



Snowdonia National Park Authority
Supplementary Planning Guidance
Visitor Accommodation
(Adopted Version)
January 2020



SNOWDONIA NATIONAL PARK AUTHORITY



SUPPLEMENTARY PLANNING GUIDANCE: 8) VISITOR ACCOMMODATION

Environment Act 1995

61. Purposes of National Parks.

The provisions of this Part of this Act shall have effect for the purpose -

(a) of conserving and enhancing the natural beauty, wildlife and cultural heritage of the areas specified in the next following subsection; and

(b) of promoting opportunities for the understanding and enjoyment of the special qualities of those areas by the public.

Planning Policy Wales: Edition 10 – December 2018

6.3.6 In National Parks, planning authorities should give great weight to the statutory purposes of National Parks, which are to conserve and enhance their natural beauty, wildlife and cultural heritage, and to promote opportunities for public understanding and enjoyment of their special qualities. Planning authorities should also seek to foster the social, economic and cultural well-being of their local communities.

6.3.9 The special qualities of designated areas should be given weight in the development planning and the development management process. Proposals in National Parks and AONBs must be carefully assessed to ensure that their effects on those features which the designation is intended to protect are acceptable. The contribution that development makes to the sustainable management of the designated area must be considered.

Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations Act is about improving the social, economic, environmental and cultural Well-being of Wales. It establishes a ‘sustainable development principle’ which means that a defined public body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. The Act puts in place seven well-being goals:

- *A globally responsible Wales*
- *A prosperous Wales*
- *A resilient Wales*
- *A healthier Wales*
- *A more equal Wales*
- *A Wales of cohesive communities*
- *A Wales of vibrant culture and a thriving Welsh language*

Eryri Local Development Plan: Objectives for Supporting a Sustainable Rural Economy

Encourage sustainable economic growth by supporting a rural economy that provides employment opportunities and maintains thriving communities.

Support tourism and outdoor recreation which maximise local economic benefits, minimise environmental impact and are in sympathy with the ‘Special Qualities’ of the National Park.

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1 Introduction

- 1.1 This guidance is one of a series of Supplementary Planning Guidance (SPG) documents that provides detailed information on how policies contained in the Eryri Local Development Plan (ELDP) will be applied in practice by the Snowdonia National Park Authority. The contents of this SPG is a material planning consideration and is intended for use by planning officers, planning specialists and members of the public. The contents of this document aims to provide further detailed guidance on Visitor Accommodation within the National Park Authority Area.
- 1.2 The purpose of this Supplementary Planning Guidance is to;
- Provide detailed guidance to support policies in relation to Visitor Accommodation.
 - Give further detailed guidance to users of the planning system on how the policies will be applied.
 - Give greater guidance on what is meant by environmental and landscape improvements including biodiversity enhancements in particular on existing sites, and guidance regarding new developments.
 - Provide an overview of various types of Visitor Accommodation such as New Build Serviced and Self-Serviced Accommodation, Conversions, Improvements to Chalet, Static Caravans, Touring and Camping Sites, as well as Alternative Holiday Accommodation.
 - Provide guidance to assist Officers and Members in determining planning applications for Visitor Accommodation developments, and provide an understanding of the objectives regarding this type of development within the National Park.
 - Provide guidance and information regarding Visitor Accommodation developments within the Snowdonia National Park for the Planning Inspectorate, Statutory Consultees, Community Councils, members of the Public, and other interested parties.
- 1.3 Pre-application engagement offers the potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications. The Authority is committed to working with applicants at the pre-application stage and actively encourage pre-application discussions for all types of development. Further information can be found on the Authority's website; <http://www.snowdonia.gov.wales/planning/planning-permission/pre-application-enquiry>

This guidance should be read as a whole and provides additional guidance to the policies contained within the ELDP related to Visitor Accommodation. Proposals must comply with the policies and guidance provided. Side notes are included in Part Two cross referencing this document with the most relevant paragraph(s) within the adopted ELDP 2016-2031.

2 Status

- 2.1 This SPG has been subject to public consultation, and has been formally adopted by the Authority. It is now a material planning consideration when determining planning applications and appeals regarding Visitor Accommodation developments.
- 2.2 This guidance provides support for the following policies regarding Visitor Accommodation within the ELDP;

- **Development Policy 9: Conversion and Change of Use of Rural Buildings**
- **Development Policy 22: Chalet and Static Caravan Sites**
- **Development Policy 23: Touring and Camping sites**
- **Strategic Policy I: Tourism**
- **Development Policy 28: New Build Serviced Accommodation**
- **Development Policy 29: Alternative Holiday Accommodation**

This list is not exhaustive. Each development proposal will be evaluated on its own merit in conjunction with National and Local Policies and Guidance.

- 2.3 Some large visitor accommodation proposals may be classified as major development and therefore would have to be considered against Strategic Policy B: Major Development. Any new development that is associated with tourism should support the principles of sustainable tourism and development, and conform to the relevant policies within the ELDP. The proposal should be compatible with the character and capacity of the site especially in terms of scale and siting within the landscape and conform to Development Policy 1: General Development Principles, and Development Policy 2: Development and the Landscape.

Part One: Legislation, Guidance and Considerations for all Visitor Accommodation Development

3 National Planning Policy Wales (Edition 10 – December 2018)

- 3.1 The Welsh Government's aim for tourism is set out in paragraph 5.5.2 of Planning Policy Wales (PPW) and is as follows:

“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.”

- 3.2 PPW (edition 10) paragraph 5.5.3, 5.5.4 and 5.5.6 states that:

“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.”

“5.5.4 Much of the existing provision of facilities and accommodation for tourism occurs in urban locations, including historic and coastal towns and cities. There will be scope to develop well-designed tourist facilities in urban areas, particularly if they help bring about regeneration of former industrial areas. The sensitive refurbishment and re-use of historic buildings also presents particular opportunities for tourism facilities in all areas.”

“5.5.6 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.”

- 3.3 Section 6 (1) of the Environment (Wales) Act 2016 introduced an enhanced biodiversity and resilience of ecosystems duty for public authorities in Wales, this is further supported by Chapter 6 of PPW (Edition 10) and CPO letter dated 23.10.19¹,

“6.4.5 Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity...”

(CPO letter) *“... where biodiversity enhancement is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise it will be necessary to refuse permission.”*

¹ <https://gov.wales/sites/default/files/publications/2019-11/securing-biodiversity-enhancements.pdf>
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It is therefore essential that applicants take into account biodiversity and ecosystem resilience considerations at an early stage in the development of any proposal and include details of how their proposal will maintain and enhance the biodiversity of the site as part of their application submission.

- 3.4 The Authority will take into account all of the above when determining planning applications and in particular that development in rural areas should be sympathetic in nature and scale to the local environment.
- 3.5 Additionally within the National Policy context, information and guidance regarding Visitor Accommodation is found within Technical Advice Note (TAN) 6: Planning for Sustainable Rural Communities and TAN 13: Tourism.

