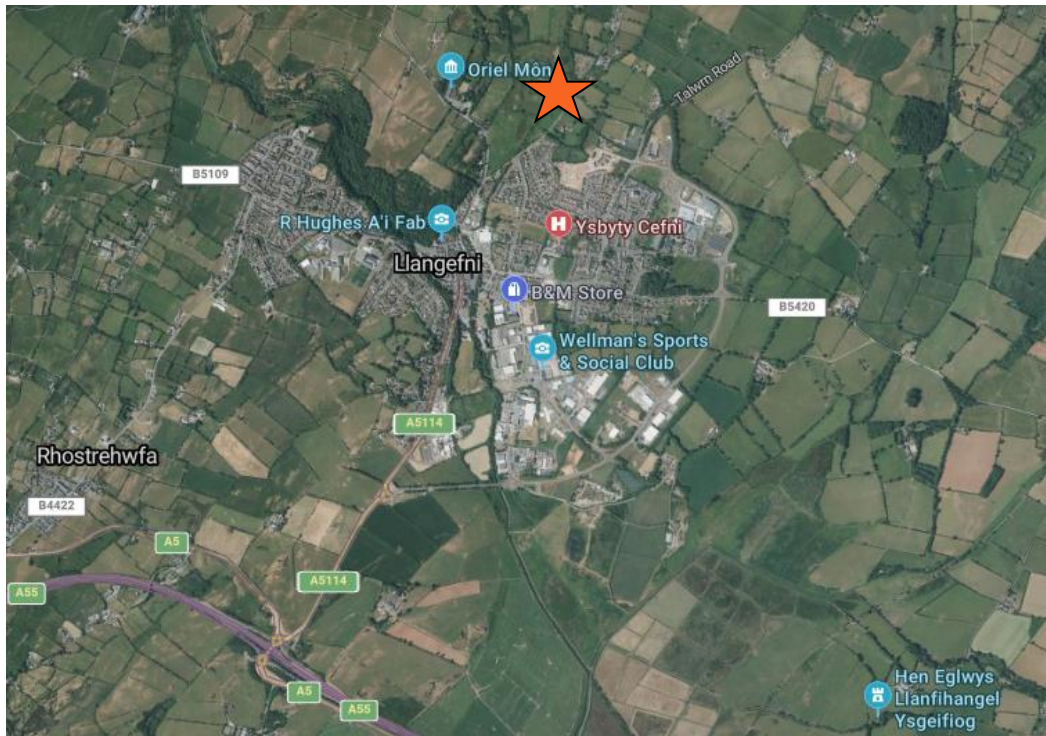
1. Introduction

- 1.1 This Design, Access and Planning Statement accompanies an application by Hamdden Cefni Ltd, for full planning permission for the creation of a holiday and leisure park, to include the creation of a new access from the B5111, erection of a facility building, siting of lodges, glamping pods, creation of hardstanding pitches, along with associated works at the former Llangefni Golf Course site, Llangefni.
- 1.2 Following the enactment of the Planning (Wales) Act 2015 (the Act), the requirement for pre-application consultation on major development schemes was implemented. This includes the provision of developments with a site area over 1 hectare. The proposed development exceeds the site area threshold and is therefore subject to PAC prior to the submission of a full planning application.
- 1.3 The requirement to carry out pre-application consultation falls under Section 17 of the Act and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) as amended by the 2016 Order. Guidance on carrying out the pre-application consultation requirements within the Act has been provided by the Welsh Government set out in Article 1 of the Town and Country Planning DMPWO (Amendment) 2016 'Guidance on Pre-application Consultation'.
- 1.4 This Design, Access and Planning Statement is issued as part of a suite of documents for Pre-Application Consultation prior to the submission of a formal planning application.
- 1.5 As required by the Town and Country Planning (Development Management Procedure) (Wales) Order (Amendment) 2016 the statement aims to address the following matters;
- Explain the design principles and concepts that have been applied to the development;
 - Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
 - Explain the policy or approach adopted as to access, and how policies relating to access in the development plan have been taken into account; and
 - Explain how any specific issues which might affect access to the development have been addressed.
- 1.6 The adopted development plan consists of the Anglesey and Gwynedd Joint Local Development Plan (JLDP), which was adopted on 31 July 2017.

2. The site and context

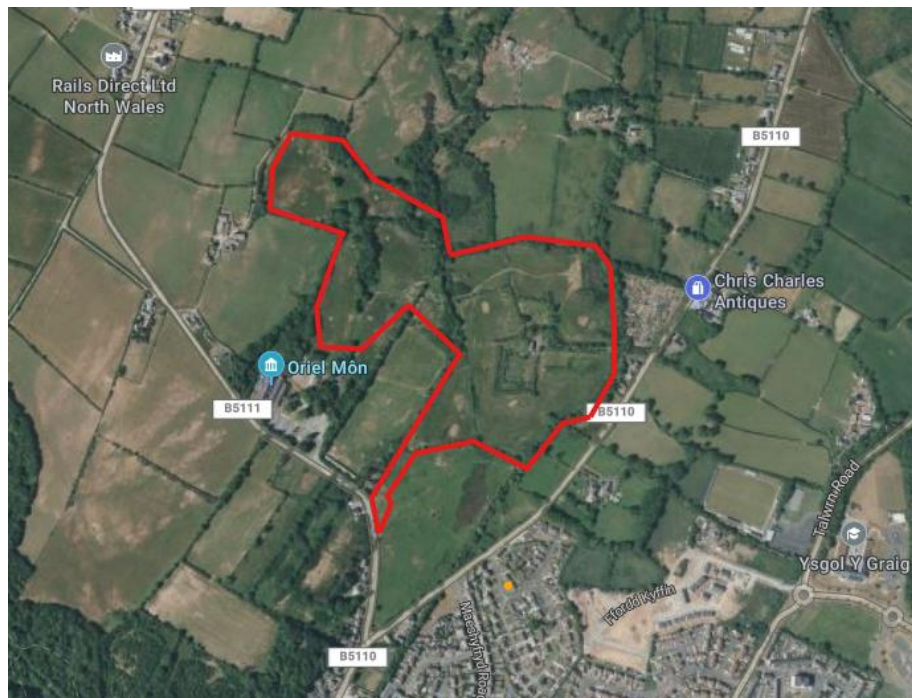
- 2.1 The application site is located at the former Llangefni Golf Course grounds, Llangefni. The location of the site within the context of the wider surrounding area can be seen in Figure 2.1 below.

Figure 2.1 Aerial image indicating location of site in relation to wider area



- 2.2 The site is located directly to the north of the built-up settlement of Llangefni, which is identified as an Urban Service Centre in the JLDP.
- 2.3 The site is bound by the B5110 to the east, and sits beside Oriol Môn and the Golf Môn driving range to the west. There are open fields lying to the north, and an open field to the south between the site and the B5111, beyond which is the edge of the built settlement of Llangefni.
- 2.4 The site was formally used as a golf course, known as Llangefni Golf Course, but has since been left vacant and has not yet been repurposed for any alternative use.
- 2.5 The entire site area comprises approximately 15 hectares, all of which was previously used as a golf course, except for a single dwelling located within the site. The former golf course site consists of a range of fields of different shapes and sizes, separated by existing hedgerows, vegetation and shrubbery.
- 2.6 An indication of the red line boundary for the site area is contained in Figure 2.2.

