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# Planning, Design & Access Statement

**Former Rhyl & District Rugby Club, Waen, Rhuddlan**  
Pre-Application Consultation

# Document Information

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# Contents

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|   |    |
|---|----|
| Introduction . . . . .                                  | 4  |
| Location & Character . . . . .                          | 5  |
| Existing Site . . . . .                                 | 6  |
| Site Enhancement . . . . .                              | 7  |
| Existing Businesses & Challenges . .                    | 8  |
| The Proposal . . . . .                                  | 9  |
| Planning Policy . . . . .                               | 10 |
| Material Considerations . . . . .                       | 11 |
| Sector Review, Economic<br>Impact and Tourism . . . . . | 15 |
| Business Viability . . . . .                            | 16 |
| Pricing Strategy . . . . .                              | 17 |
| Bookings . . . . .                                      | 18 |
| Unit Design, Layout & Materials . .                     | 19 |
| Ecology and Tree Assessment . . . .                     | 20 |
| Conclusion . . . . .                                    | 21 |

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# Introduction

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This statement supports the full application of the proposed Change of use of land at the former Rhyl Rugby Club for the siting of luxury glamping holiday units, alterations and improvements to the existing building and associated works.

The revised planning application proposes a smaller-scale development consisting of 20 glamping units, as opposed to the original proposal of 35-40 holiday lodges and 7-10 one-bedroom holiday pods.

The applicants have provided assurance that the proposed development will not adversely affect the overall landscape character. In fact, the project will greatly improve the abandoned and vandalised site, which regrettably has become an unsightly blight on the area.

The applicants are eager to start a new glamping business and feel due to their work experience within the holiday and catering industry as well as having strong local connections, the proposed glamping site will be a thriving business for the foreseeable future.

The applicants intend to develop the site and work proactively alongside the Local Council during the course of the planning application.

The project involves the creation of a high-end glamping site that will offer visitors luxurious, self-catering timber units for holiday accommodations. Additionally, the existing buildings will be upgraded to provide modern office spaces that can be utilised by local start up businesses for meetings or as workspaces throughout the week at a substantial discount. Furthermore, the applicants plan to utilise a section of the building as their primary office, relocating it from its current location in the Blue Lion Public House, Cynwyd & Cae Mor Hotel in Llandudno. This will serve as the central hub for the holiday let company's operations.

The establishment of modern glamping site will contribute to the growth of the tourism sector in Denbighshire and help new start up businesses in the local area. By providing attractive and comfortable self-catering accommodations, the site will cater to the increasing demand from tourists seeking unique and immersive holiday experiences.

# Location & Character

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The former Rhyl and District Rugby Club site, which is in state of despair, was once a vibrant hub for local rugby enthusiasts, drawing in a significant number of local residents and fans, players, officials, and visiting supporters.

The site, situated on the B5429 road connecting Rhuddlan to the A55 sits in a tranquil and picturesque rural landscaped area, and is surrounded by rolling green hills and mature woodlands punctuated by charming farmsteads. To the east, the scenic backdrop of Y Foel and Mynedd Y Cwm creates an impressive skyline, while the west offers breathtaking views of the Welsh mountains. Dense woodland and the Clwydian Way walker's route frame the site's southern border, ensuring privacy and a sense of seclusion.

The location enjoys close proximity to renowned tourist destinations, including the Vale of Clwyd, designated as an Area of Outstanding Natural Beauty, the Snowdonia National Park, and historic towns such as Denbigh, Ruthin, Conwy, and Llandudno. Additionally, the nearby seaside resorts of Rhyl and Prestatyn offer sandy beaches and recreational activities. The region offers a plethora of outdoor pursuits, countryside activities, and attractions to explore, with castles and gardens among the highlights.

Strategically, the site benefits from excellent access. It is a short drive from the A55 dual-carriageway, a major route connecting North Wales with North West England. While public transport connections are available nearby Rhuddlan and St Asaph, with rail connections at Rhyl, it is anticipated that visitors will predominantly travel to site by car, however it's extremely likely that guests will leave their vehicles on-site during their stay, immersing themselves in the activities and amenities available within the surrounding area such as popular walking routes.