4 Tourism and the National Park

- 4.1 The Landscape of Snowdonia was designated as a National Park because of its spectacular scenery, natural beauty and rich cultural heritage, which all contribute to its 'Special Qualities'. These 'Special Qualities' include rugged mountains, high moorland, wooded valleys, lakes, waterfalls, estuaries, coast, and many traditional and historic buildings of cultural significance. Some upland landscapes, where development is sparse, or absent, are inherently dark at night and can be considered as 'Dark Landscapes'. In 2015, the National Park was awarded the status of a Dark Sky Reserve. This is a prestigious award given for those areas where the quality of their night sky is deemed as outstanding and have implemented measures to reduce obtrusive light pollution. The Authority is therefore dedicated in the protection and furtherance of the Dark Sky Reserve as it contributes to Snowdonia's night-time tranquillity and sense of wildness, and can lead to broader health and well-being benefits for both residents and visitors alike. Development guidance for the Dark Sky Reserve can be found in SPG 14: Obtrusive Lighting.
- 4.2 The Authority is committed to promoting the protection, management and planning of Snowdonia's landscape in accordance with Local, National and European Policy and Guidance.
- 4.3 The National Park's 'Special Qualities' are a significant foundation for the prosperity of the economy, employment and tourism within Snowdonia National Park, especially as tourism is one of the main employers. As the 'Special Qualities' of the Park are the main attraction, it is vital to protect and ensure that the Snowdonia National Park Authority continues to consider these Special Qualities as a priority. It will be a primary objective of this SPG to provide further guidance on the policies within the ELDP that aim to conserve and enhance the special qualities and promote opportunities for their understanding and enjoyment.
- 4.4 According to the STEAM² (2017) survey, there has been a 7.2% increase in visitor numbers within the National Park since 2008. In addition, since 2016 there has been an increase of 5.6% in the number of staying visitors; with an increase of 1.2% staying in serviced accommodation, and an increase of 7% staying in non-serviced accommodation. These latter figures could be the result of the number and availability of this type of accommodation (non-serviced) available within the National Park. Therefore the policies within the ELDP, which this SPG provides further guidance on, promotes the development of a range of appropriate visitor accommodation to address the needs identified within the Snowdonia National Park.

² The Scarborough Tourism Economic Activity Monitor.
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5 Sustainable or Eco Tourism

- 5.1 The important role of tourism within the local economy is recognised by the Authority, and policies within the ELDP are supportive of sustainable tourism development, in particular Strategic Policy I.
- 5.2 Sustainable tourism is as defined by the European Charter for Sustainable Tourism, *'is any form of development, management or tourist activity which ensures the long-term protection and preservation of natural, cultural and social resources and contributes in a positive and equitable manner to the economic development and well-being of individuals living, working or staying in protected areas.'*
- 5.3 The International Ecotourism Society defines Ecotourism as, *'responsible travel to natural areas that conserves the environment, sustains the well-being of the local people, and involves interpretation and education.'*

Features that would assist in establishing a Sustainable Tourism Proposal:

- Does not have an adverse impact on the Special Qualities of the National Park.
- Does not have an adverse impact on the landscape, protected landscape areas or features, heritage or biodiversity importance including listed buildings, scheduled ancient monuments and Registered Historic Parks and Gardens.
- Avoids adverse impacts on undesignated features of the historic environment or includes appropriate measures to mitigate against any such impacts.
- Gives people the opportunity to understand and enjoy the 'Special Qualities' of the National Park such as its outstanding beauty, tranquility, historic environment and culture.
- Serve visitors and residents alike and generate benefits for the local economy and services.
- Be in a sustainable location within, or close to, existing settlements, or within an existing tourism attraction with existing facilities and infrastructure.
- Be accessible to different modes of transport e.g. train, bus, cycle tracks and walking routes.
- Have good connections with the existing road network.
- Consider all ability access.
- Makes appropriate use of existing buildings and previously developed land.
- Respects the setting of existing building(s) in terms of scale, design and materials.
- Is energy efficient and makes use of renewable resources without harming the environment.
- Conforms to the policies of the ELDP.

6 Landscape Considerations

- 6.1 In order to conserve and enhance Snowdonia's landscape whilst also fostering the economic and social well-being of local communities within the National Park, **it is vital** that every development fits unobtrusively within a suitable location without causing significant adverse effects on the Special Qualities and visual amenity of the Park, or any protected and designated sites.
- 6.2 Information and guidance regarding landscape considerations for development can be found in SPG 7: Landscapes and Seascapes of Eryri and SPG 13: Landscape Sensitivity and Capacity Assessment.
- 6.3 An Environmental Impact Assessment (EIA) may be required for developments that are located in, or partly within a 'sensitive area' or fall within Schedule 2 of the Regulations³ and exceed the relevant thresholds. A Landscape and Visual Impact Assessment (LVIA) would be required in these circumstances. The LVIA should be undertaken in accordance with the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (Landscape Institute and Institute of Environmental Management and Assessment (2013) or any subsequent updates and be undertaken by a landscape professional. Where planning applications raise concerns about effects on the landscape and/or visual amenity the Authority may require a Landscape and Visual Appraisal. This would entail a short report with a description of the site, its landscape characteristics, natural and built heritage features, night-time character and the location and nature of public/residential views of the site. Photographs, an annotated site layout plan, and sketch illustrations are helpful to explain the existing site and the development proposal. The report would need to demonstrate how the planning proposal positively addresses the landscape and visual issues.
- 6.4 In order to maintain the distinctiveness and the character of settlements within the National Park, it is important that the scale and sustainable design including materials of the development must be appropriate and conform to its surroundings. Within **Development Policy 6: Sustainable Design and Materials** of the ELDP, requirements are listed to ensure appropriate sustainable development within the National Park. As stated in para 4.20 of the ELDP, the rich tradition of construction styles and variety of materials which characterise the local architectural vernacular are a significant part of the National Park's character. Although some of these existing buildings aren't of 'Listed Building' status, traditional buildings still require protection from inappropriate development – see Development Policy 7: Listed and Traditional Buildings.
- 6.5 Additional information and guidance regarding sustainable design and development within the National Park can be found in SPG 1: Sustainable Design in the National Parks of Wales, and SPG 12: Enabling Sustainable Development in the Welsh National Parks.
- 6.6 Consideration will not only be given to the visible aesthetic features of an area of land, as Snowdonia's landscape also consists of a Historic and Cultural landscape, a Geological landscape, Landscape Habitats, and a Visual and Sensory landscape. These will all be material considerations when determining planning applications within the National Park.⁴
- 6.7 In addition, other material considerations which may need to be assessed regarding

³ The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017.

⁴ LANDMAP can provide this information for the site and its visual context. This baseline information can be accessed through the Lle portal and Archwilio, or through <https://landmap-maps.naturalresources.wales/>. Natural Resources Wales have produced systematic instructions on how to use the resource in [GN2 Accessing LANDMAP Information](#).

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landscape and location include Ancient Woodland designations, Tree Preservation Orders, Local Nature Reserves, National Nature Reserves, Sites of Special Scientific Interest (SSSI), Special Protected Areas (SPAs), Special Areas of Conservation (SAC), and RAMSAR sites, and other areas of ecological significance.

7 The Welsh Language and the Social and Cultural Fabric of Communities

7.1 As stated within the ELDP, the Welsh language is fundamental to the cultural richness of Snowdonia. The Welsh language is part of the social and cultural fabric of all the communities in Snowdonia. The maintenance and the prosperity of the language in the future forms an obvious part of the work of protecting heritage within the Park, and thus fulfilling one of the main aims of the National Parks and their related duty to ‘foster the social and economic wellbeing of local communities’.

7.2 PPW (Edition 10) para 3.25 states the following regarding the Welsh Language and Placemaking;

‘The Welsh language is part of the social and cultural fabric and its future well-being will depend upon a wide range of factors, particularly education, demographic change, community activities and a sound economic base to maintain thriving sustainable communities and places. The land use planning system should take account of the conditions which are essential to the Welsh language and in doing so contribute to its, use and the Thriving Welsh Language well-being goal.’