Figure 2.2 Aerial map showing indicative site area



- 2.7 Outside of the site's eastern boundary runs the Afon Clai watercourse. Along the river there are flood risk areas identified, featuring Flood Zone 2 and 3 (blue); there are also areas within the site boundary itself identified to be at risk of flooding from surface water, again featuring both Flood Zones 2 and 3 (pink/purple). These can be identified from NRW's Flood Map for Planning (FMfP), an extract of which is exhibited in Figure 2.2 below.

Figure 2.3 Application site in relation to flood risk



3. The proposed development

3.1 The proposed development relates to the creation of a holiday and leisure park, to include the creation of a new access from the B5111 and internal access road, erection of a facility building, the creation of hardstanding bases for the siting of lodges and glamping pods, the creation of campervan and touring pitches, along with associated works for parking, landscaping and drainage.

3.2 Figure 3.1 provides an indication of the proposed development.

Figure 3.1 Extract of proposed site layout plan



Use, amount, scale, layout and access

3.3 The proposal would seek to create a high-quality holiday and leisure park which provides a wide-variety of accommodation types, including the following:

- Large lodge (KOS, 2-bed) – 34 units;
- Medium lodge (LUXO, 2-bed) – 59 units;
- Small lodge (MARKA, 1-bed) – 29 units
- Glamping pods – 6 units;
- Campervan pitches – 6 units; and
- Caravan pitches – 5 units.

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- 3.4 The development would consist of a total of 122 lodges, 11 campervan/caravan pitches and 6 glamping pods.
- 3.5 The lodges would consist of high-quality materials and be completely self-contained units, furnished with sleeping, cooking, and toilet facilities.
- 3.6 The glamping pods will be finished with timber cladding and a glazed front elevation, featuring a living area, including a bed and small kitchenette, as well as a bathroom and shower to the rear.
- 3.7 Each lodge would have a parking area directly in front of the unit, including space for 2 cars for each of the large and medium lodges and 1 car for the small lodges. A centralised parking area would be provided near the shower block (measuring 72sqm) to serve the touring caravan and campervan pitches, as well as the glamping pods.
- 3.8 There are four bin stores located throughout the site, with waste and recycling services to be provided by a private company.
- 3.9 In addition to the various types of accommodation proposed, associated services would be provided within the site to serve visitors, including a holiday village facility building by the site access point, which would include the following facilities:
- Swimming pool;
 - Gym;
 - Changing rooms with sauna and steam room;
 - Games room;
 - Café and seating area;
 - Restaurant;
 - Toilet facilities; and
 - Staff and plant rooms.
- 3.10 The main holiday village facility will be a single-storey building finished in timber cladding, stone brick, and glazed windows, with a sloped roof. The building has a feature elevation with glazed windows offering views out towards Llangefni to the south and providing natural light into the building.
- 3.11 To the north of the main building will be the main site car park, along with additional parking provided via overflow grasscrete parking spaces on the adjacent side of the access road.

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- 3.12 Site access would be provided from a new access point to be created from the B5111 to the south, which would connect to a new internal access road passing through the adjacent field to the south and continuing north throughout the site. Emergency vehicle access could also be provided via the existing site entrance serving the dwelling located within the site from the B5110. This access point would not be used to serve the development on a day-to-day basis, only in an emergency. Pedestrian access will, however, be provided from the site down towards the B5110.
- 3.13 The existing dwelling located within the site would continue to be used as a dwelling, likely to be for the site manager. Other outbuildings near the dwelling would be retained.

Landscaping

- 3.14 An overall scheme of landscaping and planting has been prepared to help assimilate the lodges into the existing landscape while providing additional benefits through new native planting, ecological enhancement and habitat creation.
- 3.15 Proposals include the creation of areas of new lawn, scrub, meadow, ponds, tree planting and hedgerow planting, along with the retention and enhancement of existing areas of scrub, grassland and hedges.
- 3.16 To assist with surface water drainage, there are numerous SuDS basins proposed throughout the site, which will also enhance local ecosystems and encourage biodiversity growth.
- 3.17 Hedgerow and tree planting is proposed throughout the site to screen the lodges and support their integration into the landscape.

Biodiversity

- 3.18 This draft application is accompanied by an Ecological Impact Assessment (EIA) which outlines the baseline ecological condition of the site, based on extensive survey work, as well as outlining the expected ecological impact of the proposed development.

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- 3.19 In terms of wildlife, the site was not found to contain invasive non-native species or reptiles. Surveys did show the presence of breeding birds as well as bat activity.
- 3.20 The main ecological impacts of the development would relate to the loss of scrub and grassland habitat, disturbance or loss of nesting bird habitat, reduction in bat foraging habitat and potential lighting impacts on commuting and foraging bats.
- 3.21 Full details of the mitigation strategy can be found in the EIA, however elements included are protection of retained trees, pollution prevention measures, creation of a bat-sensitive lighting strategy, along with habitat mitigation and enhancement.

Trees

- 3.22 The approach to trees has sought to retain as many of the healthy trees as possible to provide a resilient and extensive mature tree population, allowing for the removal of dead, dying or dangerous trees.
- 3.23 Works to improve the overall quality of the existing trees will require the realignment and clearance of woodland understory in order to create clear edges and boundaries to tree groups, simplifying future management, along with the selective removal of invasive or over-dominant species to support the creation of species-rich and diverse tree cohorts.
- 3.24 New tree planting will also be incorporated as part of the landscape proposals.

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

- 4.2 Relevant national planning policy guidance is set out in Planning Policy Wales (PPW) (Edition 12) 2024, and Technical Advice Notes (TAN). These are detailed in Table 4.1.

Table 4.1 Summary of national planning policy and guidance

PPW Policy	Summary of policy
Tourism	Paragraph 5.5.1 states that: “Tourism involves a wide range of activities, facilities and types of development and is vital to economic prosperity and job creation in many parts of Wales. Tourism can be a catalyst for regeneration, improvement of the built environment and environmental protection.” PPW goes on to state: “The planning system encourages tourism where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, while recognising the needs of visitors and those of local communities. The planning system can also assist in enhancing the sense of place of an area which has intrinsic value and interest for tourism. In addition to supporting the continued success of existing tourist areas, appropriate tourism-related development in new destinations is encouraged. In some places however there may be a need to limit new development to avoid damage to the environment or the amenity of residents and visitors.” PPW encourages the use of tourism to support and diversify local economies, particularly in rural areas. “In rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy. In addition to more traditional forms of rural tourism, planning authorities should plan positively for active, green and cultural tourism where they are appropriate. Development should be sympathetic in nature and scale to the local environment.” Paragraph 5.5.6 goes on to note: “Planning authorities should provide a framework for maintaining and developing well-located, well designed, good quality tourism facilities. They should consider the scale and broad distribution of existing and proposed tourist attractions and enable complementary developments such as accommodation and access to be provided in ways which limit negative environmental impacts as well as consider the opportunities to enhance biodiversity.” This sets out the framework for assessing tourism-related proposals.

