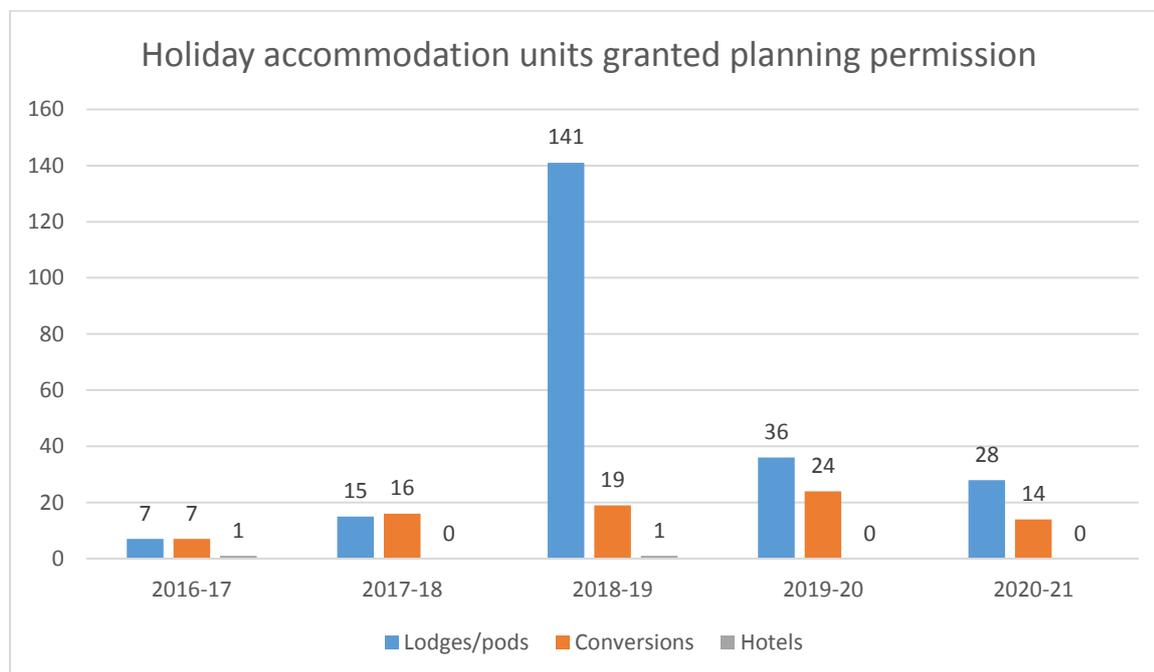


APPENDIX 1

Number of holiday accommodation units granted planning permission under LDP policies



2018-19 included major development consented at former Bryn Morfydd Hotel for 89 lodges.

Relevant LDP policies

Policy PSE 4 – Re-use and adaptation of rural buildings in open countryside

All conversions of rural buildings will be expected to make a positive contribution to the landscape and ensure that any architectural and/or historic features are retained. Proposals for the conversion of rural buildings outside development boundaries for employment use will be supported.

Proposals for the conversion of rural buildings outside development boundaries for residential use will only be permitted where:

- i) an employment use has been demonstrated not to be viable; and
- ii) the dwelling(s) are affordable to meet local needs.

National Policy links

Planning Policy Wales:

Chapter 5 – Conserving and Improving Natural Heritage and the Coast

Chapter 7 – Economic Development

Chapter 9 – Housing

Technical Advice Notes:

TAN 2 – Planning & Affordable Housing

TAN 5 – Nature Conservation and Planning

TAN 6 – Planning for Sustainable Rural Communities

TAN 12 – Design

Justification

In line with national guidance re use for employment purposes will be the first priority. Residential re use will only be permitted where it has been shown that an employment use is not viable and where the new dwelling(s) would be affordable to meet local need as set out in the reasoned justification to Policy BSC8.

Old and redundant rural buildings can provide important habitats for wildlife. Care must always be taken when developing such sites to ensure biodiversity interests are protected in line with policy VOE 5 Protecting natural resources: biodiversity/nature conservation.

This policy will contribute to meeting Objective(s):

1: Population and Community

3: Economy and Jobs

Policy PSE 5 - Rural Economy

In order to help to sustain the rural economy, tourism and commercial development, including agricultural diversification, will be supported throughout the County subject to detailed criteria, which include making a significant contribution to sustainable development and recognising the special status of the Area of Outstanding Natural Beauty/Area of Outstanding Beauty.