7.3 With regard to promoting Healthy and Sustainable Communities, one of the ELDP objectives is to promote measures to encourage development that supports the vibrancy of the Welsh language and protect communities from developments that are insensitive to impact on the Welsh language. This conforms to the Wellbeing of Future Generations goal of a Wales of vibrant culture and a thriving Welsh language. This is established primarily within Development Policy 18: The Welsh language and the Social and Cultural fabric of communities and SPG 3: Planning and the Welsh Language.

Development Policy 18: The Welsh language and the Social and Cultural fabric of communities (18)

In determining all planning applications within the National Park the needs and interests of the Welsh Language will be taken into account. This will be achieved through:

- i. Supporting development which maintains or enhances the integrity of the Welsh language.
- ii. Refusing development which, due to its size, scale or its location, would cause significant harm to the character and language balance of a community. To be able to make an informed decision on applications that may have an effect on the future of the Welsh language within communities, applicants will be required to submit a:
 - a) ‘Community and Linguistic Statement’ to accompany a planning application for unanticipated windfall sites of 5 or more residential units, a commercial, industrial or tourist development with an area of 1000m² or more; a development which is likely to lead to the loss of community facilities or employment opportunities and a tourism development creating ten or more holiday units.
 - b) More detailed assessment in the form of a ‘Community and Linguistic Impact Assessment’ to accompany a planning application where developments are on a larger scale. Larger developments in this case are regarded as proposals which are substantially above the thresholds outlined in criterion (a) and are likely to be located on unallocated sites, have some significance beyond the National Park boundary and be unrelated to specific policies in the Plan.

- iii. Mitigating against any adverse effect through requiring, in appropriate circumstances a financial contribution through a Section 106 agreement.
- iv. Encouraging all signage by public bodies and by commercial and business companies to be bilingual or in Welsh only to protect and promote the distinctive cultural amenity of the National Park.
- v. Encouraging the use of Welsh place names for new developments, house and street names.

7.4 Elaborating on the criteria within Development Policy 18, it is adopted and stated within SPG 3: Planning and the Welsh Language (September 2011) para 8.3

'If, in the opinion of the Planning Authority, it can be clearly demonstrated that the development is likely to have a negative effect on the community and on the Welsh language, it will be possible for the Planning Authority to refuse the application solely on these grounds.'

Further guidance regarding development proposals in relation to the Welsh Language, and advice for the preparation of the statements and assessments discussed in criteria (ii), can be found in SPG 3. In addition, the National Park Authority will encourage Welsh names for new developments and bilingual or Welsh Language signage as outlined in criterion (iv) of Development Policy 18.

7.5 Further guidance can also be found within TAN 20: Planning and the Welsh Language.

8 Supporting documentation with planning applications

- 8.1 Guidance within appendix 1 informs of the general range of landscape issues relating to Visitor Accommodation that Planning Officers need to consider when assessing development proposals in order to ensure and safeguard the conservation and enhancement of the National Park's 'Special Qualities'. The following guidance regarding supporting documentation with planning applications, informs of the possible information Planning Officers may request in order to conduct an appropriate assessment to reach an informed decision regarding each development proposal.

In order to assist the determination of applications, Planning Officers can request additional information where appropriate, such as;

- Landscape and Visual Impact Assessment for EIA development, or Appraisal (to demonstrate how the planning proposal positively addresses the development's landscape and visual context).
- Landscaping Plan.
- Ecological Assessment; including protected species survey.
- The proposed building materials, detailing and use of colour (to complement local building vernacular and/ or achieve good landscape integration).
- Management Plan (for matters such as traffic/parking and restoration/remediation plan of any features should the use cease).
- Lighting scheme, (to dark sky standards and to avoid intrusive night time effects beyond the site).
- Business Plan for an agricultural diversification scheme or for an existing visitor attraction.
- Community and Linguistic Statement and/or Impact Assessment.

When submitting a planning application, the Authority will expect developers to provide sufficient evidence to support the application. Where Planning Officers deem it appropriate, this evidence could include the following;

- The reason for wishing to extend (where relevant).
- Evidence of Biodiversity Enhancement proportionate to the scale of development (see para 3.3 of SPG)
- The significant and permanent environmental and biodiversity improvements proposed. These could include⁵;
 - more effective year-round landscaping,
 - reduced densities in areas visible from public view, in combination with additional planting (which will not subsequently be increased),
 - the use of recessive landscape colours and materials to elevations and roofs of development seen from the wider landscape,
 - improved frontages and entrances to the site,
 - improved visitor amenity and facilities such as play areas within the site.
- As part of the planning application, applicants will be expected to produce a Masterplan to a professional standard of the site including any landscaping proposals clearly showing existing facilities and layout and the proposals for change.
- Consideration of the Dark Sky Designation and conserving dark night-time landscapes.
- Drawings showing location of existing landscape features (trees, shrubs, planted areas, hedges etc.) including any loss or retention of any of this vegetation in the proposals.
- An Ecology Assessment including a tree survey may be required if there are any trees with root protection zones on or near the site.
- Location and retention of historic landscape features.
- Detailed design drawings and written specifications for hard landscape features for example: retaining structures, paving, surfaces, edgings, steps, boundary treatments, lighting, street furniture, car parks, structures, play equipment, storage areas, cycling facilities, signage, areas of gravel, boulders, fountains and other elements in the external works.
- Detailed design drawings and written specifications for soft landscape features e.g.: earthmoving and changes to site contours, removing or filling with soil, including levels information or cross sections to indicate any significant changes in levels. In addition: areas to be seeded, covered by turf or planted with trees, shrubs, groundcover, herbaceous planting, hedges, natural watercourses, ponds, etc.
- Where appropriate, visuals and photos from key viewpoints to demonstrate the visual impact of a development.
- Measures for the protection of trees and vegetation to be retained.
- Details associated with temporary access roads, compounds, storage areas for construction.

Should the evidence provided by developers be insufficient for a Planning Officer to appropriately and accurately assess the site and proposed development, the application will be refused.

⁵ This is relevant to applications regarding Development Policy 22 and Development Policy 23, and is not applicable to development considered under Development Policy 29.
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Part Two: Information and Guidance on Specific Developments

9 Serviced Accommodation

- 9.1 The benefits of hotels and guest houses to local communities are recognised by TAN 13: Tourism, as is the impact the loss of hotels to alternative uses. TAN 13 states that:
“The conversion of hotel stock to alternative uses can weaken a seaside town’s ability to retain its resort status, and this issue should be addressed in development plans for such areas. Care should be taken not to use the planning system to perpetuate outdated accommodation for which there is no longer a market demand.”
- 9.2 In recent years there has been a loss of guest houses and hotels within the National Park, especially in coastal areas. This loss has been a result of the change of use from guest houses to self-catering units and other non-tourist uses. Whilst the Authority recognises that accommodation needs within the National Park changes over time, there is still a market for hotels and guest houses and they are an important part of the range of accommodation offered to visitors to the park.
- 9.3 Serviced accommodation can make a greater contribution to the National Park economy. The coastal areas are particularly dependant on the availability of serviced accommodation as it provides jobs and ensures that visitor spend is within the local area. The Authority will seek to maintain the serviced accommodation sector by supporting the improvement of facilities and services provided by this sector and the upgrading of existing accommodation.
- 9.4 Due to the importance of hotels and guest houses as outlined above, and in accordance with Development Policy 28: New Build Serviced Accommodation, **proposals to convert or change of use of serviced accommodation to other uses, particularly if those uses mean that the conversion back to serviced accommodation in the future will not be possible, will be resisted.** The only exception would be to meet a recognized need for affordable housing. Para 6.38
- 9.5 Where a new use is proposed for an Existing Serviced Accommodation, as stated in Strategic Policy H: A Sustainable Rural Economy, and further explained in para 6.5 of the LDP, it is **required** that proposals for the re-use of existing employment land or buildings⁶ (other than in key employment sites⁷) provide evidence demonstrating that the retention of the employment or business is no longer commercially viable and it cannot be re-used for similar or alternative employment purposes following being actively advertised on the market for at least a year. Para 6.5
- 9.6 The provision of high quality serviced accommodation is more likely to be sustainable as part of an existing tourist attraction and therefore conforms to the principles of sustainable tourism (as outlined in section 5) and with the criteria of **Strategic Policy I: Tourism**. This policy is both relevant for tourist attraction and accommodation. Moreover, there will generally be a presumption to improve existing attractions and accommodation as part of this policy. Para 6.37, 6.38
- 9.7 The following diagram provides guidance on the most relevant sections of the ELDP to be considered when determining an application for Serviced Accommodation:

⁶ This includes hotels, hostels and guest houses.

⁷ Located in Bala, Dolgellau and Harlech – see Background Paper 4: Assessment of Employment Land, and Proposal and Inset maps for further information regarding these sites.

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Diagram 1

10 New Build Serviced Accommodation

10.1 New build serviced accommodation will be permitted within and adjacent to the main built up areas of the local service centres, service settlements, and the secondary settlements, providing it conforms to all the relevant policies within the ELDP and National Policy Guidance.

Para 6.37

10.2 However, within Housing Development Boundaries (see Proposals Maps and Inset Maps Document); if there is an identified need for affordable housing, **priority will be given to Affordable Housing**. This will only be applicable should there be a competition for the development of a particular site between New Build Serviced Accommodation and Affordable Housing. In addition, Serviced Accommodation would be in preference to Self-serviced Accommodation, for reasons outlined in para. 9.1-9.3.

Para 6.37,
6.38

Development Policy 28 : New Build Serviced Accommodation (28)

New build serviced accommodation will be permitted within or adjacent to the main built up area of local service centres, service settlements, and secondary settlements providing the following criteria are met:

- i. The proposal is not on a site which is required for local affordable housing need
- ii. The scale and design of the development is compatible with its setting.

The change of use of serviced accommodation to the non-serviced sector, or its conversion to other non- tourist uses which would prevent its subsequent re conversion back to serviced tourist accommodation, will not be permitted within the National Park unless to meet a recognised need for affordable housing.

10.3 As stated within para 6.35 within the ELDP, new tourist developments will only be supported where it can be demonstrated that there will be no adverse effects on the character of Snowdonia's 'Special Qualities'; developments must also be located near a main road and therefore place no extra pressures on minor rural roads which may be unsuitable and should not cause a significant increase in car borne traffic.

Para 6.35

10.4 The following diagram provides guidance on the most relevant sections of the ELDP to be considered when determining an application for New Build Serviced Accommodation:

ELDP 2016-2031 Guidance for New Build Serviced Accommodation:

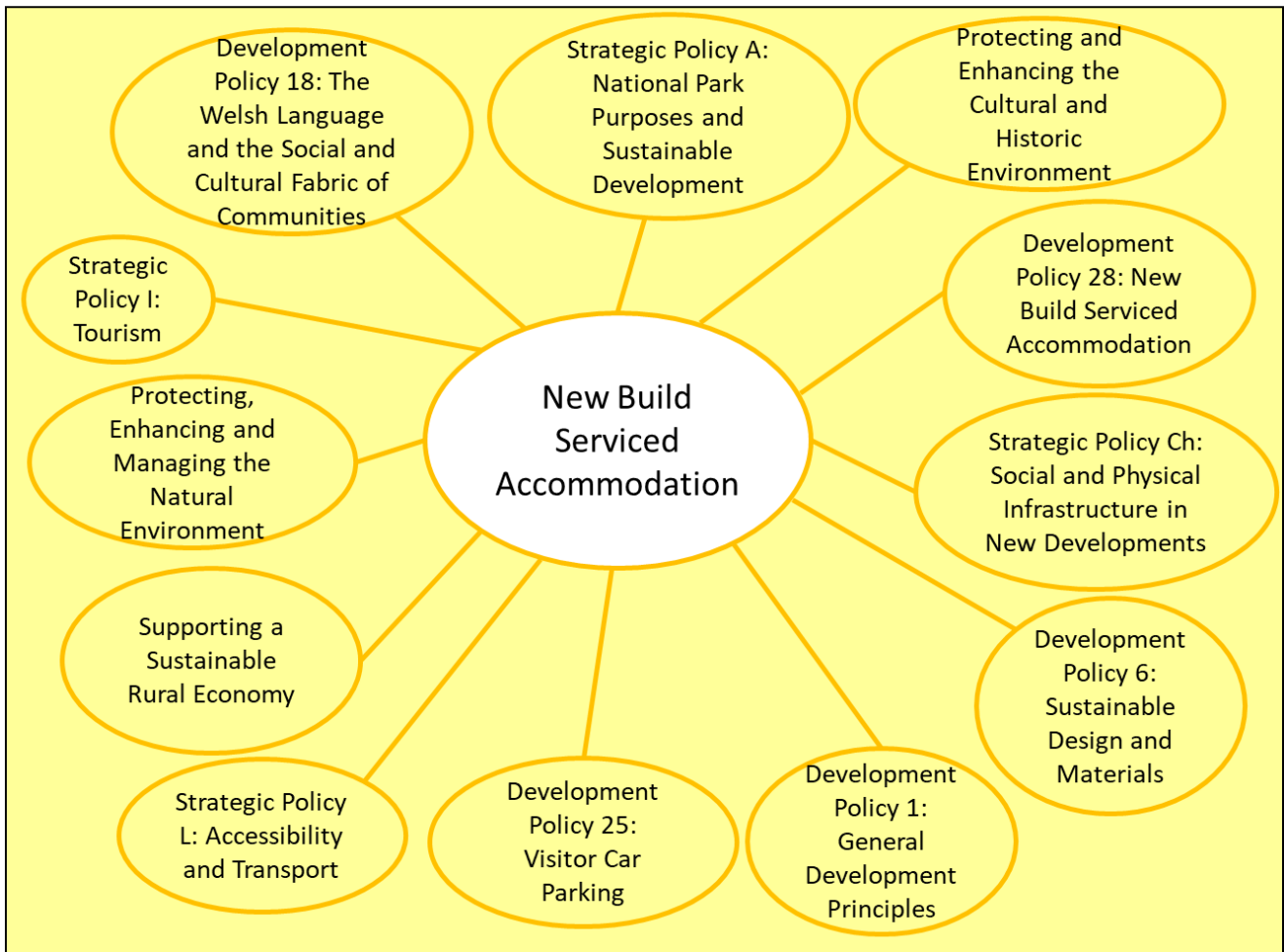


Diagram 2

11 Self-Serviced Accommodation and Conversions

11.1 The number of self-serviced units within the National Park is significant, with a large percentage of these units located along the coastal areas. Evidence collected and presented in the Tourism Background Paper as part of preparing the ELDP, indicated that there is an over provision of self-catering accommodation within the National Park. Such accommodation includes caravans, chalets and also self-catering holiday houses, cottages and flats.