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The Rural Economy	One of the key planning principles in PPW is that the planning systems should enable development which contributes to long-term economic well-being. One of the themes in PPW is 'productive and enterprising places' and one of the key issues identified in that theme is to promote and diversify the rural economy to ensure it is fit for the future and economically sustainable while ensuring that unnecessary development in the countryside is controlled. Section 5.6 of PPW acknowledges that planning authorities must support the development of a broad range of employment opportunities in rural areas to increase economic prosperity and help address the effects of rural decline or depopulation. For planning purposes, the Welsh Government defines economic development as 'the development of land and buildings for activities that generate sustainable long-term prosperity, jobs and incomes'. Economic land uses include the traditional employment land uses (offices, research and development, industry and warehousing), as well as uses such as retail, tourism, and public services. This endorses the importance of tourism as a basis for the rural economy and provision for high-quality tourism ventures, such as the proposals at Llangefni Golf Club, should be considered favourably.
Assessing the Sustainable Benefits of Development	Paragraph 2.26 advises that; "Planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-being of Future Generations Act and the Sustainable Development Principle. There may be occasions when one benefit of a development proposal or site allocation outweighs others, and in such cases robust evidence should be presented to support these decisions, whilst seeking to maximise contributions against all the well-being goals." Paragraph 2.22 goes on to advise that the key factors in an assessment relate to social considerations, economic considerations, cultural considerations and environmental considerations.
Access	Paragraph 3.50 states that; "A broad balance between housing, community facilities, services and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting. Planning authorities should adopt policies to locate major generators of travel demand, such as housing, employment, retailing, leisure and recreation, and community facilities (including libraries, schools, doctor's surgeries and hospitals), within existing urban areas or areas which are, or can be, easily reached by walking or cycling, and are well served by public transport." Paragraph 3.6 advises that; "Development proposals must address the issues of inclusivity and accessibility for all. This includes making provision to meet the needs of people with sensory, memory, learning and mobility impairments, older people and people with young children. There will often be wider benefits to

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	be gained through the sensitive consideration of such provision, for example, whilst the presence of visual cues will be invaluable in assisting those with hearing loss to engage in a noisy environment, a navigable environment will benefit all. Good design can also encourage people to meet and interact with each other, helping to address issues surrounding loneliness. Good design must also involve the provision of measures that help to reduce the inequality of access to essential services, education and employment experienced by people without access to a car. Design measures and features should enable easy access to services by walking, cycling and public transport.”
Amenity	Paragraph 3.21 states that; “The planning system must consider the impacts of new development on existing communities and maximise health protection and well-being and safeguard amenity.”
Design	Section 3 relates to Strategic and Spatial choices, Design and Placemaking In Action. It considers that Good Design Making Better Places. Paragraph 3.3 advises that; “Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surroundings area.” Paragraph 3.4 goes on to state that; “Design is an inclusive process, which can raise public aspirations, reinforce civic pride and create a sense of place and help shape its future. For those proposing new development, early engagement can help to secure public acceptance of new development. Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales. These objectives can be categorised into five key aspects of good design”.
Biodiversity	In terms of biodiversity, paragraph 6.4.1 of PPW advises that biodiversity underpins the structure and functioning of ecosystems. Paragraph 6.4.3 goes on to advise that the planning system has a key role to play in helping to reverse the decline in biodiversity and increasing the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement. Proposals should support the conservation of biodiversity, in particular the conservation of wildlife and habitats.
Other policy guidance	Summary of policy guidance
TAN 6 – Planning for Sustainable Rural Communities	TAN 6 gives advice on sustainable forms of development within rural Wales and paragraph 2.1.1 states: ‘The planning system has a key role to play in supporting the delivery of sustainable rural communities. It can help to ensure that appropriate development takes place in the right place at the right time by making

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		sufficient land available to provide homes and employment opportunities for local people, helping to sustain rural services.' Paragraph 3.1.1 of TAN 6 advises that: 'Strong rural economies are essential to support sustainable and vibrant rural communities. A strong rural economy can also help to promote social inclusion and provide the financial resources necessary to support local services and maintain attractive and diverse natural environments and landscapes'. The advice note then goes on to say that planning authorities should support the diversification of the rural economy as a way to provide local employment opportunities, increase local economic prosperity and minimise the need to travel for employment.
TAN 12 - Design		The guidance in TAN 12 has been considered in formulating the proposal and in reporting on the Design and Access issues. The Welsh Government is strongly committed to achieving the delivery of good design in the built and natural environment which is fit for purpose and delivers environmental sustainability, economic development and social inclusion, at every scale throughout Wales. Paragraph 5.5.1 of TAN 12 identifies that an understanding of landscape and townscape quality, including its historic character, is fundamental to the design process. The relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings. Good design is also inclusive design. The principles of inclusive design are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single design solution cannot accommodate all users, provides for flexibility in use, and, provides buildings and environments that are convenient and enjoyable to use for everyone.
TAN 13 - Tourism		TAN 13 provides guidance on tourism-related issues in planning, including matters relating to hotel development, holiday and touring caravans and seasonal and holiday occupancy conditions. The TAN recognises that holiday accommodation development can bring benefits for the local community to support amenities and activities for residents and tourists. Paragraph 4 identifies that tourism makes a major contribution to the Welsh economy, provides employment in a wide variety of occupations and can bring benefits to local economies and communities in urban and rural areas. It is subject to change in the type of holiday taken and the length of the holiday season. TAN 13 supplements PPW and provides guidance on tourism development. Paragraph 4 identifies that Tourism makes a major contribution to the Welsh economy, provides employment in a wide variety of occupations and can bring benefits to local economies and communities in urban and rural areas.

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	It is subject to change in the type of holiday taken and the length of the holiday season. TAN 13 advises that; 'In preparing development plans, local planning authorities should investigate the adequacy of facilities for both the static and touring caravanser and reconcile these needs with the protection of the environment. Holiday and touring caravan parks are an important part of the self-catering holiday sector and can contribute as much to the local tourism economy as serviced holiday accommodation, while using less land for the purpose. Holiday caravan sites can be intrusive in the landscape, particularly on the coast. Special consideration needs to be given to proposals for new sites, especially in National Parks, Areas of Outstanding Natural Beauty, Heritage Coast and sites of national and international importance designated for their natural features'. Tourism facilities should be provided in both rural and urban areas and should be sensitive to the needs of users, attractive, well designed, well maintained, protected from crime and vandalism, safe and accessible by people whose mobility is restricted and by a variety of sustainable means of travel, particularly walking, cycling and public transport.
TAN – 18 Transport	TAN 18 has also been taken into consideration. The main aim of TAN 18 is ensuring that new development is located where there is, or will be, good access by public transport, walking and cycling thereby minimising the need for travel and fostering social inclusion. Paragraph 2.4 of TAN identifies that the inter-relationship between land use planning and transport is complex and varied. The development of land is dependant, in part, upon transport infrastructure and services to function efficiently. By influencing the location, scale, density and mix of land uses and new development, land use planning can help reduce the need to travel and length of journeys, whilst making it easier for people to walk, cycle or use public transport. TAN 18 also considers people with disabilities. TAN 18 identifies that it is important to consider their needs in terms of parking, in particular ensuring that adequate numbers of suitably designed parking spaces are provided in appropriate locations.
TAN 23 – Economic Development	Technical Advice Note 23 'Economic Development' (February 2014) sets out advice on economic development considerations of developments. Section 3 of the Note discusses 'Economic Development and the Rural Economy'. Paragraph 3.1.1 states that; 'A wide range of economic activities may be sustainably accommodated in rural areas, and this is recognised in PPW and other TANs, in particular TAN 6 Planning for Sustainable Rural Communities.' TAN 23 reiterates the importance of economic development and the rural economy, stating that 'Sustainable development is essential to building strong rural economies and vibrant communities.' TAN 23 goes on to state that in rural areas local planning authorities should use a sequential approach when identifying land for economic uses in development plans. Less preferable locations may also be appropriate where the resulting benefits outweigh any adverse impacts of the

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	development. In judging these benefits, authorities should have regard to considerations such as jobs accommodated, alternatives, and special merit. As the proposal in this case is for an extension to the existing tourism business, it follows that the site for the proposal must be in the rural location where the existing business is already established. The business should be supported in expanding, and this proposal can help to secure improvements to the business but also help mitigate existing visual impact caused by the site whilst improving the quality of the tourism offer. Finally, the guidance makes it clear that the expansion of existing businesses located in the open countryside should be supported provided there are no unacceptable impacts on local amenity. This submission demonstrates that there are no unacceptable impacts on local amenity.
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Local planning policy and guidance

- 4.3 The adopted development plan consists of Anglesey and Gwynedd Joint Local Development Plan (JLDP), which was adopted on 31 July 2017. Table 4.2 provides a summary of local planning policy which is relevant to the proposed development.

