



Planning, Design & Access Statement for Pre Application Consultation

Project	Change of use of land to static caravan park including installation of 54 static caravans, Improvement to existing site access, creation of internal road layouts, landscaping parcels and installation of a package treatment plant
Site	Land at Fir View Caravan Park Llangyniew Welshpool Powys SY21 0LT Grid Reference: SJ 11635 10221
Client	Sheehan Holdings
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Planning Statement

The applicants Sheehan Holdings are seeking planning permission to expand their current caravan park which is known as Fir View Caravan Park.

The proposal shows a scheme for 54 additional static caravans which are set to the south west of the current access from the A495. The internal site configuration allows for all users to pass by a central point thus ensuring security into the site.

The proposed siting for the new pitches are located beneath an area of woodland, however they have all been sited away from the trees by adequate distance to ensure that there is no negative impact on the existing trees. The proposal includes significant areas of new landscaping, this is designed to break up the potential landscape impact of the proposal and help integrate it into the environment as well as provide an environment which will encourage occupiers of the static caravans.

The proposal also seeks to improve the existing access to the main site through the widening, the improved turning radius and the improvement to visibility in both directions. This is a positive for all existing users of the site.

The existing site contains 114 on the northern section and 60 on the eastern section. In addition a manager's accommodation and office is contained on the northern section. As such with 174 current static pitches on site, the proposal for an additional 54 will increase this to 228 total, an increase of less than 31%.

Introduction

This Design and Access Statement (DAS) is submitted in support of a full planning application for *'Change of use of land to Static Caravan park including the installation of 54 static caravans, improvements to existing access, creation of road access, formation of landscaping parcels and installation of package treatment plant'* Land Land at Fir View Caravan Park, Llangyniew, Welshpool, Powys, SY21 0LT, Grid Reference: SJ 11635 10221

As the application seeks 'full planning approval', full design details regarding the development are provided. As such, this statement aims to provide details of the principles and concepts relating to 'inclusive design' upon which development proposals have been based to date, and which will be adhered to at subsequent stages in the schemes development.

This statement outlines the site description, planning history, relevant planning policy context. It offers balanced planning consideration and evaluates the proposal against planning policy context. The purpose of this report is to provide an appraisal of the issues relevant to the consideration of this development proposal, and to provide a considered opinion on the merits of the proposal.

The following documents have also been followed for technical guidance:

- Policy TD1 - Tourism Development
- Policy DM2 The Natural Environment
- Policy DM4 - Landscape
- Policy DM7 -Dark Skies and External Lighting
- Policy DM13 Design
- TAN 6
- TAN 13

Site Context

Location

The application site lies to the south and west of the existing caravan park known as Fir View Caravan Park, which is located to the north of the A495 in the rural area of Llangyniew. With the site located approximately within the red outline on the plan below



Photograph 1 - Google Earth Map extract, showing approximate redline outline of proposed development.

The application site is approximately 3.41hec, this includes the visibility splay, access and landscaping improvements.

Site Features

Adjacent to the site is the existing Fir View Caravan Park. The site is currently an agricultural field laid to pasture.

The site has predominately hedgerow on the boundaries, but is located to the south of a series of mature woodland, which contains a designation - 'Ffridd Mathrafal Track Section' the proposed development has been kept away from this designation. The trees and woodland generally border the norther boundary of the site.



The site is currently split partially by a hedgerow which formally separated the two fields.

According to TAN 15 development Advice maps, there are records of historic flooding to the north of the site in the bottom of the field. On the Natural resources Wales development flood map the bottom of the field is shown to be in a risk of river flooding. It is not proposed for any of the static caravans to be positioned within the flood risk area. The soakaways for the package treatment plant will be laid in the north of the field within the low risk area of the flood zone.



Access

Fir View Caravan Park is currently accessed directly of the A495. The proposal includes for the upgrade to the existing access for width, turning radius and visibility.

Public Rights of Way

There are no known public footpaths within the site.



Surroundings

The site is located in a rural area, but with the curtilage and adjacent to the existing Fir View Caravan Park, with other rural properties within nearby vicinity.

The Fir View Caravan Park which is owned by the applicants is a 22 acre caravan park which includes within its site a bowling green, five a side football pitch, swimming pool, crazy golf course, all weather tennis courts, children activity centre and access to Mid Wales forest Walks.

The existing site contains 114 on the northern section and 60 on the eastern section. In addition a manager's accommodation and office is contained on the northern section. As such with 174 current static pitches on site, the proposal for an additional 54 will increase this to 228 total, an increase of less than 31

Context Analysis

Movement

There is freedom of movement within the site for all of the tourists staying at the site.

