

Appendix 2: Proposed Changes to SPG 8: Visitor Accommodation following Members Working Group

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| 001 | Member | 3 & 8 | 3.3 & Textbox in Section 8 | <p>To include information regarding securing biodiversity enhancements following a letter from the Planning Directorate dated 23/10/2019, where the following is stated;</p> <p><i>'The purpose of this letter is to clarify that in light of the legislation and Welsh Government policy outlined above, 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.'</i></p> | <p><u>'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,</u></p> <p><u><i>"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..."</i></u></p> <p><u>(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."</u></p> <p><u>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.'</u></p> <p>[To include in Section 8, Textbox 2;]</p> |

¹ <https://gov.wales/sites/default/files/publications/2019-11/securing-biodiversity-enhancements.pdf>

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| | | | | | <input type="checkbox"/> <u>Evidence of Biodiversity Enhancement proportionate to the scale of development (see para 3.3 of SPG)</u> |
| 002 | Member | 6 | 6.4 | To include a statement regarding the safeguarding and enhancement of traditional buildings. | <p>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. <u>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.</u></p> |
| 003 | Member | 8 | 8.1 | Propose minor amendment for clarification purposes. | <p>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 <u>and safeguard the conservation and enhancement</u> the safeguarding 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.</p> |
| 004 | Member | 9 | 9.5 | To include reference to Strategic Policy H: A Sustainable Rural | <p><u>'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</u></p> |

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| | | | | Economy regarding criteria (viii) and (ix) for clarification purposes. | <u>para 6.5 of the LDP, it is required that proposals for the re-use of existing employment land or buildings² (other than in key employment sites³) 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.</u> |
| 005 | Member | 11 | 11.1 | To review the STEAM figures used in response to comment 008/003 in <i>Appendix 1 – Summary of comments received and officers’</i> | 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. Visitors staying in these types of accommodation do not make such a contribution to the local economy as they often bring provisions with them from their own homes. Many of the larger caravan parks offer a range of facilities on site thus reducing the need to spend in the wider surrounding economy. |
| 006 | Member | 11 | 11.3 | To include the full definition of ‘Rural Enterprise Scheme’ as stated in Technical Advice Note 6: Planning for Sustainable Rural Economy for clarification purposes. | 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. <u>The Authority will request to see a register of residents staying at the property to ensure that the condition is</u> |

² This includes hotels, hostels and guest houses.

³ 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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| | | | | | <p>adhered to. The definition of a rural enterprise scheme is contained in Technical Advice Note 6 (para 4.3.2)</p> <p><u>The definition of a Rural Enterprise Scheme is contained in Technical Advice Note 6 (para 4.3.2):</u></p> <p><i><u>'...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.'</u></i></p> |
| 007 | Officer | 11 | 11.4 | Propose minor amendment for clarification purposes. | <p>11.4 If the conversion is part of an agricultural diversification scheme the Authority would require evidence that the proposal is secondary⁴ 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. 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. Although it may be considered overly burdensome and even unnecessary; <u>p</u> Providing information to demonstrate the validity of the agricultural business and to demonstrate how the self-catering accommodation will contribute to the overall farming</p> |

⁴ 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 assist in the long term viability of the farm holding as an agricultural enterprise.

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| | | | | | context of the business, it is essential to ensure that the planning application conforms to the requirements Development Policy 20: Agricultural Diversification, and will avoid further queries and delays further down the line. |
| 008 | Member | 11 | 11.4 | To include further information defining 'secondary' and 'viability' for clarification purposes. | 11.4 If the conversion is part of an agricultural diversification scheme the Authority would require evidence that the proposal is secondary ⁵ 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. <u>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.</u> 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 Development Policy 20: Agricultural Diversification, and will avoid further queries and delays further down the line. |
| 009 | Officer | 13 | 13.4 | Propose minor amendment for clarification purposes. | 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. <u>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</u> |

⁵ ~~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 assist in the long term viability of the farm holding as an agricultural enterprise.~~

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| | | | | | submission of additional supporting documentation <u>See</u> section 6 and 7 for further guidance. |
| 010 | Officer | 17 | 17.3 | Propose minor amendment for clarification purposes. | 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. <u>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.</u> However, as the market is continuously developing, each proposal for this type of development will be considered on their own merit, in accordance with National and Local Policies and Guidance. |
| 011 | Officer | 17 | 17.5 | Propose minor amendment for clarification purposes. | 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 <u>genuine bona fide</u> agricultural diversification scheme or are ancillary to a new or existing tourist attraction will be acceptable. |
| 012 | Member | 17 | 17.15 & 17.16 | Propose amendments to wording of paragraphs 17.15 and 17.16 regarding ancillary facilities of alternative holiday accommodation developments for clarification purposes. | 17.15 The emphasis of these developments is very much on small scale and 'back to nature' type developments. <u>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.</u> Self-contained units with toilets and showers will not |

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| | | | | | <p><u>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</u> Environmental impact should be kept to an absolute minimum with proposals sitting as unobtrusively in the landscape as is possible. Large structures will not be supported, and self-contained units with toilets, showers etc should be avoided in order to keep units as small as possible. This also ensures that these temporary structures are being used exclusively for holiday purposes and do not become full time, permanent dwellings. The structures should only provide basic facilities for sleeping, seating and eating, and not require the installation of utilities such as mains water, sewerage and electricity within the alternative accommodation units. The installation of these utilities should be provided separately through the conversion or extension of an existing building(s). This ensures the adherence of criteria Development Policy 22: Chalet and Static Caravan Sites that new permanent additional static caravan or chalet sites will not be permitted within the National Park.</p> <p>17.16 <u>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 facilities⁶ 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</u></p> |

⁶ Low impact facilities could include compost toilet(s), solar powered lighting (dark sky compliant), rainwater harvesting, wood burning stove, gas burners etc.

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| | | | | | <p>accompany the planning application. Ancillary facilities such as showers or WC connected to mains water (if not already present) should be provided separately from the accommodation through the conversion or extension of existing building(s). This ensures that redundant or under-utilised buildings are used, but also ensures that the units are as small and inconspicuous as possible. In exceptional circumstances, if no suitable building(s) are available, the need for additional temporary and low impact facilities should clearly be demonstrated by the applicant and be commensurate with the nature and scale of the development and the character of the site within which it is located. These ancillary facilities could include compost toilet(s), solar powered lighting (dark sky compliant), rainwater harvesting, wood burning stove, gas burners etc. However, should the use cease, these facilities must be removed. No additional permanent facilities will be permitted in order to conform to criteria (iv) of Development Policy 29.</p> |