11.2 **In the case of New Self-Catering Accommodation, proposals will be subject to a condition as follows;**

*'The self-catering holiday accommodation hereby approved shall be for short term holiday use only, and shall not be used as a second home or for the sole or main residence of the occupiers. No person shall occupy the holiday accommodation hereby permitted for a continuous period of more than 28 days in any calendar year. **An up to date register of the names of all occupiers, including their main home addresses shall be maintained and the information made available upon request for inspection by the Local Planning Authority.**'* The Authority will make a request to see a register of occupants staying at the property to ensure that the condition is being adhered to.

11.3 **Development Policy 9: Conversion and Change of Use of Rural Buildings** within the Visitor Accommodation context supports the conversion of rural buildings for use as short term (not exceeding 28 consecutive days per occupant) as good quality self-catering properties as part of an existing rural enterprise scheme to benefit the local economy of the National Park. The Authority will request to see a register of residents staying at the property to ensure that the condition is adhered to.

Para 4.31

The definition of a Rural Enterprise Scheme is contained in Technical Advice Note 6 (para 4.3.2):

'...qualifying rural enterprises comprise land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support services (including agricultural contracting), tourism and leisure enterprises. Development plans may include a broader definition of qualifying rural enterprises where this can be justified by specific local evidence.'

11.4 If the conversion is part of an agricultural diversification scheme the Authority would require evidence that the proposal is secondary to the use of the livestock or crop production and the proposal takes place on a holding which is registered as an existing agricultural business. A 'secondary' use in this context, should be subservient to the main original use in terms of scale and activity, and make an economic contribution to maintain or improve the long term ability of the farm holding to work successfully as an agricultural enterprise. Farm plans would also be useful to support an application to demonstrate how the short term self-serviced holiday accommodation fits into the wider farming picture. Providing information to demonstrate the validity of the agricultural business and to demonstrate how the self-catering accommodation will contribute to the overall farming context of the business is essential to ensure that the planning application conforms to the requirements of Development Policy 20: Agricultural

Para 6.29,
6.30

Diversification, and will avoid further queries and delays further down the line.

11.5 Other existing rural enterprise schemes that are in line with the definition in TAN 6 should provide evidence that the existing rural enterprise scheme is an established enterprise along with a business plan for the enterprise to demonstrate how the short term self-serviced holiday accommodation fits in with the wider rural enterprise scheme. The Authority will use a Planning obligation or planning condition to tie the converted building to the land, so as to discourage the subsequent fragmentation of the enterprise scheme by separate sale of the building and to prevent them being sold separately without further application to the authority.

Para 4.31

11.6 Converting Rural Buildings can be beneficial as they encourage the reuse of underused or redundant buildings, which may enable traditional buildings to be brought back into use and preventing deterioration. Sympathetic Reuse and Refurbishment of Traditional Buildings can make a positive contribution to the built environment of the National Park. However, where the proposal involves a listed building or a building of traditional form or design, the proposal must conform to Development Policy 7: Listed and Traditional Buildings. Officers will require a Structural Survey undertaken by an Independent, appropriately qualified Structural Engineer should there be doubt over the structural stability of the building.

Para 4.30

11.7 A protected species survey will be required to support an application for the conversion of rural buildings. Due to the seasonality of the surveys, these need to be considered at the early stages of developing the planning proposal to avoid delays in the processing of the application.

Para 3.4

11.8 The following diagram provides guidance on the most relevant sections of the ELDP to be considered when determining an application for Self-Serviced Accommodation:



Diagram 3

12 Improvements to existing chalet and static caravan sites

12.1 TAN 13 (Tourism) states that: *'New and extended sites should be effectively screened, and planned so as not to be visually intrusive. And in some cases to facilitate improvement or relocation, local planning authorities may need to consider some expansion of the area covered by a site, so that improved layouts and better landscaping can be implemented. Local Authorities may also need to consider dividing large sites into smaller units to reduce the overall environmental impact.'*

12.2 Within the Authority's SPG 13: Landscape Sensitivity and Capacity Assessment (October 2016), a study was conducted to review the Sensitivity of Wind Energy, Solar Energy, Overhead Lines, Mobile Masts and Static / Chalet Parks to Wales' Landscape. The data findings on Overall Sensitivity to Static Caravan / Chalet Sites demonstrate that sensitivity is on the medium to very high spectrum throughout the National Park with no Landscape Character Areas (LCAs) on the low to medium spectrum. (See SPG 13: Landscape Sensitivity and Capacity for the full data findings on Overall Sensitivity to Static Caravan / Chalet Sites within each LCA).

Para 6.34,
6.39

12.3 The openness of coastal areas are not suited to caravan development, as the landscape has few natural landforms or areas of woodland which would offer screening; and are often overlooked by higher ground. The majority of the large sites are located along the Ardudwy Coast and have a significant effect on the landscape. For this reason the aim of the policies within the ELDP are to reduce the impact of the existing sites by not allowing any addition to the number of existing pitches or new sites. The Authority will however support the upgrading of facilities within sites. Exceptionally, site extensions could be permitted **without increasing pitches**, if this is part of an overall environmental improvement to the site and results in reducing the overall impact of the site on the surrounding environment.

Para 6.40

In line with TAN 13 Tourism, **Development Policy 22: Chalet and Static Caravan Sites** within the ELDP supports the environmental improvement and upgrading of facilities on static caravan and chalets sites to reduce their impact on the landscape of the National Park. There are areas in the National Park where large static caravan sites have a significant impact on views within, into and out of the National Park. The caravan units are set in regimented rows with little or no screening to soften their impact on the landscape. They also have little or no internal landscaping in order to break up the denseness and regularity of development within the site.

12.4 **Development Policy 22: Chalet and Static Caravan Sites** is the primary policy. If a site extension is proposed, **the applicant will need to clearly demonstrate how the development benefits the site and is a genuine proposal to reduce environmental impacts (including the impact on the Dark Sky Reserve) and is not an attempt to simply extend boundaries to create more space for development within the site.** As an example, a physical extension could be supported if this helps to reduce densities within a caravan park, does not increase pitches and does create more space for landscaping leading to an improved overall layout.

Para 6.40

12.5 Where the application also includes significant and permanent environmental improvements, the Landscape and Visual Impact Assessment (LVIA) would need to demonstrate a net benefit to the landscape and visual amenity of the National Park. Benefits should be focussed towards areas of the existing development that currently

Para 6.39,
6.40

have an adverse landscape and visual effect.