The nearby settlements of Rhuddlan and St Asaph provide a range of services and amenities commonly sought by self-catering holidaymakers, including supermarkets, independent shops, pubs, restaurants (such as the Cae Mor Hotel), takeaways, and petrol stations.

With careful planning and promotion, the site has the potential to become a sought-after destination, enticing visitors to immerse themselves in the surrounding natural wonders and enjoy a memorable stay. The applicants are already working on marketing schemes alongside the business project manager in order to keep growing the rural business.

# Existing Site

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The applicants accept that typically a former Rugby Club will not be considered a brownfield site as brownfield sites typically refer to land that has been previously developed for industrial or commercial purposes and may be contaminated or have potential environmental hazards. However, the applicants feel that they need to stress that the rugby club has been abandoned and left unused for an extended period, and have been unfortunately been on the end of fly tipping, fires etc leading to environmental degradation or contamination, therefore they feel they could potentially make a case that the site be classified as a brownfield site, especially given the fact the club is no longer functioning (please see appendix 1 a).

The applicants wish to relocated from their current office and use the former Rugby Club as their head office as well as offer the opportunity for new start businesses to use the proposed facilities on site. This kind of proposal can help rejuvenate the former rugby club, bring people together, and create new memories while honouring the club's sporting legacy.

# Site Enhancement

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Transforming a former unused vandalised rugby club into a holiday site in Denbighshire can bring several benefits to the local community and the tourism industry. We feel the following key points will offer significant advantages such as;

## **Economic Boost**

As previously mentioned, the development of a holiday site can stimulate the local economy by attracting tourists and generating revenue. Visitors staying at the site will contribute to local businesses, including accommodations, restaurants, shops, and attractions. This increased economic activity can lead to job creation and support the growth of other industries in Denbighshire.

Converting the rugby club into a holiday site provides an opportunity to showcase the natural beauty and attractions of Denbighshire. By repurposing the former rugby club, its historical significance can be preserved. The applicants are eager to discuss potential options and ideas with local residents regarding this point as they feel the site can showcase the club's legacy, celebrating its sporting achievements and fostering a sense of pride among locals.

# Existing Businesses & Challenges

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The applicants are the owners of the following rural businesses, currently operating in North Wales;

- The Blue Lion Inn Public House and Holiday accommodation (3 units), Cynwyd, Denbighshire
- Cae Mor Hotel, Llandudno, Conwy

The popularity of domestic tourism is expected to grow again this year where holiday makers will choose to stay at camping sites as an alternative (or addition) to travelling abroad.

The existing businesses generates an income to the owners who now wish to diversify and increase their revenue to ensure that the former rugby club is maintained and able to continue to carry out environmental enhancements which will support local needs.

The Hospitality and Catering industry have faced immense challenges in recent times, navigating through the unprecedented circumstances brought about by the COVID-19 pandemic. The restrictions on gatherings and social distancing measures have significantly impacted both industries, especially the catering business. Holiday let businesses as well as hospitality and catering been forced to cancel or postpone holidays, events etc leading to financial strain and emotional upheaval for venue owners alike.

During the pandemic the applicants had to adapt swiftly to comply with changing guidelines and implement rigorous health and safety protocols both for their holiday let units, hotel and catering venture. They have had to reduce guest capacities, rearrange seating plans, and implement enhanced sanitation practices to ensure the safety of all attendees. These adjustments meant additional expenses for the applicants, including investments in protective equipment and staff training. Furthermore, the uncertainty surrounding future restrictions and the ever-changing nature of the pandemic made it difficult for the applicants to plan and secure bookings.

The catering and hospitality industry has experienced a significant decline in revenue, however the applicants are encouraged how the business has performed during uncertain times and are extremely confident this proposal will continue to help the business grow. Both The Blue Lion Inn and Cae Mor Hotel have both received fantastic reviews online, the owners intent to offer an equally great service to their holiday guests at the proposed glamping site.

