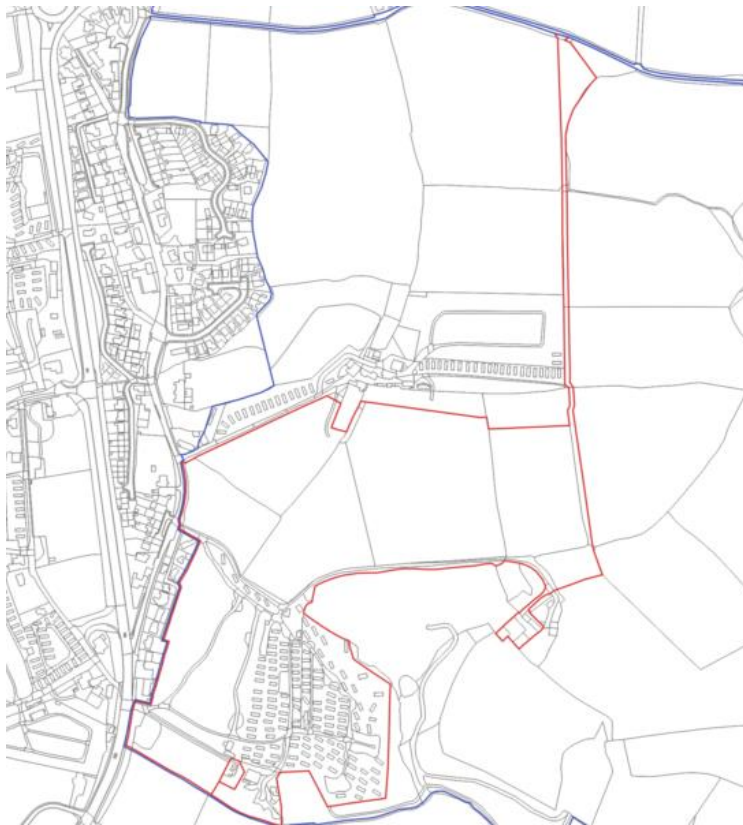


APPENDIX I: DESIGN AND ACCESS STATEMENT

PROPOSED UPGRADE OF ROWSTON HOLIDAY PARK, TO INCLUDE
CONVERSION OF 92 TENTS AND TOURERS TO STATIC CARAVANS;
EXTENSION OF SITE AREA; ON AND OFF-SITE ENHANCEMENTS;
PROVISION OF NEW ACCESS TRACK; AND CONVERSION OF
TRADITIONAL STONE BARN TO MANAGERS ACCOMMODATION
WITH REMOVAL OF MODERN AGRICULTURAL SHEDS

ROWSTON HOLIDAY PARK, NEW HEDGES, TENBY, PEMBROKESHIRE, SA70 8TL

9th February 2023



Location Plan – Drawing Extract P01



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1.0 INTRODUCTION

1.1 This Design and Access Statement (DAS) has been prepared in association with a major planning application for the upgrading and expansion of an existing caravan park on land at Rowston Holiday Park, New Hedges, Tenby, Pembrokeshire, SA70 8TL.

1.2 This Design and Access Statement (DAS) explains the design principles and concepts that have been applied to this proposal and should be read in conjunction with the submitted planning application forms, plans, planning statement and justification report, and the additional supporting information and technical reports.

1.3 The applicant is aware of the locational sensitivity of the site, which is situated within the National Park. The application is therefore accompanied by a range of environmental supporting information, which assesses the likely impact of the development together with mitigation and enhancement measures. Two key documents comprise an independent Landscape Visual impact Assessment and an Ecological Appraisal, and which includes a robust and comprehensive landscaping and planting scheme.

1.4 This is in accordance with *The Town and Country Planning (General Development Procedure) (Amendment)(Wales) Order 2009, S.I. 10/24, Section 4D* and *WAG Technical Advice Note 12*. It has been prepared having regard to the scale, nature and type of development proposed.