12.6 See section 8 for further guidance.

13 Touring and camping sites

- 13.1 **The Authority will not support the provision of new touring or camping sites within the National Park.** Touring and camping sites may be defined as the use of land (for pitches) where visitors bring their own temporary holiday accommodation in the form of tents or touring caravans/campervans. The purpose of **Development Policy 23: Touring and Camping Sites** is to secure improvements to existing sites within the National Park, not to allow the creation of new sites. These improvements include both environmental and internal landscaping improvements to the site. The main aim of the policy is however **not** to allow for the increase in numbers of pitches on existing sites but to improve existing facilities and to minimise any impacts on the environment. An increase in the number of pitches will only be permitted on appropriate sites where there are significant environmental improvements proposed and a reduction in impact on the surrounding landscape. The Authority will have to be satisfied that the overall improvements to the site are significant enough to warrant the increase in pitch numbers. Para 6.41, 6.42
- 13.2 Sites which are seeking an extension already need to be well screened from main public viewpoints and the scale of any increase in pitches should be appropriate with its surroundings and in keeping with the size of the existing site. Extensions must be physically attached to the existing site. Improvements could include the moving of existing pitches to another part of the site that is better screened within the landscape setting or by providing additional new screening on the boundary and within the site. Para 6.41
- 13.3 The Authority will require a detailed plan to a professional standard of the existing and proposed internal landscaping improvements as part of the extension or upgrading proposals. See section 8 for further guidance. Para 6.41
- 13.4 If the site extension includes the addition of 10 or more pitches then the Authority will expect a Linguistic Impact assessment to be submitted along with the application. Para 5.47
- 13.5 Consideration will also be given by the Authority to the cumulative effect on the landscape of any increase in units on individual sites especially where there are a large number of sites close to each other. This may require the submission of additional supporting documentation, see section 6 and 7 for further guidance. Para 6.43

14 Application for season extensions on Touring Caravan Sites

- 14.1 Consideration will be given to the extension of the season on touring sites for caravans that are on tour, providing the site is already well screened. Existing screening by mixed deciduous and evergreen trees will be a particularly important consideration in this instance to ensure that the site is well screened throughout the year. Where there would be an increase in the impact on the landscape during the winter months the application would not be looked upon favourably.

15 Touring Caravans - Winter Storage

- 15.1 Applications for winter storage of touring caravans will be considered against the relevant policies in the Local Development Plan (as outlined previously) including **Development Policy 2: Development and the Landscape** and **Development Policy 1: General Development Principles**. Winter storage of touring caravans can have a negative impact on the landscape of the National Park, particularly if the proposed site is not well screened. The Authority will support storage within existing buildings (where suitable) to minimise the impact on the landscape, or on areas within the site that are well screened and hidden from public views. If the proposed winter storage site is not well screened, the Authority will not consider the scheme appropriate.

16 Application for season extensions on Static Caravan and Chalet Site

- 16.1 Applications permitted for extending the season on Static Caravan Sites will be subject to the following condition;

'The caravans shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. No person shall occupy the holiday accommodation hereby permitted for a continuous period of more than 28 days in any calendar year. The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.'

- 16.2 Applications permitted for extending the season on Chalet Sites will be subject to the following condition;

'The chalets shall be occupied for short term holiday use only, and shall not be used as a second home or for the sole or main residence of the occupiers. No person shall occupy the holiday accommodation hereby permitted for a continuous period of more than 28 days in any calendar year. An up to date register of the names of all the occupiers, including their main home addresses shall be maintained and the information be made available upon request for inspection by the Local Planning Authority.'

17 Alternative Holiday Accommodation

17.1 In recent years there has been a significant development in the types of alternative self-catering temporary/mobile accommodation on the market (see list below). They have become increasingly popular, and 'glamping' is now another type of holiday experience. The revised LDP 2016-2031 has introduced Development Policy 29: Alternative Holiday Accommodation to support small-scale alternative holiday accommodation proposals within the Snowdonia National Park.

Para 6.43

17.2 The Authority recognises the contribution that these novel forms of alternative self-catering accommodation can make in providing a wider range of accommodation on offer within the National Park, and also provide wider benefits to the local economy.

Para 6.43

17.3 The types of accommodation that would be considered under this policy are low impact and small scale in nature. They are generally less intrusive than the more traditional static and touring caravans as their purpose is to ensure the quiet enjoyment of the area by visitors, and to provide a kind of 'back to nature experience'. As a result, they can be considered as Alternative Low Impact Sustainable Holiday Accommodation. **It is recognised that the market is continually developing therefore each proposal will be considered on its individual merits in accordance with all relevant national local planning policy and guidance, taking any material planning considerations into account.**

Para 6.43

These various types of accommodation include:

- Pods
- Teepees
- Yurts
- Shepherds Huts
- Wagons
- Trailers
- Roulotte
- Geodomes
- Treehouses

This list is not exhaustive.

17.4 As Alternative Holiday Accommodation developments within the National Park are considered as a 'new' and different type of offering, it is encouraged to explore **innovative** sustainable visitor accommodation that preserves and enhances the 'Special Qualities' of the National Park, as well as promoting opportunities for the understanding and enjoyment of the 'Special Qualities' of the area, by the public, whilst also fostering the economic and social wellbeing of local communities. Proposals that are based on the principles of sustainable tourism as identified in section 5, which promote opportunities for the understanding, and enjoyment of the Special Qualities of the National Park will be supported.

Para 6.43

17.5 In order to avoid the proliferation of sites and adverse cumulative impacts, and to support the local rural economy of the National Park, **only proposals that are part of a genuine agricultural diversification scheme or are ancillary to a new or existing tourist attraction will be acceptable.**

Para 6.44

17.6 A 'tourist attraction' is defined as a place that offers leisure, adventure, culture, or amusement, drawing people to visit and experience the particular offering within the site itself. The attraction should stand on its own merit, and not be reliant on ancillary enterprises such as cafes, or the proposed alternative holiday accommodation development in order to conform to criteria adopted within para 6.50 of the ELDP 2016-

Para 6.50

2031. Tourist accommodation are considered as 'facilities' rather than an 'attraction'.

The Authority will require evidence that the proposal is part of an **agricultural diversification scheme** which takes place on a holding which is registered as an existing agricultural business. A Farm Plan would also usefully support applications to provide more information on the viability of farms and the case for diversification. (See para 11.4 of this SPG for further guidance). Proposals will need to conform to the requirements set out in TAN 6: Planning for Sustainable Rural Communities and **Development Policy 20: Agricultural Diversification- criterion (i – iv)**. The Authority believes that the holder of the agricultural unit should benefit from the diversification. The Authority will not look favourably on applications which may lead to the fragmentation of the agricultural unit.

Para 6.30,
6.31, 6.49

If the proposal is to support an **existing visitor attraction**, then a business plan will need to be provided for the enterprise to demonstrate that the visitor attraction will not be solely reliant on the alternative accommodation and the tourist attraction is still viable, and will still continue to function ensuring that the site does not become solely alternative accommodation. A condition will be attached to the permitted proposal, which will state that should the existing visitor attraction cease then the alternative accommodation units will have to be removed.

Para 6.50

- 17.7 The main considerations will be **the need to protect the landscape**, therefore any proposal for this development will **need to be small-scale and in an unobtrusive location**. In this context, small-scale relates to the capacity of the chosen site to assimilate the development and where the development does not compete for visual attention with the natural landscape.

Para 6.45

Pods are usually constructed off site and are transported on to site as a completed unit. For the avoidance of doubt, large chalet type structures will be treated in planning policy terms the same as static caravans and chalets and therefore considered in accordance with **Development Policy 22: Chalet and Static Caravan sites** of the ELDP. Under this policy the Authority would give favourable consideration to the replacement of static units with pods as part of an overall site improvement plan if appropriate.