Appropriate employment proposals for both conversions and new build outside of development boundaries will be supported provided the following criteria are met:

- i) the proposal is appropriate in scale and nature to its location; and**
- ii) any suitable existing buildings are converted or re-used in preference to new build; and**
- iii) proposals for new buildings are supported by an appropriate business case which demonstrates that it will support the local economy to help sustain local rural communities; and**
- iv) within the AONB/AOB, Pontcysyllte Aqueduct and Canal World Heritage Site (including the buffer zone) or other regionally important landscape areas, take full account of and seek to enhance the nature and distinctive qualities of the local landscape. In line with national policy any proposals that are considered to be detrimental to the quality of the AONB and World Heritage Site will be refused.**

National Policy links

Planning Policy Wales:

Chapter 5 – Conserving and Improving Natural Heritage and the Coast

Chapter 7 – Economic Development

Chapter 11 – Tourism, Sport & Recreation

Technical Advice Notes:

TAN 6 – Planning for Sustainable Rural Communities

TAN 12 – Design

TAN 13 – Tourism

Justification

The need to sustain rural employment throughout the County is recognised and relevant considerations relating to sustainability and minimising environmental concerns are identified.

The policy requires the demonstration of a business case for the development, in order to establish the benefits of the scheme in relation to sustaining local employment and the rural economy. The benefits could include provision of local employment opportunities, use of locally sustainable sources for any raw materials, scope to sell local produce, and provision of services to local communities.

Development proposals will have to evaluate their impact to ensure no detriment to the landscape character in accordance with policy RD 1 – Sustainable Development and Good Standard Design.

This policy will contribute to meeting Objective(s):

3: Economy and Jobs

16: Areas of Protection

Policy PSE 11 – Major new tourism developments

Proposals for sustainable forms of tourism development, of regional or national significance, which meet the needs of residents and visitors will be supported subject to meeting all the following criteria:

- i) it is appropriate to its setting and within the capacity of the local environment, particularly within or affecting the Area of Outstanding Natural Beauty, Area of Outstanding Beauty, Pontcysyllte Aqueduct and Canal World Heritage Site (including the buffer zone) or other regionally important landscape areas. In line with national policy any proposals that are considered to be detrimental to the quality of the Area of Outstanding Natural Beauty and World Heritage Site will be refused; and**
- ii) it is within the capacity of the local infrastructure, or it can be demonstrated that the development can fully address any infrastructure deficiencies identified, and;**
- iii) it is accessible to all potential users, offering large scale and appropriate public transport and where possible access by walking and cycling, and;**
- iv) it will support and extend the range of facilities on offer within the County, and;**
- v) it will assist in the regeneration and biodiversity objectives of Denbighshire, and;**
- vi) it will utilise available local labour where possible.**

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

Large scale innovative projects can significantly enhance the visitor economy and offer wide reaching benefits throughout the County. Developments such as major holiday parks and visitor centres of national or regional significance can significantly increase visitor numbers and can be an effective way of raising the profile and reputation of a visitor destination.

Major new tourism developments can have a negative impact upon landscape character if they are insensitively developed or inappropriately located. Development proposals, particularly within the Area of Outstanding Natural Beauty, Area of Outstanding Beauty, Pontcysyllte Aqueduct and Canal World Heritage Site (including the buffer zone) or other regionally important landscape areas, will require very careful consideration to ensure there will be no detriment to the landscape character.

This policy will contribute to meeting Objective(s):

5: Transport

12: Infrastructure

15: Tourism

16: Areas of Protection

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.

Policy PSE 14 – Outdoor activity tourism

Development proposals that expand or reinforce the tourism offer of the County in the outdoor activity sector will be supported provided the following criteria are met:

- i) the development is appropriate to its setting and within the capacity of the local environment and infrastructure, particularly within and adjoining the Area of Outstanding Natural Beauty, Area of Outstanding Beauty, Pontcysyllte Aqueduct and Canal World Heritage Site (including the buffer zone) or other regionally important landscape areas. In line with national policy any proposals that are considered to be detrimental to the quality of the Area of Outstanding Natural Beauty and World Heritage will be refused; and
- ii) that any suitable existing buildings are converted or re-used in preference to new build; and
- iii) necessary mitigation measures are included and the proposals would not have an unacceptable impact on the local community; and
- iv) chalet development in association with outdoor activity tourism will only be permitted if a significant need is demonstrated and there are no opportunities to use or convert existing buildings for tourist accommodation.

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

Denbighshire is well placed to take advantage of the growth in the outdoor activities sector. The success of current facilities such as the Llandegla Mountain Bike Centre should be built upon and encouraged. Expenditure by participants in outdoor activities is often high and the County is supportive of developments that will encourage sustainable growth in this sector within environmental capacity limits.

Development proposals, particularly within the Area of Outstanding Natural Beauty or Area of Outstanding Beauty, will require very careful consideration to ensure there will be no detriment to the landscape character.

In line with policy PSE 12, new static caravan sites will not be permitted.

This policy will contribute to meeting Objective(s):

15: Tourism,

16: Areas of Protection.