As previously mentioned, the applicants have managed the existing business for a number of years. In 2022 the applicants purchased the Cae Mor Hotel, Llandudno, their intention in a 2-3 years will be to use part of the site as an overspill to their hotel.



# The Proposal

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The proposed change of use of land to develop 20 holiday units together with associated works at the former Rugby Club seeks approval for a scheme of diversification in support of a rural business.

The site would be aimed at accommodating those seeking rural holidays and 'green' breaks in the area and general outdoor activity tourism, and re-charge therapy, as well as an overspill for additional guests from their existing hotel and holiday let units, due to the range of outdoor pursuits that can be enjoyed in the area (as well as the onsite activities).

The proposal would be well-placed to attract the particular market that these type of sites serve as it will offer a quiet location with impeccable 'eco-credentials' which would also be set within easy reach of the routes and attractions in the area.

The aim of the proposal is that this scheme will not only ensure the long-term commercial viability of Cynwyd Enterprises but also will most certainly boost the local economy.

The management and maintenance of the glamping units will create local employment providing long- and short-term job opportunities.

Each glamping unit is made bespoke to the applicants requirements using traditional craftsmanship and the materials are sourced from local craftsmen and suppliers.

While the site is already well screened, additional planting is proposed to screen the individual units to provide a private and peaceful rural retreat and encourage new habitats for local wildlife and to increase the biodiversity of the site.

The former RRC site, is an unused, untidy vandalised site which is owned by local business owners who successfully run and manage a holiday & catering company which will struggle to sustain a living income based solely on this value due to

the current problems the economy is facing. Their desire and intention is to create a unique holiday experience along with their day to day running of the existing businesses, generating more income and assist in the continued sustainable land management of the site.

## **Diversification of Tourism Offerings**

The conversion of the rugby club into a holiday site adds variety to Denbighshire's tourism offerings. It provides an alternative accommodation option for travellers seeking a unique experience, complementing existing hotels, guesthouses, and campsites. This diversification can attract a wider range of visitors, catering to different preferences and budgets.

# Planning Policy

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## NATIONAL AND LOCAL PLANNING POLICY

The development plan for the area comprises the Denbighshire Local Development Plan.

Relevant policies include:

- . RD 1 Sustainable development and good standard design
- . PSE 5 Rural economy
- . PSE 12 Chalet, static and touring caravan and camping sites
- . PSE 14 Outdoor activity tourism
- . Parking standards

Policy RD 1 refers to sustainable development and good standard design. It states that development proposals will be supported within development boundaries provided that certain criteria are met.

Policy PSE 5 states that in order to help to sustain the rural economy, tourism and commercial development, including agricultural diversification, will be supported.

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.

Policy PSE 12 states that 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.

New touring caravan and camping sites will be encouraged where the;

- i) site is deemed a minor development (small site)
- ii) the development would not result in an over concentration of sites in any one locality
- iii) the development makes a positive contribution to biodiversity and natural and built environment and
- iv) the development would not appear obtrusive in the landscape.

Policy PSE 14 states that development proposals that expand or reinforce the tourism offer of the County in the outdoor activity sector will be supported provided criteria's are met. The applicants wish to offer both Rugby and Football facilities on site to local residents (to be discussed with the LPA).

# Material Considerations

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Other material considerations relevant to this application include Government Guidance and Supplementary Planning Guidance Notes. Government guidance 3.9

Planning Policy Wales (PPW) (December 2018) sets out the land use planning policies for the Welsh Assembly Government and is supplemented by a series of Technical Advice Notes.

Paragraph 1.2 states that the primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation.

A well functioning planning system is fundamental for sustainable development and achieving sustainable places. Paragraph 1.3 states that Development Management (DM) is the positive and proactive approach to shaping, considering, determining and delivering development proposals through the process of deciding planning applications. Section 2 is concerned with people and places.

Paragraph 2.13 states that the planned system underpins the delivery of sustainable places. To ensure all development plans and decisions taken by the planning system work together to deliver sustainable places.