Para 6.46

- 17.8 **Developments will need to be in locations that are already well screened by existing landforms and vegetation, where the units can be readily assimilated into the landscape and have an unobtrusive visual impact in the wider landscape. Developments that do not fall within this description, will not be permitted. Locations that are well screened by existing woodland or a treescape setting that can provide adequate screening (including winter) are preferred, including natural features, effective traditional boundaries or farm structures. Supplementary landscaping would be welcomed where adjoining existing woodland – although should not be used to make an ineffectively screened development acceptable.**

Para 6.45,
6.46

- 17.9 **The Authority will require a detailed plan showing the proposed development, views of the site (with photographs) and existing landscaping when presented with an application.** Unsuitable sites in the open countryside where there are no existing natural screening or when the development is in a sensitive and/or prominent location, will not be permitted. Excessive / significant excavation will not be permitted, especially within tree root protection areas. Sympathetic excavation may be permitted where appropriate, providing an appropriate working methodology is used, i.e. no heavy machinery in areas that would cause detrimental effects to the landscape. Para 6.45
- 17.10 Where planning applications raise concerns about effects on the landscape and/or visual amenity, the Authority will require a Landscape and Visual Impact Assessment/Appraisal, including photomontages from viewpoints agreed with the Authority. See section 6 and 8 for further detail. Para 6.45
- 17.11 Views of the site from public vantage points agreed with the Authority will also be critical in assessing the suitability of any given site. Where appropriate, a Landscape and Visual Impact Assessment (LVIA) and photomontages from viewpoints agreed with the Authority will be required. The development should respect the natural contours of the landscape and respect and protect views. The **nature, location and siting, size, height, scale, design and colour** of the accommodation units will be critical in this respect. Generally, the dimensions of the structures will be determined by the capacity of the site and its ability to screen them from public vantage points. Hard standing, fencing and other man made features should be avoided. Additionally, in order to protect the National Park's Dark Sky Designation, no obtrusive outside lighting will be permitted. Para 6.45
- 17.12 The development must demonstrate that the accommodation units are truly temporary in nature and capable of being moved, or dismantled and moved, depending on the structure of the unit(s) when no longer in use. The visual impact of the site during the winter months, when there are no leaves on the trees, will be an important consideration. Whether the development will be permitted to remain all year round will depend on the proposal and setting. Para 6.45, 6.46, 6.47
- 17.13 As alternative holiday accommodation are temporary in nature, should the use cease, the alternative holiday accommodation will have to be removed, therefore, the Authority will require a detailed strategy outlining how the land will be returned to its original condition and use if the proposed use ceases as part of the application. Permitted applications will be subject to a condition that ensures this. Para 6.47, 6.51
- 17.14 To prevent the installation of additional equipment / furnishings that will have adverse effects on the landscape and visual amenity around the site or in the vicinity of the accommodation units, relevant permitted development rights will be removed as part of any planning permission. Conditions will be imposed to restrict additional equipment / furnishings that will have adverse effects on the landscape and visual amenity. This is in order to ensure that the site remains as unobtrusive as possible and to reduce the visual impacts of man-made clutter in the countryside. Para 6.45, 6.46, 6.47
- 17.15 The emphasis of these developments is very much on small scale and 'back to nature' type developments where environmental and visual impacts are kept to an absolute minimum. Individual accommodation units should be of a modest size and they should provide only the most basic of facilities. Self-contained units with toilets and showers will not generally be supported in order to keep the units as small as possible and to minimise their impact upon the landscape, unless a compelling justification can be advanced. Para 6.47, 6.48, 6.39, 6.40

17.16 Criterion (iv) of Development Policy 29 directs that ancillary facilities, including toilets and showers, should be located within an existing building or as an extension to existing facilities. If no suitable buildings are available, the need for additional temporary and low impact facilities⁸ should be clearly demonstrated and they should be commensurate with the nature and scale of the development and the character of the site within which it is located. If the alternative holiday accommodation use ceases, these facilities must be removed and the site restored in accordance with details which should accompany the planning application.

Para 6.47,
6.48

17.17 This does not necessarily mean that the quality will be of a lower standard; the 'quality' of alternative holiday accommodation can be measured in terms of the uniqueness of the experience in creating a memorable visit and not only in terms of 'luxury' facilities; see link below for **Welsh Government's brochure on 'Glamping Quality Standard'** for qualities of high standard sustainable glamping that may be considered as an acceptable development within a National Park. As stated within the brochure, the purpose of this scheme is to maximise the business potential of glamping sites where assessment will be carried out in order to award accreditation and provide detailed feedback for further improvements. There are two levels of recognition within the Glamping scheme: Visit Wales Accreditation and Visit Wales Gold Award. The aim of the assessment is to highlight the strengths of the business, and provide support and guidance where lacking without disrupting the character, style or uniqueness of the business.

https://businesswales.gov.wales/sites/business-wales/files/tourism/WG31965_Glamping_Grading_Brochure_E.pdf

17.18 It is accepted that sites will be rural in nature and that most people will be arriving by private car. In order to promote sustainability, preference shall be given to those developments that facilitate and promote the use of public transport or cycle paths. See **Strategic Policy L: Accessibility and Transport** for further guidance. Additional parking spaces can have an adverse effect on the landscape. The development proposal should not lead to the creation of vehicular access or parking areas that would adversely affect landscape character. The creation or expansion of any car park should not be harmful to residential amenity or road access and be consistent with National Park purposes and the 'Special Qualities' of the National Park. Parking considerations will depend on the location, the existing landscape features in regards to screening and its visual impact.

17.19 The specific type of alternative holiday accommodation will need to be made clear within the application process, and a condition will be imposed when permitted to ensure that the development accords with the agreed plans. Should the need to change the type of accommodation arise, a new application or an application to vary the latter condition will need to be submitted, depending on the existing and proposed type of accommodation. As previously stated in para 11.2 with self-serviced accommodation, proposals will only be permitted for short-term self-catering holiday accommodation and this will be secured by a condition. The condition will limit the occupation by no more than 28 consecutive days per occupant in one calendar year and require a register of occupants to be kept and made available for inspection by the Authority on request.

Para 6.52

⁸ Low impact facilities could include compost toilet(s), solar powered lighting (dark sky compliant), rainwater harvesting, wood burning stove, gas burners etc.

Treehouses

17.20 Treehouses are often substantial timber structures constructed several metres off the ground within wooded areas. In addition to accommodation units they may also include elevated platforms and walkways with handrails and stairs. Rather than being physically attached to, or supported by trees they are often constructed on stilt like structures anchored in the ground. As a result they have an air of permanence, in that they cannot be easily dismantled. They may also have a greater potential impact on the surrounding landscape and trees than accommodation units at ground level, particularly in the winter months if located in a deciduous woodland. Treehouses may also be potentially harmful to tree health and structure, tranquillity and biodiversity, for example nesting birds and roosting and foraging bats, through the introduction of noise and artificial lighting. As other policies in the ELDP protect trees and woodlands, and ancient woodlands in particular along with historic parks and gardens, treehouse developments would be better suited to mature commercial conifer plantations, however each development proposal will be considered on its own merit.

17.21 This type of development will require an arboriculture survey and ecological input for example a protected species survey, along with the requirements stated in section 5-8.