Table 4.2 Summary of local planning policy and guidance

Policy	Summary of policy
Strategic Policy PS 1 Welsh Language and Culture	Seeks to support and promote the use of the Welsh language. In cases where a retail, industrial or commercial proposal would result in more than 50 employees or have an area exceeding 1,000sqm, a Welsh Language Statement must be submitted. The policy also notes that proposals that are determined to cause significant harm to the character and language balance of a community that cannot be suitably mitigated or avoided should be refused. To ensure proposals promote the use of the Welsh language, new developments are required to adopt bilingual signage where necessary, and all new developments are expected to use Welsh names, with reference to local history and culture.
Strategic Policy PS 4 Sustainable Transport, Development and Accessibility	New developments must be located to minimise the need to travel, and the Council will support new developments to encourage the use of sustainable travel methods (by foot, cycling and public transport) for local journeys to reduce the need to travel by private car.
Policy TRA 2 Parking Standards	All new developments should provide adequate parking provision, in accordance with the Council's Standards set out in the adopted SPG.
Policy TRA 4 Managing	Proposals should be designed in a manner that promotes the most sustainable modes of transport, taking into account the hierarchy of users.

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Transport Impacts	Proposals that would cause unacceptable harm to the operation of the highway network will be refused. This policy's purpose is to properly address the travel demand resulting from a new development and to adequately assess its impacts.
Strategic Policy PS 5 Sustainable Development	New developments should be able to demonstrate that they are consistent with the principles of sustainable development. All proposals should: 1. Alleviate the causes of climate change and adapting to those impacts that are unavoidable in accordance with Strategic Policy PS 6; 2. Give priority to effective use of land and infrastructure, prioritising wherever possible the reuse of previously developed land and buildings within the development boundaries of Sub Regional Centre, Urban and Local Service Centres, Villages or in the most appropriate places outside them in accordance with Strategic Policy PS 17, PS 13 and PS 14; 3. Promote greater self-containment of Centres and Villages by contributing to balanced communities that are supported by sufficient services; cultural, arts, sporting and entertainment activities; a varied range of employment opportunities; physical and social infrastructure; and a choice of modes of travel; 4. Protect, support and promote the use of the Welsh language in accordance with Strategic Policy PS 1; 5. 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; 6. 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; 7. Reduce the effect on local resources, avoiding pollution and incorporating sustainable building principles in order to contribute to energy conservation and efficiency; using renewable energy; reducing / recycling waste; using materials from sustainable sources; and protecting soil quality; 8. Reduce the amount of water used and wasted; reducing the effect on water resources and quality; managing flood risk and maximizing use of sustainable drainage schemes; and progressing the objectives of the Western Wales River Basin Water Management Plan.
Strategic Policy PS 6 Alleviating and Adapting to the Effects of Climate Change	Seeks to alleviate the effects of climate change by only permitting development where it can be demonstrated that they have taken into account and responded to: 1. The energy hierarchy: i. Reducing energy demand ii. Energy efficiency iii. Using low or zero-carbon technologies where practical 2. Reducing greenhouse gas emissions, help to reduce waste and encourage travel other than by car

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Policy PCYFF 2 Development Criteria	Proposals should demonstrate compliance with 1. Relevant policies in the Plan; 2. National planning policy and guidance Proposals should adhere to the general development criteria outlined in the plan, including the following: • Make the most efficient use of land; • Provide appropriate amenity space; • Include provision for storing, recycling, and waste management • Include, where appropriate, provision for the management and eradication of invasive species Planning permission will also be refused in cases where a proposal would have an unacceptable adverse impact upon the health, safety and amenity of local residents.
Policy PCYFF 3 Design and Place Shaping	All proposals must demonstrate high-quality design, which takes into account the natural, historic and built environmental context and contributes positively towards the creation of attractive, sustainable places.
Policy PCYFF 4 Design and Landscaping	Proposals must be able to integrate into their natural surroundings, and any proposals that fail to show in an appropriate manner how landscaping has been considered from the outset of the design process will be refused.
Policy PCYFF 6 Water Conservation	Proposals should incorporate water conservation measures where practicable, including the provision of Sustainable Drainage Systems (SuDS). They should also implement flood minimisation or mitigation measures where possible, seeking to reduce surface water run-off and minimise its contribution to potential flood risk elsewhere.
Strategic Policy PS 14 The Visitor Economy	The Council will seek to support the development of a year-round local tourism industry, whilst ensuring compatibility with the local economy, communities and ensuring the protecting of the natural, built and historic environment.
Policy TWR 1 Visitor Attractions and Facilities	Proposals for new visitor facilities will be encouraged to be located at sites within development boundaries. Where there are no suitable opportunities within the development boundary, only proposals that comply with the following will be supported. 1. The re-use of an existing building(s) or a suitable previously used site; or 2. The re-use of an existing building(s) or a site closely related to other existing buildings that forms part of an existing tourist facility; or 3. An activity restricted to a specific location due to its appropriate use of a historical or natural resource or its proximity to the attraction to which it relates.
Policy TWR 3 Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation	Proposals seeking to create new static caravan, holiday chalet or other permanent alternative camping accommodation will only be permitted outside of the Anglesey Coast AONB and Special Landscape Areas where they can be meet the specific criteria: 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 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

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	landscape in a way which does not significantly harm the visual quality of the landscape; and 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.
Policy TWR 4 Holiday Occupancy	This Policy seeks to ensure that holiday accommodation is used appropriately – proposals for new static caravans or chalets must be able to demonstrate that the accommodation will be used exclusively for holiday purposes and not as a person's main or sole place of residence.
Policy TWR 5 Touring Caravan, Camping and Temporary Alternative Camping Accommodation	Proposals for new touring caravan, camping or temporary alternative camping sites will be granted subject to meeting the following criteria: 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; 2. Avoids excessive areas of hard standing; 3. Have limited physical connection to the ground and is capable of being removed off the site out of season; 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. 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; 6. Occupation is limited to holiday use. 7. That the site is used for touring purposes only and any units are removed from the site during periods when not in use.
Strategic Policy PS 19 Conserving and Where Appropriate Enhancing the Natural Environment	Development will be managed as to conserve, and where appropriate enhance, the area's distinctive natural environment and countryside. Proposals that have a significant adverse effect on the natural environment will be resisted unless the need for and benefits of the development outweigh the value of the site for conservation. Considerations include protecting and enhancing biodiversity and restoring networks of natural habitats, protecting or enhancing biodiversity through green and blue infrastructure, and protecting and enhancing tress, hedgerows or woodland with visual, ecological or amenity value.

4.4 In addition to the JLDP policies listed above, relevant guidance is also contained within the following Supplementary Planning Guidance (SPG) documents, listed in Table 4.3.