The site will use a shared gravel road with vehicular access and pedestrians. Individual parking and turning areas are provided for each static caravan. A separate pedestrian path is provided on the north east of the site which gives the occupant access to the communal area on the north of the site.

It is estimated that each static caravan will generate 5 to 6 vehicle movements to and from the site per day. However due to being a tourism site, the occupants and therefore vehicular movements will be seasonal.

Access

The site has reasonable road links to the neighbouring towns of Llanfair Caereinion and Welshpool. Public transport is relatively good for the area with a regular bus service from Llanfair Caereinion. There are regular public transport routes located within the above mentioned towns which provide access onto national coach, rail and road networks.

There are proposed improvements to the existing access from the A495, this includes widening, improving the turning radius and improving the visibility onto the A495

The site is located in a rural area, with access directly onto a network of council roads. The road network allows users of the static caravans to go to a variety of different towns and villages with the traffic spread amongst the network, rather than focusing down specific roads.

Parking and turning areas have been provided within the site.

Access is available onto the walking network within close vicinity of the site, with footpaths both to the south and within the woodland adjacent.

Community Safety

The development site is located in a rural situation however is within the existing Fir View Caravan Park setting. Within the proposed development there are 54 static caravans. These will be occupied mainly during the summer months with holiday makers on site irregularly. However, given the number of caravans, those who are staying in the static caravans will provide a level of safety and security for the site. Adjacent to the site entrance is the managers dwelling for Fir View Caravan Park which is associated with the proposed site. The site manager will also provide community safety for those on site and when the

caravans are not occupied. The caravans have been positioned so as not to be over bearing on the surrounding static caravans.

Character

Landscape design

Due to the topography of the site, landscaping is an important consideration. The proposal is open to the A495 by its orientation and visual impact is an important consideration of this landscape.

There are existing trees and hedgerows on the boundaries, and the proposal retains all aspects with the only modification the translocation of the hedgerow to improve visibility. All other trees and hedgerows on the site will be retained.

The proposed site layout has been carefully designed to work around all existing features and topography

Significant additional planting of native species trees is proposed on the site, the location of these have been placed to break up the layout on the site, improve visual impact and to improve the local landscape setting. The trees have been positioned sporadically around the site to reduce the linear appearance of the site.

Between each static caravan will be a laurel hedge which will provide privacy as well as screening.

Scale

The development site is spread over 3.41 hectares included the landscaping and the highways improvement.

The scale of the development is in keeping with its surroundings. The proposal is for the siting of 54 static caravans. The static caravans are approximately 12m long, by 3.6m wide and 3.9m high.

Due to the spacing, orientation and size of the holiday static caravans there is minimal impact on privacy, sunlight, microclimate nor existing neighbouring properties. Due to the location of the development there is no impact on public space.

Amount

The proposal is for *“Change of use of land to Static Caravan park including the installation of 54 static caravans, improvements to existing access, creation of internal road access, landscaping improvements and installation of package treatment plant”*

The proposed static caravans are for holiday use only. The static caravans can be occupied 12 months of the year.

The static caravans are small scale, and enable the land to be developed without detrimental effects on the landscape.

Layout of the development

The proposed layout is driven by two main factors, the flood zone to the south of the field and the topography of the proposed site. The access and static caravans have been positioned to ensure that they are not within the flood zone.

Due to the slope upwards from south to north, the static caravans have been positioned in order to be sited one row either side of a central access road. The orientation of the static caravans ensure that the privacy is not impacted, while taking advantage of the views to the south and south west. The static caravans have been positioned a minimum of 6 metres apart, which is the minimum distance between caravans according to the Caravan & Camping Club.

Fir View Caravan Park site benefits from a significant area of communal facilities and areas, as such no new facilities are proposed within this site specifically.

The package treatment plant will be positioned as shown, this will allow the foul to be gravity fed into the package treatment plant from the static caravans.

Adjacent to the entrance to the site is the existing bin store for the storage of waste and recyclable waste, this is suitably sized for the additional static caravans.

The proposed layout of the scheme involves the careful siting of each unit so as not to prejudice the privacy or amenity of others. Static caravans are also sited sufficiently far from the existing buildings and static caravans of the site to ensure that the residential amenities of the occupiers of the existing properties are protected.

Appearance

The proposed static caravans will be similar to the existing static caravans on the site. The walls are generally green fibre glass with fibre glass box profile roof sheeting. An indicative appearance is shown on the illustrative 3D Site views.

Foul Drainage

The static caravans are to be connected to the new package treatment plant, located within the western section of the site. The package treatment plant discharges in to soakaways.

