

Policy PSE 12 - Chalet, static and touring caravan and camping Sites

Proposals for new static caravan sites will not be permitted. However the environmental improvement of existing static holiday caravan or chalet sites by remodelling, provision of new facilities and by landscaping will be supported provided the development is acceptable in terms of other Local Development Plan policies and meets the following criteria:

- i) the proposed development preserves or enhances the character and appearance of the area; and
- ii) it can be demonstrated that any proposed increase in the number of static caravan/chalet units would preserve or enhance the landscape setting of the overall site.

The change of use of a static caravan or chalet from tourist use to residential use and the conversion of touring caravan sites to statics will not be permitted.

New touring caravan and camping sites will be encouraged where all the following criteria are met:

- i) the site is small in scale and proportionate to its location, particularly within and adjoining the Area of Outstanding Natural Beauty or Area of Outstanding Beauty, Pontcysyllte Aqueduct and Canal World Heritage Site (including the buffer zone) or other regionally important landscape areas; and
- ii) the development would not result in an over concentration of sites in any one locality to the detriment of the landscape or residential amenity; and
- iii) the development makes a positive contribution to the local biodiversity, and natural and built environment; and
- iv) the development would not appear obtrusive in the landscape and is high quality in terms of layout, design and landscaping in line with the development principles, and it has no adverse highway or community impacts;

The grant of planning permission may, where appropriate, be subject to the imposition of a seasonal occupancy condition.

National Policy links

Planning Policy Wales:

Chapter 5 – Conserving and Improving Natural Heritage and the Coast,

Chapter 7 – Economic Development,

Chapter 11 – Tourism, Sport and Recreation

Technical Advice Notes:

TAN 6 – Planning for Sustainable Rural Communities

TAN 12 – Design

TAN 13 – Tourism

Justification

Static and touring caravan sites together with chalets and camp sites are an important source of holiday accommodation, which can be crucial to the success of the tourism industry, although such sites are often seen as being visually intrusive. This is particularly felt in the main resort areas of Rhyl and Prestatyn where a series of adjoining sites are prominent and in various countryside locations. In some areas the cumulative impact of existing sites may be considered visually obtrusive and dominant in the landscape therefore the Council will encourage landscaping schemes to improve and screen sites. The Plan will seek to ensure that future development is permitted only where the proposal would not result in an over concentration of similar uses in the locality and where there is significant enhancement of the biodiversity of the area. The occupancy of static caravans and chalets will be restricted to holiday use and any residential use will be subject to enforcement action.

There is already an over provision of caravan type development particularly in the north of the County much of which is of low quality. Much of the coastal area is exposed with little tree cover which makes the assimilation of caravan sites into the landscape difficult. In the inland rural areas, caravan development, particularly static caravans, can be obtrusive in the landscape and damaging to the character of the rural area unless strictly controlled.

The replacement of existing static caravan sites with woodland-lodge style developments will be permitted where it improves the appearance of the site. Development will only be permitted after it has been demonstrated that no adverse impact on the integrity of nature conservation and biodiversity sites will result. The use of a caravan or chalet in the countryside for other than holiday purposes will be resisted.

Any extensions to static caravan sites will be minor in nature. For the purpose of this policy, sites where static caravans are the predominant caravan type will be considered as an existing static caravan site and therefore assessed as above.

New proposals for touring caravan sites

Touring caravan sites and camp sites have a lower impact as they are not permanently occupied and in winter months there may be little evidence of activity. However in summer months they can be intrusive in the landscape and may add to visitor pressure on particular areas if not controlled. Where visitor pressures are less they may be suitable, subject to other environmental considerations.

The policy is intended to ensure that proposals for touring caravan sites only cater for short term tourist use, are unobtrusive in the landscape, can be safely accessed, are attractively designed and include a high quality landscaping scheme incorporating mature planting. In line with national guidance, these sites will not be permitted within flood risk zones. Beyond the settlement limits landscape and other

environmental considerations become more important, so it is unlikely that many new touring caravan and tent sites will be developed in the rural area during the plan period. It is envisaged that this policy could be used to allow small scale development on new sites providing this does not adversely impact on the landscape. It is recognised that the number of pitches would probably not be economically viable as a stand alone business enterprise. Instead it is considered that the policy can be used by the agricultural community as a form of farm diversification and a means of providing an additional income

This policy will contribute to meeting Objective(s):

- 14: Design and Objective
- 15: Tourism, and Objective
- 16: Areas of Protection.