1.5 The scheme has been assessed against the following key areas, as well as the site's context:

- Site Analysis/Proposal
- Environmental Sustainability
- Accessibility and Movement
- Character
- Community Safety
- Future Maintenance

Note: *The above aspects have also been covered in the Planning Statement and Justification Report and associated drawings/appendices. As such for transparency some this information is also detailed in this report, however, for full details of the proposal these documents should be referred to.*

1.6 The application proposal comprises several elements, but which are inter-related, and which seeks to present a single and comprehensive proposal by the Hean Castle Estate to provide an enhanced visitor experience to the Tenby/Saundersfoot/New Hedges areas of Pembrokeshire. It is contended that the proposal would represent an exemplar of a high-quality, low-density, spacious and eco-friendly caravan park development.

1.7 The proposal seeks to re-plan and upgrade the existing holiday park together with an expansion into the adjoining fields to the north. The existing tent/tourer pitches would be replaced static caravans but maintaining the overall number of holiday units across the expanded site to 225 as approved.

1.8 The site is situated in a countryside location, but both local and national planning policies allow for the extension and re-arrangement of existing tourist sites subject to an assessment of their visual impact and taking into account other material planning considerations, such as the social, economic and environmental benefits of a particular scheme.

1.9 The proposal represents an extension to the existing holiday park. However, a key objective of the proposal is to create a high-quality and more spacious development, with a much lower density of static caravans set within an attractive landscape setting.

1.10 The proposal is considered to have full regard to the physical constraints and limitations of the site, including sub-surface infrastructure. It is considered that satisfactory vehicular access can be achieved to serve the amount of development proposed.

1.11 Further details and assessment of the proposal are set out in the Planning Supporting and Justification Statement.

2.0 SITE ANALYSIS AND PROPOSAL

2.1 This application relates to an established Holiday Park located a short distance to the east of the settlement of New Hedges. It currently consists of 225 holiday units of accommodation, with a mix of static caravans and tents and tourers, with some modest ancillary buildings and structures. To the rear, there is also Rowston Farmhouse and some associated vacant stone and other farm buildings. There are two main vehicular access points to the site, either off the A. 478 or the B. 4316 through the village of New Hedges.

2.2 The application includes the existing Holiday Park together with a series of agricultural fields to the north and north-east and a series of stone and modern agricultural outbuildings associated with Rowston Farmhouse further to the east.

2.3 The existing Holiday Park is generally well screened from view, surrounding by belts of trees and woodland. However, parts of the fields to the north are visible through breaks in the screening as one travels along the B 4316 and along the access track which serves Lodge Caravan Park to the north. There are potential long-distance views of the fields in the surrounding landscape.

2.4 The application proposal comprises the following main elements:

- An upgrading and expansion of the existing tourism use, with expansion into the adjoining fields to the north. A total of 225 static caravans would be provided, an increase from the existing 133 statics with the existing tent/tourer pitches being replaced by other static caravans.
- The conversion of some traditional stone outbuildings located at Rowston Farmhouse into site manager's accommodation to serve the Holiday Park. An existing managers chalet building would be removed.
- The creation of a new vehicular access track off Trevayne Lane to the north. This would serve Rowston Farmhouse and the nearby fields. An existing field gate access would be closed and the existing access route through the main holiday park would be subsumed within the main development site.
- Part of the main development site, which falls within the Green Wedge policy designation, would be left as open space and free of development. It would be created as a flower meadow with informal mowed paths.

- A comprehensive tree planting, landscaping and biodiversity enhancement scheme. This forms an integral part of the development proposal which would provide additional screening in the medium-longer term and to help integrate the proposal into this sensitive landscape of the National Park.
- The vehicular access arrangements would remain as existing, with the two access points to be utilised for either the main Holiday Park use (northern access) or for general servicing (southern access).