The 5 Key Principles represent a guiding vision for all development plans, including the NDF. These principles support the culture change needed to embrace placemaking and ensure that planning facilitates the right development in the right place and include:

- . growing our economy in a sustainable manner;
- . making best use of resources;

. facilitating accessible and healthy 5 environments;

. creating & sustaining communities and maximising environmental protection and limiting environmental impact.

Paragraph 2.2 states that Sustainable Places are the goal of the land use planning system in Wales; they are the output of the planning system rather than the process of achieving them. All development decisions, either through development plans policy choices or individual development management decisions should seek to contribute towards the making of sustainable places and improved well-being.

Paragraph 2.3 states that the planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly.

Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.

Paragraph 2.5 states that the planning system is the key mechanism for delivering sustainable places. It provides a critical mechanism where opportunities for long term benefit and integrated decision making meet, allowing preventative and proactive solutions to be found.

Paragraph 2.21 states that planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-being of Future Generations Act and the Sustainable Development Principle.

Key factors in the assessment process include social considerations, economic considerations and environmental

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considerations.

Section 3 is concerned with Strategic and Spatial Choices. Paragraph 3.3 states that good design is fundamental to creating sustainable places where people want to live, work and socialise.

Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surroundings area.

Paragraph 3.4 states that design is an inclusive process, which can raise public aspirations, reinforce civic pride and create a sense of place and help shape its future. For those proposing new development, early engagement can help to secure public acceptance of new development. Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales.

Paragraph 3.5 states that good design is inclusive design. Development proposals should place people at the heart of the design process, acknowledge diversity and difference, offer choice where a single design solution cannot accommodate all users, provide for flexibility in use and provide buildings and environments that are convenient and enjoyable to use for everyone.

Paragraph 3.6 states that development proposals must address the issues of inclusivity and accessibility for all. This includes making provision to meet the needs of people with sensory, memory, learning and mobility impairments, older people and people with young children.

Paragraph 3.7 states that good design promotes environmental sustainability and contributes to the achievement of the well-being goals. Developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution.

Section 4 is concerned with active and social places.

Paragraph 4.4.1 states that the planning system should enable people to access jobs and services through shorter, more efficient and sustainable journeys, by walking, cycling and public transport.

By influencing the location, scale, density, mix of uses and design of new development, the planning system can improve choice in transport and secure accessibility in a way which supports sustainable development, increases physical activity, improves health and helps to tackle the causes of climate change and airborne pollution

Section 5 is concerned with productive and enterprising places. Paragraph 5.4.1 states that for planning purposes the Welsh Government defines economic development as the development of land and buildings for activities that generate sustainable long term prosperity, jobs and incomes. The planning system should ensure that the growth of output and employment in Wales as a whole is not constrained by a shortage of land for economic uses.

Paragraph 5.4.2 states that economic land uses include the traditional employment land uses (offices, research and development, industry and warehousing), as well as uses such as retail, tourism, and public services.

Section 5.5 is concerned with tourism. Paragraph 5.5.1 states that tourism involves a wide range of activities, facilities and types of development and is vital to economic prosperity and job creation in many parts of Wales. Tourism can be a catalyst for regeneration, improvement of the built environment and

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environmental protection.

Paragraph 5.5.2 states that 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.

Paragraph 5.5.3 states that 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.

Paragraph 5.5.4 states that the sensitive refurbishment and re-use of historic buildings also presents particular opportunities for tourism facilities in all areas.

Paragraph 5.5.7 states that Planning authorities should adopt positive approaches to proposals which utilise previously developed or disused land and water bodies for tourism uses, particularly in relation to urban regeneration.

Section 5.6 is concerned the rural economy. Paragraph 5.6.1 states that a strong rural economy is essential to support sustainable and vibrant rural communities. The establishment of new enterprises and the expansion of existing business is crucial to the growth and stability of rural areas.

Paragraph 5.6.2 states that small-scale enterprises have a vital role to play in the rural economy, and contribute to both local and national competitiveness and prosperity.

While some employment can be created in rural locations by the re-use of existing buildings, new development will be required in many areas.

Technical Advice Note 6 "Planning for Sustainable Rural Communities" was published in July 2010.