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Table 4.3 Summary of guidance set out in relevant SPG documents

Document	Summary of policy in document
Tourism Accommodation and Facilities (March, 2021)	This SPG covers all forms and scales of holiday accommodation and tourism attractions and is given substantial weight as a material planning consideration when assessing new proposals seeking to create new holiday accommodation. The SPG recognises that tourism plays a significant role in the Plan area's economy, providing jobs, services and facilities that are essential to the well-being and enjoyment of local communities and residents. In terms of the overarching planning considerations given to tourism-related development, the SPG outlines the key considerations as high-quality development, landscape/environmental considerations, and Welsh language considerations.
Maintaining and Creating Distinctive and Sustainable Communities (July, 2019)	The 'Maintaining and Creating Distinctive and Sustainable Communities' SPG seeks to assist the preparation of applications and to improve the quality of new developments, whilst facilitating a consistent and transparent way of decision-making. This SPG aims to support the integration of 'sustainable development' into the development process in order to maintain and create distinctive and sustainable communities. It provides a standardised methodology that all applicants should follow to ensure that 'sustainable development' is integrated within planning application submissions. A key part of this SPG relates to conserving and enhancing the use of the Welsh language and Welsh-speaking communities, building on the guidance and explanatory text included in Policy PS 1. It sets out the relevant criteria for requiring a Welsh Language Statement or Impact Assessment to support a planning application, outlining the expected potential impact upon the Welsh language and how the Welsh language will be integrated into the proposal to ensure that there would not be a detrimental impact.
Parking Standards (March, 2008)	Sets out the Council's maximum parking standards for different types of development. All proposals are expected to provide appropriate parking provision in accordance with these standards; in exceptional circumstances where it can be demonstrated that the site is within a highly sustainable location with good access to alternative transport methods (public transport, cycling routes, etc) a lower parking provision may be accepted.

5. Main considerations

- 5.1 The following section will explore, in turn, the main considerations relating to the proposed development.

Principle of Development

- 5.2 The proposed development seeks to create a holiday park to include the siting of lodges, campervan/caravan pitches and glamping pods, along with the erection of a holiday village facility building to serve the park.
- 5.3 Policy TWR 3 relates to proposals for new static caravan, chalet and permanent alternative camping accommodation, whilst policy TWR 5 provides relevant guidance for development involving new touring caravan and temporary alternative camping sites.
- 5.4 The proposed development includes provision for new lodges/chalet accommodation, as well as touring caravan pitches and glamping pods; therefore, both policies TWR 3 and TWR 5 are relevant when establishing the principle of development.

Policy TWR 3

- 5.5 Policy TWR 3 states that proposals seeking to create new static caravan, holiday chalet or other permanent alternative camping accommodation outside of the Area of Outstanding Natural Beauty (AONB) and Special Landscape Areas (SLA) will only be granted where the proposals meet the following criteria:
- 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*
 - 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*

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- 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.*
- 5.6 As the application site is located outside of the AONB and SLA, it must therefore be assessed against criteria i-iii of the policy.
- 5.7 Criterion i) states that proposals must not lead to a significant intensification in the provision of sites in the locality.
- 5.8 Within the Tourism Accommodation SPG, 'intensification' refers specifically to the Landscape Sensitivity and Capacity Assessment (LSCA) and requires proposals to reference the capacity of the local landscape, as specified within the study, to accommodate new development of this type.
- 5.9 The application site is located in the 'A17 West Central Anglesey' Landscape Area, which covers an extensive area of the Island's agricultural heartland, along with the settlements of Llangefni and Gwalchmai. According to the LSCA, this area was identified as having a 'Low-Medium' sensitivity to static caravan and chalet parks and has a limited capacity for well-designed and sensitively sited larger-scale developments, as the baseline of the area only includes one very large development and two medium developments, despite its extensive area. In light of this, it is considered that there is capacity for a large-scale development, and the proposal would not lead to a significant intensification.
- 5.10 Criterion ii) states that proposals must demonstrate high-quality in terms of design, layout and appearance, sited in an unobtrusive location which benefits well from existing screening and does not detrimentally harm the landscape.
- 5.11 As shown on the submitted site plans, the proposed development seeks to create a high-quality development which provides a variety of unit types and sizes whilst making effective use of the site area and balancing the provision of areas for biodiversity enhancement and planting, amenity spaces, and drainage infrastructure. The site layout has been well considered and makes good use of the land's unique topography and boundary landscaping features.
- 5.12 As noted in the Landscape and Visual Impact Assessment (LVIA) submitted alongside this application, the site has a unique topography and changing levels across it, which combine with the existing vegetation to create a view which is generally enclosed with

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intermittent openings. The proposed development has sought to retain and introduce key landscape features within the site, such as trees and hedgerows, to integrate the proposal into the landscape further whilst delivering a design, scale and mass that will be sympathetic to the local vernacular.

- 5.13 The site is also located within an area that is largely developed, directly adjacent to various recreational and leisure uses and within close proximity to a built-up residential area, which is key to consider when framing the proposed development within its surrounding context.
- 5.14 The LVIA concludes that the site benefits from existing screening and is not in a highly visible location within the surrounding context, and that the proposed development would have an overall minor beneficial impact on the landscape character.
- 5.15 Criterion iii) seeks to ensure that new developments have adequate access to the local highway network and that any works to create suitable access would not have a detrimental impact on the landscape.
- 5.16 The proposed development seeks to create a new vehicular access from the B5111, however the site itself is set back from the highway by approximately 100m. The site access is proposed to connect to an internal access road which will pass through the adjacent field to the south before reaching the main area of the development.
- 5.17 The B5111 features a slight rise in elevation from south to north towards Oriel Môn, and therefore the site access point is located at a slightly raised position when viewed from the south. However, it is important to note that the site access and internal access will site directly adjacent to the Golf Môn driving range and the various leisure facilities which are highly visible in the existing landscape. The creation of a new access point and internal access road would therefore have a fairly minor effect on the local landscape when considered in the context of the existing landscape features including the landscaped backdrop along the north-western boundary of this part of the site.
- 5.18 In light of the above, it is considered that the proposed development satisfies criteria i-iii of policy TWR 3 and can therefore be accepted in principle in relation to the lodges/chalets, subject to meeting the requirements of other relevant policies within the JLDP.

Policy TWR 5

- 5.19 As the proposed development includes the provision for touring caravan and campervan pitches, policy TWR 5 applies.
- 5.20 TWR 5 permits proposals for new touring caravan, camping or temporary alternative camping sites provided they conform to the relevant criteria, numbered 1 to 7 in the JLDP.
- 5.21 Criterion 1 requires the development to be of high-quality in terms of design, layout and appearance and 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.
- 5.22 The proposed development is of high-quality in terms of design, layout and appearance, having been developed to take account of the site's topography and boundary landscaping features, retaining the existing characteristics of the landscape. The development includes high-quality, energy-efficient, modern units, with a detailed landscaping scheme and management plan, and high-quality associated facilities.
- 5.23 The site's layout has been led from the outset with input from the wider team of consultants, including landscape architects and arboriculturist. A conscious effort has been made to ensure that the siting of the units are assimilated into the landscape, making use of existing landscape features supplemented by proposed landscaping measures, to ensure that there is no detrimental harm to the visual quality of the landscape.
- 5.24 In order to fully assess the proposals and any potential impact on the visual quality of the surrounding landscape, a Landscape and Visual Impact Assessment (LVIA) has been produced which aims to discuss baseline information in relation to landscape and visual matters and, where appropriate, make suggestions for mitigating the site to prevent negative impact on the surrounding landscape.
- 5.25 It is not the intention of this report to repeat the findings of the LVIA. However, following an assessment of the impact from the proposed development on a number of local and distant receptors, the LVIA reaches the conclusion that the proposals would have a minor adverse effect on landscape character and a minor beneficial impact on the overall landscape due to the introduction of new green infrastructure. In terms of visual effects and visual amenity, impacts from the proposed development will be restricted

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primarily to close-range views, with minor exemptions during the winter months due to reduced vegetation cover.