Northern Section of Proposed Development



Southern Section of Proposed Development

2.5 Fuller details are set out in the main Planning and Justification Statement.

3.0 ENVIRONMENTAL SUSTAINABILITY

3.1 Having regard to the siting, scale and form of development proposed, the proposal is considered to represent a sustainable form of development in accordance with national and local planning policy and guidance.

3.2 The proposal involves the upgrading and expansion of an existing and long-established Holiday Park. It is situated in a sustainable location close to the nearby village of New Hedges with convenient access to other nearby settlements, including Tenby and Saundersfoot, and to various visitor attractions.

3.3 The proposal would also achieve a high degree of connectivity to the village settlement, with its wide range of facilities and amenities, including access to public transport options.

3.4 The proposed site layout and design would ensure appropriate access for all, with the statics being made adaptable to all users, with the accommodation being at ground level only.

3.5 Use can be made of existing mains service infrastructure available on site and in the locality. The existing internal road layout and parking areas would be re-planned.

3.6 The extent of hard surfaces would be kept to the minimum. The external hard surfaces would be constructed in appropriate materials, with permeable materials used wherever practical. Appropriate sustainable drainage arrangements are proposed.

3.7 The application proposal includes the reuse and adaptation of some existing vacant traditional stone outbuildings at Rowston Farmhouse into a dwelling, to be used as site manager's accommodation. These buildings are to be sympathetically converted which would make a positive contribution to the locality.

3.8 The proposal has had full regard to the environmental constraints and natural features of the site. All existing boundary screening is shown to be retained with the development sited away from sensitive site boundaries. Whilst some sections of hedgerow would need to be removed to allow access throughout the site, there would be no loss of trees, with the loss of any natural site features being more than mitigated by a substantial tree planting and landscaping scheme. This planting would cover an extensive area, including along the north-western and northern boundaries of the expanded site, and along the proposed new access track further to the north-east.

3.9 The application is accompanied by a comprehensive Ecological Appraisal and Bat Survey. This sets out that the ecological enhancements arising from the development would be significant and are a welcome benefit of the scheme. The proposal would be subject to an appropriate landscape and ecological management plan.

4.0 ACCESSIBILITY AND MOVEMENT

4.1 Use would be made of the two existing main vehicular access points off the A. 487 or the B 4316. We understand that in response to a Pre-application submission, the proposal was likely to be acceptable to the County Highway Authority.

4.2 It was noted that such a proposal was unlikely to require any improvements to vehicular access arrangements and that such a proposal was likely to result in a reduction in the overall number of traffic movements to and from the public highway.

4.3 However, the County Highway Authority indicated that it would welcome financial contributions towards a pavement improvement on the opposite side of the B 4316. The applicant has no objection to a reasonable contribution.

4.4 The proposed site layout and internal access and parking arrangements are deemed appropriate for the type of development involved. The site layout would also allow service vehicles to enter and leave the site satisfactorily as with the existing situation. Appropriate levels of car parking,

refuse/recycling and cycle storage can be satisfactorily accommodated within the layout of the development.

4.5 Given the type of development involved, there would be shared vehicular and pedestrian access arrangements throughout the site. Traffic speeds would be low with appropriate signposting. The existing Holiday Park has both level and sloping areas and the new site area only has a gentle gradient so therefore allows reasonably convenient access throughout the development.

4.6 The proposed layout provides an integrated network which promotes the interests of pedestrians and cyclists with convenient access to the nearby village of New Hedges. There would be a direct pavement connection onto the main thoroughfare in the village, which includes a shared cycle path on the eastern side of the road with other pavements on the other side of the road. The National Cycle Network passes adjacent to the site entrance. The focus has been to achieve a highly legible development, and which satisfactorily integrates into its immediate surroundings.

4.7 There are not considered to be any highway safety issues associated with the proposed new access track to serve Rowston Farmhouse. This would be lightly trafficked with another field gate access to be closed. This change would be neutral.

5.0 CHARACTER

5.1 The proposal, by reason of its location, siting and form of the development involved, would generally be compatible with the capacity and character of the area and landscape setting within which it is located.