Paragraph 2.1.1 states that the planning system has a key role to play in supporting the delivery of sustainable rural communities. It can help to ensure that appropriate development takes place in the right place at the right time by making sufficient land available to provide homes and employment opportunities for local people, helping to sustain rural services.

Paragraph 3.1.1 states that strong rural economies are essential to support sustainable and vibrant rural communities. A strong rural economy can also help to promote social inclusion and provide the financial resources necessary to support local services and maintain attractive and diverse natural environments and landscapes.

The latest version of Technical Advice Note 12 "Design" was published in March 2016. Paragraph 2.1 states that the design of our villages, towns, cities and the urban and rural landscape is important in articulating our nation and our culture.

Paragraph 2.2 states that the Welsh Government is strongly committed to achieving the delivery of good design in the built and natural environment which is fit for purpose and delivers environmental sustainability, economic development and social inclusion, at every scale throughout Wales - from householder extensions to new mixed use communities.

Paragraph 2.6 states that design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities.

Paragraph 5.8.1 states that the special qualities of the rural landscape should be recognized. The qualities should be enhanced through conservation and by achieving quality in new development.

Paragraph 5.8.2 states that design is relevant to rural

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settlements, urban fringe, steep sided valleys, mountain top plateaus and broad agricultural areas.

Paragraph 5.8.3 states reconciling the maintenance of local identity with efforts to support economic viability in rural areas will often point to the conversion of existing buildings. It also states that parts of the countryside may offer unique opportunities for innovative design which maintains aesthetic quality and also improves access for everyone and these should be fully explored.

Paragraph 6.16 states that the appearance and function of proposed development, its scale and its relationship to its surroundings are material considerations in determining planning applications and appeals.

TAN 13 is concerned with "Tourism" and was published in 1997. Paragraph 4 states that tourism comprises a range of different, but interdependent activities and operations which overlap with sport, entertainment, the arts and other recreation and leisure activities. It makes a major contribution to the Welsh economy, provides employment in a wide variety of occupations and can bring benefits to local economies and communities in urban and rural areas. It is subject to change in the type of holiday taken and the length of the holiday season.

While it cannot be regarded as a single or distinct category of land use, the issues it raises should be addressed in preparing or revising development plans and may feature in development control decisions.

Development plans may provide guidance on opportunities for larger scale or innovative projects, appropriate facilities for the countryside or designated areas and the provision of facilities in historic towns and seaside resorts.

Having regard to the above there are a number of key facts which determine that the pods and holiday glamping units do not fall within the definition of a caravan under the Caravans

and Development Control Act or the Caravan Sites Act.

Firstly the pod and units are basic in their form and are not designed or adapted for human habitation. The structures are not capable of being moved from one place to another. They are not composed of two sections or less separately constructed and assembled on site. It is therefore considered that the development should not be assessed against Policy PSE 12.

Policy PSE 14 states that development proposals that expand or reinforce the tourism offer of the County in the outdoor activity sector will be supported provided. The additional tourist accommodation would expand and reinforce the tourism offer of the Council in the outdoor activity sector as it would encourage walking, fishing and cycling holidays. Also, the applicant intend to offer rugby and football facilities on site in the near future.

In accordance with criteria i) the development is considered appropriate to its setting due to the small-scale nature of the development and its setting with the residential curtilage of the farm together with garages.

In accordance with criteria ii) there are no suitable existing buildings that are available.

# Sector Review, Economic Impact and Tourism

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The visitor economy is very valuable to Denbighshire and contributes around over £250 million annually to the economy annually.

Denbighshire has a growing reputation in the outdoor activity sector, particularly for walking and cycling. The increase in popularity of the “staycation” has seen a demand for more self-catering accommodation within Wales generally but also in Denbighshire where levels are currently lower than the national average.

The most recent UK domestic tourism figures findings reveal continuing growth within the Staycation market on an undiminished scale, with 3 in 10 domestic holidaymakers planning to spend more holiday time in the UK than they did in previous years. In addition, research carried out in May 2021/2022 revealed that consumer confidence in holidaying abroad following the Covid-19 pandemic has dramatically reduced, meaning that many consumers are choosing to holiday in areas of the UK instead – adding almost £31 billion to UK GDP.