- 5.26 Overall, the proposed development is expected to have a neutral impact on the landscape character and a minor beneficial impact on local receptors. On this basis, the proposed development would assimilate into the landscape and would not cause unacceptable harm to the area's visual character. Please refer to the LVIA for further details, including an assessment from individual receptors and various locations around the site.
- 5.27 Criterion 2 requires proposals to avoid excessive areas of hardstanding, and Criterion 3 requires units to have a limited physical connection to the ground and be capable of being removed off-site out of season. Areas of hardstanding are limited to the creation of pitches themselves and internal access roads, which are not considered to be excessive. Given the site's screened nature, the extent of hardstanding is considered to be appropriate. In terms of criterion 3, the touring caravan and campervan pitches are proposed to be used by transient units and are capable of being removed off the site out of season.
- 5.28 Criterion 4 requires that any ancillary facilities, if unable to be located within an existing building, must have their need clearly demonstrated and must be commensurate with the scale of development.
- 5.29 As the site comprises of vacant land in the form of a former golf course, there are no existing buildings that could be repurposed. The only existing buildings within the site area would be the dwellinghouse 'Ffridd' and associated outbuildings, which would not be suitable to accommodate the facilities proposed within the main building or the shower block.
- 5.30 The proposal seeks to create a high-quality, large-scale holiday and leisure park, with a total of 139 accommodation units, ranging from large lodges, glamping pods and caravan pitches. As such, and as is seen increasingly across popular sites of a similar nature, it is generally expected that ancillary leisure facilities are provided on-site for visitors to enjoy. The main facility building and shower block provide essential amenities in terms of showers and toilets, whilst the main building goes beyond to provide leisure elements that would improve the overall visitor experience and increase the quality of the site.

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- 5.31 As will be explored further in the subsequent section regarding the economic impact and tourism and leisure sectors, the associated facilities will serve as a major attraction to the site and enable the creation of an attractive holiday and leisure destination, as well as reducing the transport impact on the surrounding area by allowing visitors to remain on-site and have access to facilities for food, drinks and leisure.
- 5.32 Similarly to TWR 3, criterion 5 of TWR 5 requires new developments to be located close to the main highway network and that adequate access can be provided without harming landscape characteristics and features. As noted regarding TWR 3, the proposal would comply with this criterion.
- 5.33 The remaining criteria (6 and 7) of TWR 5 relate to the need to limit occupation to holiday use and use the site for touring purposes only, removing units during periods when not in use. The use of the touring caravan and campervan pitches would be limited to holiday use only. It is intended for the touring caravan and campervan pitches to operate all-year round. As the site would comprise of permanent holiday accommodation in the form of lodges and glamping units operating all year round, it is considered appropriate for the touring elements to also operate all year round.

Economic Impact

- 5.34 The Wales National Plan confirms that foundational economic activities remain the backbone of the rural economy. In particular, tourism and leisure is recognised as a major and growing employer and contributor to the Welsh rural economy. Permitting the proposed development to create a new holiday and leisure park would contribute positively to local tourism industry and its functionality in providing a positive economic impact within this area of Llangefni and will deliver the sort of tourism activity that allows and encourages high customer spend in the local economy in a sustainable manner.
- 5.35 The proposed scheme, through the delivery of high-quality tourist accommodation would deliver economic benefits to the local area, which would contribute to significant additional spend within the local economy. In addition, in this case it would also lead to job creation at the site.
- 5.36 The Anglesey Destination Management Plan (2023-2028) identifies that in 2021, the visitor economy on Anglesey was worth £342.87 million, with 1.48 million visitors in 2021 and 3,698 full-time employees employed within tourism-related sectors. The SPG 'Tourism Accommodation' acknowledges that the visitor economy provides jobs,

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services and facilities that are essential to the well-being and enjoyment and local communities and residents in the plan area.

- 5.37 As of October 2025, there were 929,000 total international tourism visits to Wales with a total spend of around £488 million. The total volume of visits has risen 4% compared to 2023 but 10% down from 2019, suggesting that the tourism market in Wales is steadily beginning to grow.
- 5.38 In 2025, trips to Wales accounted for 6% of all UK trips, slightly below the intention recorded at the start of 2025.
- 5.39 It is recognised that the tourism industry within the UK and Wales is being impacted by external factors, such as the increased cost of living, meaning that people are able to go on less trips than previously. However, there remains a strong tourism economy across North Wales where there is an abundance of activities to undertake, making it a highly attractive location for visitors.
- 5.40 As noted in the LSCA, there is a relatively low number of medium to large scale holiday parks and static caravan sites within this area of Llangefni, with many of these facilities located in more coastal areas. As such, there is an opportunity to deliver a high-quality, large-scale holiday and tourism park in a highly sustainable location, close to the settlement of Llangefni, which would have a positive economic impact on the surrounding area.
- 5.41 Not only would the proposed development contribute positively to the local economy directly through job creation, but it would foster economic activity in the local area, as visitors would generally be expected to visit local sights and attractions, spend money in local restaurants, bars and cafes, and generally support the local visitor economy. Given Llangefni's central location on Anglesey, the proposal would provide holiday accommodation with convenient access to all parts of the wider Island.
- 5.42 The total number of jobs to be created is not yet confirmed, however a variety of positions would be expected to be created, including roles within hospitality, administration, and site maintenance. Many of these positions would be expected to be filled by local people, providing a considerable economic benefit to the local area.

Biodiversity and Landscaping

- 5.43 Policy PS 19 seeks to manage development to conserve and, where appropriate, enhance the distinctive natural environment and countryside. Any proposals that have a significant adverse impact upon them will be refused, unless the need for and benefits of development significantly outweigh the value or protection of the site area.
- 5.44 Criterion 4 of PS 19 states that biodiversity within the Plan area will be protected and enhanced, where appropriate.
- 5.45 Planning Policy Wales (PPW) requires every development to deliver a net benefit for biodiversity, seeking to ensure that development should leave biodiversity and the resilience of ecosystems in a significantly better position than before.
- 5.46 The application is accompanied by an Ecological Impact Assessment, which presents an update from previous surveys undertaken in 2022 at the site, following additional surveys undertaken between March and June 2026. The main findings include:
- The site does not directly affect any statutory protected sites.
 - No invasive non-native species have been recorded at the site.
 - No reptiles have been recorded on the site.
 - Common toad recorded
 - No suitable Great Crested Newt breeding habitat present
 - Breeding bird surveys recorded a range of common species, including several species of conservation concern.
 - The site supports breeding and foraging habitat for common bird species, mainly associated with hedgerows, scrub and woodland edge habitats.
 - Bat walkover surveys recorded activity from several bat species, including soprano pipistrelle, common pipistrelle, noctule, Daubenton's bat, and brown long-eared bat. Bat activity was mainly associated with established hedgerows, treelines and watercourse corridors. The northern boundary hedgerow is considered particularly important as an east-west commuting route across the site.
 - In the absence of mitigation, the main ecological impacts would relate to loss of scrub and grassland habitat, disturbance or loss of nesting bird habitat, reduction in bat foraging habitat, and potential lighting impacts on commuting and foraging bats. These impacts are assessed as being of medium significance at a local level before mitigation.