5.2 It is acknowledged that the site occupies a sensitive landscape setting, within this part of the National Park. It would involve the upgrading and expansion of the existing Holiday Park with additional development being pushed into the adjoining fields to the north.

5.3 It is further acknowledged that there will be a change to the character and appearance of the adjoining land to the north. However, it is contended that any impact from the introduction of static caravans onto this land can be sufficiently mitigated, particularly in terms of its potential impact upon the wider landscape setting.

5.4 It is intended that the proposed static caravans would be built of good quality, with the use of appropriate materials and colour scheme to help blend them into the site. A palette of finishes was suggested as part of the Pre-Application submission.

5.5 The application is accompanied by an independent Landscape Visual Impact Assessment. Whilst certain parts of existing site are visible from certain public viewpoints, it is contended that the comprehensive and robust tree planting and landscaping scheme would screen the development in the medium and longer terms, such as in potential views from the Pembrokeshire Coast Path. The overall conclusion of the Assessment is that *'the site can accommodate an expansion to the holiday park without unacceptable landscape character or visual amenity impacts upon its immediate setting or the wider landscape.'*

5.6 One of the key objectives of the proposal is to create a high-quality and spacious Holiday Park development, appropriate to its setting. Part of the site is to be left as open space with a flower

meadow located towards the western part of the expanded site. It is contended that open space and landscape would dominate the site, with the static caravans well-spaced and integrated into the landscape.

6.0 COMMUNITY SAFETY

6.1 The degree of separation between the proposed static caravans would ensure a healthy degree of privacy, outlook and light. The static caravans would have the benefit of their own private amenity areas, at a level appropriate to a Holiday Park. There would be suitable boundary treatment.

6.2 There are no neighbours that would be materially affected by the proposed development. The site would be substantially screened in the medium and longer term.

6.3 The layout incorporates clear, direct flows to and around the proposed static caravans, roads and pathways. Car parking areas are located close to the static caravans in order to maximise surveillance and avoid criminal damage.

6.4 The proposal relates to the expansion of an existing holiday park. Apart from the two vehicular access points (with a third access to be created to serve Rowston Farmhouse), there are no public rights of way in the vicinity of the site. The development will be suitably managed by the presence of a permanent manager on site and appropriate low-level lighting provided where appropriate to provide additional safety within the site.

7.0 FUTURE MAINTENANCE

7.1 The public and private elements of the proposal would be clearly apparent when viewed in the context of the layout of the development and to visitors of the development. The site will be appropriately signposted.

7.3 The applicant would be carrying out substantial investment in the development of the site. The established in-house company would be responsible for the overall management and upkeep of the Holiday Park. It will be in the interests of the management company to continue to invest in the site and to maintain the high-quality landscape setting and associated facilities.

7.4 The application includes the provision of new site manager's accommodation to serve the expanded site, with the conversion of the traditional stone outbuildings at the nearby Rowston Farmhouse. This would ensure a permanent on-site presence in terms of safety, servicing and maintenance.

7.5 The applicant has explained that the Holiday Park will be all 'owner occupied' with the owners being responsible for the upkeep and maintenance of the static caravans.

7.6 The site will be the subject of a landscape management plan, ensuring the establishment and upkeep of the landscape setting of the site.

7.7 High quality external materials would be used in the construction of the development, including in the provision of the static caravans. This would ensure the proposal is built to last not only into the medium but the longer term, ensuring a high-quality sustainable development.

7.8 The proposed internal roads and parking areas would be built to a standard to meet the needs of the type of development involved.

7.9 Sustainable and hardwearing materials would be used for pedestrian and vehicular access areas and within the proposed development and would be maintained and improved as required to provide safe ingress and egress within and around the site.

8.0 CONCLUSION

8.1 This Statement has demonstrated that appropriate design and access principles have been taken fully into account in the formulation of the application proposal.