Holidaying in the UK is considered ‘greener’ than holidaying abroad, due to shorter travel distances. For a typical journey comparison, a family would save 8.6 hours of travel time, spend 92% less on transport costs, and save 95% of their CO2 emissions when holidaying in the UK rather than taking a flight abroad.

Planning permission for the glamping units would allow the owners to offer guests tailor made packages to include outdoor activities in nearby towns and villages.

The applicants intend to employ up to 5-6 members of staff who will arrange the management, admin and cleaning of the units.

Three part time gardeners will be employed to manage onsite gardening and maintenance duties.

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# Business Viability

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As previously mentioned, the current and future viability of both the site and Cynwyd Enterprises is the key driver for this application, together with the need to improve a parcel of land which is clearly an eyesore site.

As previously mentioned within this statement, the proposal is to enhance the parcel of land with the scheme and is designed to attract cyclists, walkers, bird watchers and holiday makers for short stay holidays.



# Pricing Strategy

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Glamping units accommodation tends to range in price from £90 per night to £140 per night with seasonal variation. Due to the exceptional location and top of the range quality of the units pricing will be charged at approximately £125 per night with adjustment if necessary and special offers to raise awareness.

# Bookings

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The holiday units will be available for booking online via the existing website which benefits from an integrated booking system.

# Unit Design, Layout & Materials

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The internal accommodation consists of a bedroom, ensuite bathroom and kitchenette area. Modern materials such as UPVC will be avoided and reclaimed materials sourced through the owners' existing business will be utilised where appropriate. A muted and natural colour palette will be proposed.

# Ecology and Tree Assessment

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The amended planning application proposes a smaller-scale development consisting of 20 units, as opposed to the original proposal of 35-40 holiday lodges and 7-10 one-bedroom holiday pods. Due to the reduced number of units, the overall footprint and extent of construction activities will be significantly smaller than what was initially assessed in the BS5837 (2012) compliant arboricultural assessment report. This reduction in development size will result in a decreased impact on the surrounding trees and local character, as less land will be disturbed and fewer trees will be affected by the development.

The principles outlined in the heads of terms arboricultural method statement previously submitted and the Tree Protection Plan, including the Construction Exclusion Zone (CEZ) and Precautionary Areas, will still be followed, ensuring that retained trees are protected and managed during the development activity. Furthermore, a new landscaping strategy is proposed to enhance tree cover in the area, offsetting any potential impact on local character due to tree removal or pruning, while providing climate adaption benefits, and supporting health and well-being. This approach aligns with the Climate Change Act (2008), the National Planning Policy Framework, and guidance provided by the Trees and Design Action Group's publications.

By adhering to these guidelines and reducing the scale of the development, the smaller 20-glamping site will have a lesser impact on the local environment and tree population than the original 35-40 lodge proposal. In addition, if the appropriate precautions to protect the retained trees are specified and implemented through the arboricultural method statement included in this report, the overall impact of the proposal on local character will be limited to the short term only."

This updated information takes into account the additional details provided, including the strategic and policy considerations related to trees and climate change, while emphasizing the importance of following the arboricultural method statement and Tree Protection Plan to ensure the protection of the trees during the development process.

# Conclusion

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In conclusion, the applicant wishes to seize the opportunity to develop an additional self-catering unit for the purpose of increasing the range of quality accommodation to meet changing market needs, as well as to contribute to the existing rural businesses.

Additional employment opportunities will be created during the construction/development works and the holiday accommodation will result in an increase in consumer spending at local amenities. Further employment opportunities will be created (and protected) once the development has been completed.

Local businesses will benefit from the proposed development as the applicants will offer sections of the existing buildings to local start up and existing businesses to use their facilities.

The proposal has also been designed to ensure that it would have a low visual impact and be an appropriate addition to the site and the landscape.

The revised application proposes a much smaller scale development, therefore the applicants are hopeful concerns previously raised by local members and local residents have been appeased.

The proposal is fully supported by local and national planning policy therefore we hope the LPA will support this exciting glamping scheme.