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- 5.47 In light of the ecological impacts identified in the Ecological Impact Assessment and noted in section 3 of this Statement, a mitigation strategy is proposed to ensure that the ecological condition of the site is protected as much as possible, and certain elements are enhanced to deliver the net benefit to biodiversity and ecological resilience.
- 5.48 Full details of the mitigation strategy can be found in the Ecological Impact Assessment. Elements include the appointment of an Ecological Clerk of Works, implementation of a Construction Environmental Management Plan, winter timing of vegetation clearance where practicable, protection of retained trees, hedgerows and watercourses, pollution prevention measures, biosecurity controls, retention of existing green infrastructure, and a bat-sensitive lighting strategy. Habitat mitigation and enhancement should include creation of standing open water, enhancement of wetland and acid grassland areas, woodland and specimen tree planting, and provision of bird, bat and owl/kestrel boxes.
- 5.49 Overall, the ecological impacts of the proposed development are expected to be minor at a local level, subject to the implementation of avoidance, mitigation and enhancement measures. The proposal also provides the opportunity to secure long-term biodiversity benefits, therefore providing an overall net benefit.

Trees

- 5.50 Due to the presence of trees within the site and along the site's boundaries, the application is supported by an Arboricultural Impact Assessment (AIA) along with associated tree plans, stating the impact of the proposed development on existing trees and outlining the approach to mitigate and enhance the trees on site.
- 5.51 The proposed development will require the removal of some trees where necessary, every effort has been made to design the site around the site's existing condition and to retain suitable trees wherever possible.
- 5.52 Where retained, a number of trees will be reprofiled to avoid interfering with the site layout, along with the clearance and removal of large extents of bramble and blackthorn scrub, improving the visual amenity of the area and allowing access to the trees for maintenance work, such as pruning or trimming. Tree group G11 overlaps with a number of the proposed features near the existing built-up plateau and will need to be removed. Tree group 12 overlaps with a number of the proposed features near the

existing buildings near the existing dwelling and will need to be removed. There is a significant population of ash on the site, many of which are suffering from ash dieback disease. These trees are to be managed.

Drainage

- 5.53 Policy PS 5 states that all proposals should reduce the amount of water used and wasted, reducing the effect on water resources and quality whilst managing flood risk and maximising use of sustainable drainage systems.
- 5.54 Following the implementation of Schedule 3 to the Flood and Water Management Act 2010, the use of Sustainable Drainage Systems (SuDS) is now mandatory in all new developments where the construction area is 100 sqm or more. The SuDS must be designed and built in accordance with the Statutory Standards and approved by the Local Authority acting in its role as the SuDS Approving Body (SAB). SAB approval must be sought separately to planning approval, although the two can be done side-by-side.
- 5.55 The proposed development is accompanied by a comprehensive Drainage Strategy Report detailing the drainage methods for both foul and surface water drainage.

Surface water

- 5.56 The proposed development will adopt elements to involve surface water retention and re-use, specifically through the inclusion of above ground water butts for each lodge which will collect rainwater for watering and recreational use. However, water re-use will not be sufficient to form the sole surface water drainage method.
- 5.57 Infiltration testing determined that the site is unsuitable for the use of infiltration systems, therefore, in accordance with the priorities set out in the SuDS Manual 2015, the proposed surface water drainage strategy will seek to make use of the existing onsite watercourse and discharge to this existing drainage network.
- 5.58 Measures will be implemented as to ensure that the impact of the development on downstream flood risk and the receiving drainage network is minimised. Further details can be found in the Drainage Strategy Report and in the accompanying Drainage Layout Plans.

Foul waste

- 5.59 There is an existing foul sewerage system crossing the site, and as such, it is proposed to communicate with this existing network to deal with foul flows generated from the development.
- 5.60 All proposed foul drainage within the site is to remain private, therefore there will only be a Section 104 application for the connection to the sewer located within the highway, outside of the same site ownership.

Welsh Language

- 5.61 Strategic Policy PS 1 outlines the Council's intentions to promote and support the use of the Welsh language. PS 1 states that retail, commercial or industrial development which would employ more than 50 employees will require a Welsh Language Statement. As the number of employees is not yet known, and not expected to exceed 50, it has been determined that a Welsh Language Statement is not required. Nevertheless, policy PS 1 advises that all planning applications should display how the Welsh language has been taken into account and how development will contribute to the promotion and support the use of the Welsh language.
- 5.62 In line with policy PS 1, the proposed development would be expected to be given a Welsh name which takes into account the local Welsh culture and history of the local area.
- 5.63 The holiday units would provide holiday accommodation all year round. They would be intended to be used as short-term holiday lets, and therefore visitors would be in the area for a short period of time for holiday purposes, but would not be permanent residents in the area.
- 5.64 The application is expected to employ local people, who are likely to include Welsh speakers given that 55.8% of people aged three and over on Anglesey are Welsh speakers (Census 2021). Welsh speaking staff would enable customers and visitors to have the opportunity to communicate and book their stay through the medium of Welsh or English. If a Welsh speaker isn't available when a customer calls, they could be offered a call back by a Welsh speaker at a convenient time to suit.
- 5.65 Signage within the application site would be bilingual, and information would be available about local attractions and facilities. These are provided by the local tourist

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information company. Information would be shared with visitors and holidaymakers about local facilities and services within the locality, in order to encourage spin-off spending within the local economy, which in turn supports a community where the Welsh language can thrive.

- 5.66 Where possible, local contractors and companies from the local community would be used during construction. This provides an opportunity to support local business, many of whom operate through the medium of Welsh and employ local Welsh speakers.

6. Other design considerations

Materials

- 6.1 The proposed development has sought to adopt an appropriate palette of materials which reflect the local vernacular and integrate well into the surrounding landscape.
- 6.2 The proposed development and materiality can be split between the materials to be used for the holiday village facility building and for the cabins and holiday accommodation.
- 6.3 The materials for the holiday village facility would be as follows:
- Walls: Facing stone brick and timber cladding;
 - Roof: Corrugated/bitumen sheets;
 - Doors & windows: Double glazed uPVC.
- 6.4 The materials used for the holiday lodges and glamping pods will vary and depend on the manufacturers specifications, but would generally be expected to adopt the following materials:
- Walls: Timber cladding;
 - Roof: Sheeting/shingles;
 - Doors & windows: Timber/uPVC and glazing.

Environmental sustainability

- 6.5 The scheme will seek to implement environmentally sustainable features where possible; this includes the use of sustainable materials, energy saving lightbulbs and other features where possible.
- 6.6 The holiday village facility and all proposed lodges and glamping pods will make effective use of glazing to provide a good level of natural light and help to heat the units.
- 6.7 The site is highly accessible by sustainable transport methods, with a bus stop located approximately 300m to the south of the site access point, providing access around Llangefni and to surrounding settlements. The site is also within comfortable walking and cycling distance to the services and amenities available within Llangefni, which would in-turn reduce the reliance of visitors on private vehicles during their stay.