17.22 The following diagram provides guidance on the most relevant sections of the ELDP to be considered when determining an application for Alternative Holiday Accommodation:

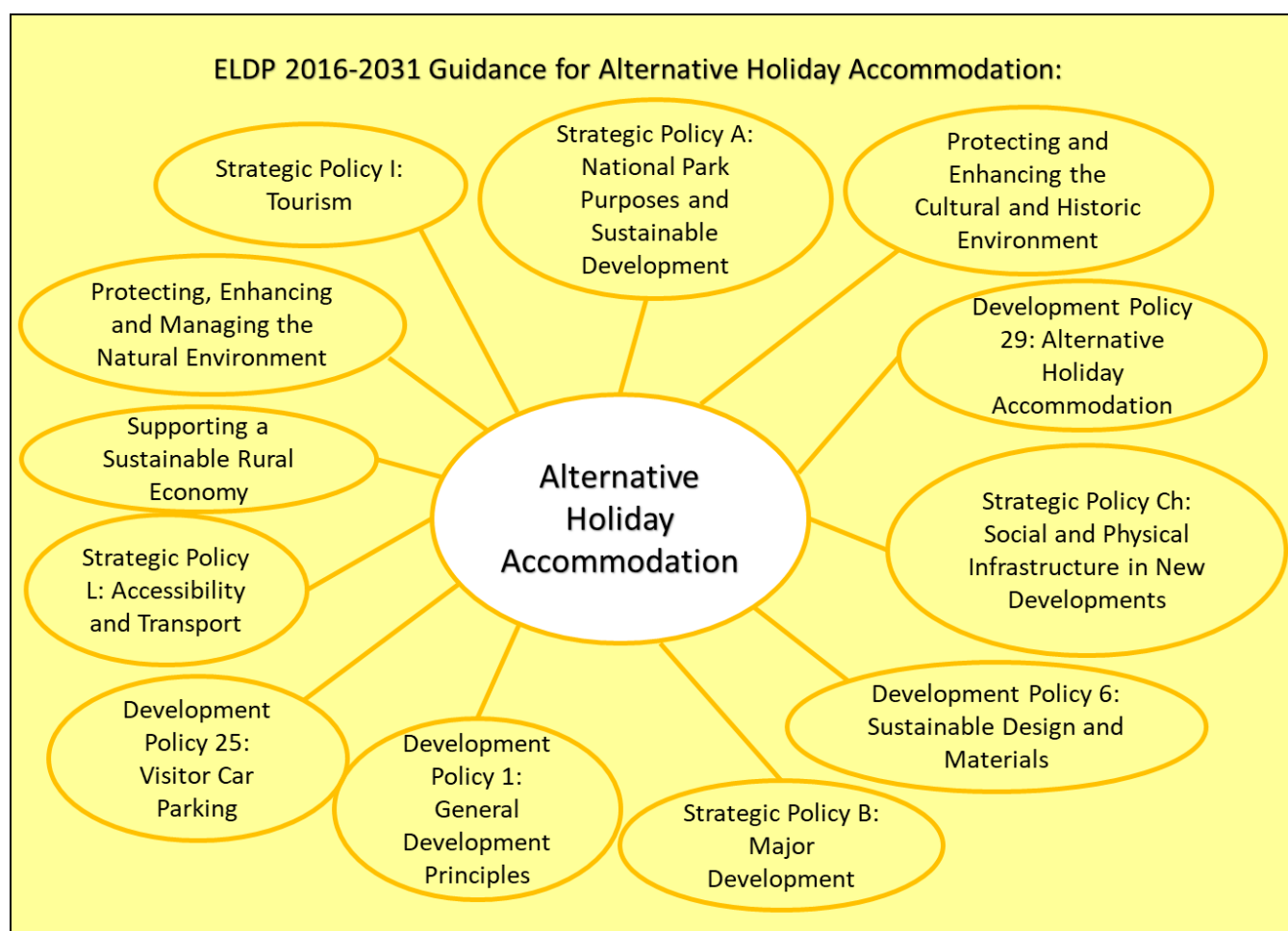


Diagram 4

Appendix 1: The Landscape Issues for Visitor Accommodation proposals to consider

- Site choice and layout is to make good use of existing landform, trees and enclosure for development and associated transient land uses (tents, touring caravans, car parking etc.) to be unobtrusive within landscape views.
- Sites that require considerable areas of new planting/screening for visual integration reasons are unlikely to be appropriate.
- Sites that are open and exposed to winds within coastal or upland areas are unlikely to be appropriate (the ability to screen development with new planting is very limited and these are challenging environments for camping/caravan type facilities).
- Focus new development and associated functional uses next to existing buildings - away from wilder, open areas to conserve natural qualities of the landscape and scenic views.
- Discrete, low density development and informal layouts fit best with natural patterns of landform, trees, hedgerows and rivers and help retain the special qualities visitors have come to the area to experience.
- Curved access roads, set out between existing trees/ landform, avoid formality and artificial straight lines in the rural landscape
- Any new buildings (WC/ wash rooms etc.) would need to be strategically located, be modest functional structures appropriate to a rural location with materials and colours chosen for the rural context and visual integration. Facilities are to be high quality rural/tourism in nature rather than municipal/ functional in nature.
- No obtrusive lighting is to be introduced to remoter areas. Any lighting should be limited and designed to Dark Sky Reserve Standards.
- Supplementary planting for screening, amenity and site character is to be incorporated. Planting choice is to reflect naturally occurring species and the degree of wind exposure. Cloddiau can help in exposed locations.
- An attractive setting and quality visitor facility is to be achieved. This requires careful specification of materials used for roads, buildings, stone walls and planting. Incorporation of vernacular building traditions, materials and use of colour. The use of craftsmanship in the construction of drystone walls, buildings and regrading of landform. Attention to the appearance of the site entrance, reception area and the maintenance of the site grounds.
- Proposals that enhance existing facilities, the quality of visitor experience and improve landscape integration, will be encouraged.

Appendix 2: Glossary

Agricultural Diversification Scheme	Broadening the economic base of farming activities is recognised as a means of improving the viability of the farm economy of the area. Diversification in the context of this SPG refers to activities that are contained within the definition of agriculture as defined in Section 336 of the Town and Country Planning Act 1990. Support and further details of this are provided for this in Development Policy 20 of the LDP.
Development (as defined in the Town and Country Planning Act 1990)	The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of the any buildings or other land.
Ecotourism (as defined by the International Ecotourism Society)	Responsible travel to natural areas that conserves the environment, sustains the well-being of the local people, and involves interpretation and education.
LANDMAP	A geographical information system for recording and managing landscape qualities and character.
Rural Enterprise Scheme (as defined by Technical Advice Note 6)	'...qualifying rural enterprises comprise land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support services (including agricultural contracting), tourism and leisure enterprises. Development plans may include a broader definition of qualifying rural enterprises where this can be justified by specific local evidence.'
Secondary Use	Be subservient to the main original use in terms of scale and activity, and make an economic contribution to maintain or improve the long term ability of the business (e.g. farm holding, tourist attraction) to work successfully as an (agricultural or rural) enterprise.
Supplementary Planning Guidance (SPG)	Formal guidance issued by the Authority that provides further detail in support of planning policies adopted within the Local Development Plan.
Sustainable tourism (as defined by the European Charter for Sustainable Tourism)	Any form of development, management or tourist activity which ensures the long-term protection and preservation of natural, cultural and social resources and contributes in a positive and equitable manner to the economic development and well-being of individuals living, working or staying in protected areas.
Technical Advice Note (TAN)	Technical Advice notes provide guidance issued by the Welsh Government.

Tourist Attraction	A place that offers leisure, adventure, culture, or amusement, drawing people to visit and experience the particular offering within the site itself. The attraction should stand on its own merit, and not be reliant on ancillary enterprises such as cafes, or the proposed alternative holiday accommodation development in order to conform to criteria adopted within para 6.50 of the ELDP 2016-2031. Tourist accommodation are considered as 'facilities' rather than an 'attraction'.
Validity (in the context of an agricultural diversification scheme)	Evidence testifying that the agricultural diversification scheme takes place on a genuine working farm registered as an agricultural holding and accords with the definition of 'Agriculture' as defined in Section 336 of the Town and Country Planning Act 1990.
Viability	Contribute to the overall context of the business. Make an economic contribution to maintain or improve the long term ability of the business (e.g. farm or tourist attraction) to work successfully as an (agricultural or rural) enterprise.