Storm Water Drainage

It is all hard standing is a permeable surface to allow storm water to more easily drain away. The storm water from each static caravan will be connected to a storm water soakaway system in the form of soakaway pits.

Environmental Sustainability

Landscape / Townscape Setting

The proposed static caravans will coordinate with the existing land in that the existing contours are maintained as much as possible

Local Environment

Within the proposed development site there are no trees to be removed, with only the translocation of the hedgerow to improve the site access. The static caravans are to be sited adjacent to an existing caravan site which is predominately similar static caravans

Climate Resilience

The static caravans are not positioned within the C2 floodzone. The storm water will discharge in soakaway pits and all the hardstanding will be permeable to minimise surface water runoff and reduce the amount of water flowing into watercourses. Solar gain is reduced due to the orientation of the static caravans. Natural ventilation within the static caravans is provided by openings.

Good standards of insulation and energy and water efficiency will enable low carbon occupation of the static caravans. The development of this site will help contribute to the aims of sustainability through the points raised above.

Sustainable Building Standards (Energy Efficiency and Carbon Reduction)

The static will have UPVC windows and doors. The buildings will have insulated walls, floor and roof, with double glazed windows. The utilisation of sunlight will help reduce the energy consumption.

The use of nationally recognises robust details and quality assurance materials and construction standards together with the selective sourcing and use of materials will ensure a structure which is durable and have an extended serviceable life span. Planned maintenance of the external fabric will be essential.

Review of Relevant Planning Policy

The following local statutory adopted development plans are considered:

Policy TD1 – Tourism Development
Policy DM2 The Natural Environment
Policy DM4 – Landscape
Policy DM7 –Dark Skies and External Lighting
Policy DM13 Design
TAN 6
TAN 13

Policy TD1 – Tourism Development

Development proposals for tourist accommodation, facilities and attractions, including extensions to existing development, will be permitted as follows: the proposal is part of an existing caravan site redevelopment scheme.

The proposal is for a new development in the open countryside, which is compatible in terms of the location, siting, design and scale. The proposal can fit neatly into the landscape so it will not detract from the overall character and appearance of the area. The accommodation shall not be used for permanent residential accommodation.

4.8.4 Tourist accommodation includes serviced visitor accommodation, hotels, self catering visitor accommodation, static caravans, chalets, cabins, touring caravans and camping. Tourist facilities and attractions include non-accommodation related tourism development.

4.8.5 New tourist development is encouraged because of its contribution to the economy in terms of visitor spending, supporting local business and employment generation. However, the Council seeks to ensure that developments are sustainable and do not have an unacceptably adverse impact and effect upon the character and appearance of an area, the natural and historic environment or existing amenities, assets or designations. Non-permanent developments may, for example, include dark skies observatories or eco-friendly woodland camping sites.

Policy DM4 - Landscape

The policy has been designed to meet the criteria as set out within the document with

- The proposal is appropriate and sensitive in terms of integration, siting, sale and design. The proposal does not have an adverse effect on the characteristics and qualities of the Powys Landscape.
- The proposal will not have a significant impact on the landscape or visual amenity.

Policy DM7 –Dark Skies and External Lighting

The policy has been designed to meet the criteria as set out within the document with

- The proposal does not include for any new external lighting.

Policy DM13 –Design and Resources

The policy has been designed to meet the criteria as set out within the document with

- The development has been designed to complement the character of the surrounding area
- The layout creates and attractive, safe place with supports community safety and crime prevention
- The development is inclusive to all
- It incorporates adequate amenity land, together with appropriate landscaping and planting.
- The amenity enjoyed by occupants nearby will not be unacceptable affected by the proposal

Planning Policy Wales (PPW) Edition 10 December 2018

5.5.2: 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.

5.5.3 In rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy. Here development should be sympathetic in nature and scale to the local environment.

Technical Advice Note 6 - Planning for Sustainable Rural Communities - 2010 (TAN 6)

3.1.2 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. The development plan should facilitate diversification of the rural economy by accommodating the needs of both traditional rural industries and new enterprises, whilst minimising impacts on the local community and the environment.

Technical Advice Note 13 – Tourism- 1997 (TAN 13)

The proposal is consistent with advice set out in TAN13 regarding occupation of the static caravans

Conclusion

Planning permission is determined in accordance with the development plan unless material considerations determine otherwise. The application is consistent with the principles and policies of the LDP.

The proposal is sustainable and would make a valuable contribution to the local economy. The proposal meets the principles and policies set out in the PPW and relevant TAN documents. The scheme's contribution to tourism particularly in a rural setting is of great benefit to the local area as a whole.

The design of the proposal would not adversely detract from the beautiful scenery and surrounding area. The proposal is modest.