Community safety

- 6.8 The proposals have sought to ensure the safety of all future occupiers, staff, and local residents. The site will have an appropriate lighting plan, respecting the presence of nearby bats, to ensure that areas are lit at night and allow for safe pedestrian travel throughout the site area.
- 6.9 The proposed site access point has also been assessed regarding highway safety, ensuring that the local highway can accommodate this additional access and that there would not be a detrimental impact on the local highway network. The access has a pedestrian crossing point and would continue to allow for pedestrians to travel by foot from Llangefni towards Oriel Môn, the driving range and other leisure and commercial facilities in this area.
- 6.10 The site would be overseen by a team of full-time staff, whose role would include ensuring the safety of all visitors and managing the security of the site as necessary. There would be appropriate measures in place to control the movement of visitors onto the site, such as a gate by the site access or by the relevant fields. Staff would also be responsible for managing any complaints made, either by guests on the site or local residents, and would outline the site rules to all visitors as to maintain the amenity of the local area.
- 6.11 The site would be expected to have a noise curfew and operate with appropriate restrictions in terms of open fires and BBQ's. Further details of these measures would be decided upon at a later date, and would be in place prior to any residential use commencing on site.

7. Accessibility

Planning policy

- 7.1 The relevant national policies and guidance relating to accessibility are set out within:
- Planning Policy Wales, Edition 12, (2024); and
 - Technical Advice Note 18 'Transport' (2007).
- 7.2 The relevant policies within the Joint Local Development Plan (JLDP) are as follows:
- Strategic Policy PS 4: Sustainable Transport, Development and Accessibility;
 - Policy TRA 2: Parking Standards; and
 - Policy TRA 4: Managing Transport Impacts.

Transport

- 7.3 Strategic Policy PS 4 states that development should be located as to minimise the need to travel whilst policy TRA 4 outlines the need for proposals to be planned in a manner that promotes the most sustainable modes of transport, placing emphasis on pedestrians, cyclists, and public transport rather than private vehicles.
- 7.4 Policy TRA 2 sets out the relevant maximum parking standards for new developments.
- 7.5 A Transport Statement has been prepared as part of this draft application which shares technical details, such as visibility splays for the proposed site access point and swept path analysis of the internal roads, along with a broader overview of the proposed development from a transport perspective.

Access

- 7.6 A new vehicular access is proposed from the B5111 from the south, which will serve as the primary site access point, and the only access point for all visitors and staff. This will be a simple-priority junction.
- 7.7 There is an existing, secondary access to the site from the B5110 to the east, passing the neighbouring allotments and connecting to the existing dwelling within the site. This access will be retained as it provides access to the dwellinghouse, however visitors will not be permitted to use this for vehicular access and it would only be used in case of

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emergency. The existing access connecting with the B5110 could be used for pedestrian access to provide access for visitors into the town of Llangefni.

- 7.8 The visibility splays for the proposed new site vehicular access point, contained in Appendix C of the Transport Statement, show that 49m visibility is achieved in the northerly direction and 102m to the south along the B5111. Speed survey data for this road found most traffic speeds to be well below the 40 mph speed limit, with the 85th percentile speeds on the northbound approach being 39.7 mph and 32.7 mph on the southbound approach. It is noted that a lower visibility is achieved towards vehicles on the southbound approach, however as the vehicle speeds from this approach are lower the visibility is generally deemed to be acceptable.
- 7.9 The main site access point will provide vehicular access, as well as pedestrian and cycle access from the site into Llangefni and the surrounding areas.

Parking

- 7.10 Space for two parking places will be provided adjacent to each of the two-bedroom lodges, whilst one place is provided for each of the one-bedroom lodges. There will also be a central parking area located directly adjacent to the shower block to serve the glamping pods, with ten spaces provided to serve the six units.
- 7.11 A total of 44 spaces are provided at the main facility building by the site entrance. As outlined in the Transport Statement, due to the parking standards relating to the various elements contained within the building, this provision falls below the expected maximum standards.
- 7.12 However, the holiday village facility will be limited to use by visitors and guests of the site, rather than external visitors, and therefore a lower number of visitors and vehicles needing to park would be expected.

Sustainability and accessibility

- 7.13 The site is located within half a mile of the centre of Llangefni and is within comfortable walking distance to numerous amenities and services located within the settlement. Within a half-mile radius from the site, there are numerous bus stops, a post office, a convenience store, a pharmacy and a supermarket, along with various cafes and food places.

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- 7.14 The site is well-connected to the settlement of Llangefni, which is accessible along pedestrian footways which are well-lit and commonly used to access the adjoining leisure facilities by Oriel Môn.
- 7.15 It is generally expected that many visitors of the site would walk into Llangefni by foot to visit local shops and public houses, providing a viable alternative to private vehicles and reducing the number of vehicle movements to and from the site.
- 7.16 The site is located within a close proximity to a number of national cycle routes, as outlined in the Transport Statement, and there are a number of bus stops located close to the site which would provide opportunities for visitors and staff to travel to and from the site by public transport, including a connection to Llanfairpwll where there is a train station providing onwards travel opportunities across North Wales and the Northwest.
- 7.17 Overall, the site is considered to be located in a highly sustainable and accessible location, just on the outskirts of the settlement of Llangefni, which is recognised as an Urban Retail Centre. The site is accessible by walking and cycle routes, which would encourage visitors to travel by alternative means to private vehicles, as well as making use of public transport through local bus services and train station.

8. Conclusion

- 8.1 This Design, Access and Planning Statement has been prepared on behalf of Hamdden Cefni Ltd in support of a draft planning application for consultation for the creation of a holiday and leisure park, to include the creation of a new access from the B5111 and internal access road, erection of main a facility building, the creation of hardstanding bases for the siting of lodges and glamping pods, the creation of campervan and camping touring pitches, along with associated works for parking, landscaping and drainage, at the former Llangefni Golf Course, Llangefni.
- 8.2 The proposed development seeks to create a high-quality tourism offering, just outside of the settlement of Llangefni. Proposals include provision for a range of accommodation types, all of which will be built using high-quality materials increasing energy efficiency and comfort for future occupiers. Proposals also include a holiday village facility building, which will be complementary to the residential units and provide ancillary facilities for visitors of the site to use and enjoy, improving the overall tourism offering on the site.
- 8.3 Tourism forms a major part of the local economy on Anglesey, and the proposed development would further enhance the tourism offering on the island in a highly sustainable location, located in close proximity to the A55 Expressway, as well as the settlement of Llangefni which would provide many key services and amenities for visitors of the site to make use of and support the local economy and local businesses.
- 8.4 The application site is located in the 'A17 West Central Anglesey' Landscape Area, where there is capacity for the development of sensitivity sited, large-scale static caravan sites. The LVIA confirms that the proposed development would not have a detrimental effect on the character of the landscape and will be well screened by existing land features, as well as through the introduction of new landscaping features, including tree planting and native hedgerows.
- 8.5 As outlined within this report, the proposed development satisfies the relevant policy requirements including policy TWR1, TWR 3 and TWR 5 and will incorporate appropriate measures relating to biodiversity, landscaping and drainage.
- 8.6 Overall, the proposed development would deliver a high-quality tourism facility and benefit the local economy, creating jobs and supporting local businesses on the island, whilst satisfying relevant planning policy requirements.

CADNANT

PLANNING

Conwy | 20 Connaught House, Riverside Business Park, Benarth Road, Conwy LL32 8UB
| 01492 581800

Chester | 1 Aldford House, Bell Meadow Business Park, Pulford, Chester CH4 9EP
| 01244 621007

www.cadnantplanning.co.uk