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# Planning, Design & Access Statement

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**The Vine Touring Park  
Arddleen  
Llanymynech  
Powys  
SY22 6RU**

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**Proposed extension of existing  
touring caravan park, holiday  
lodge development and all  
associated works**

The Vine Arddleen Ltd

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**August 2025**

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**Roger  
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## 1.0 Introduction

1.1 This Planning, Design & Access Statement is prepared and submitted in connection with a full planning application made to Powys County Council (“The Local Planning Authority”) for the proposed extension of the existing touring caravan park, a holiday lodge development and all associated works at The Vine Touring Park, Arddleen, Llanymynech, Powys, SY22 6RU (“the Application Site”).

1.2 The proposed development will consist of an expansion of the existing touring caravan park on-site along with a sensitively designed high-quality development of holiday lodges (numbering approximately 30 lodges in total) to provide purpose-built tourist accommodation on-site for visitors to the area. The proposals will provide a high-quality tourism development within a sustainable location which will help to boost the local tourism economy and utilise a previously developed site.

1.3 This Planning, Design & Access Statement should be read in conjunction with the other documentation submitted as part of the planning application, listed below:

- Completed Full Planning Application Form
- Preliminary Ecological Appraisal [By: Arbor Vitae; Dated: April 2025]
- Green Infrastructure Statement
- Pre-Application Consultation (PAC) Report
- Dwg No: 80166 / GH / 001 – Site Location Plan
- Dwg No: 80166 / GH / 002 – Existing Block Plan
- Dwg No: 80166 / GH / 003 – Proposed Block Plan
- Dwg No: 80166 / GH / 004 – Proposed NBB Plan
- Dwg No: 80166 / GH / 100 – Proposed Lodge Floor Plan & Elevations

1.4 This Planning, Design & Access Statement provides a balanced overview of the planning issues associated with the proposed development and is designed to aid the Planning Officer in making their recommendation.

1.5 The information set-out within this statement confirms that the proposal can be delivered on-site without giving rise to any unacceptable or adverse impacts in planning-terms.

1.6 As the proposal comprises a form of ‘major development’ the planning application has been submitted following a period of statutory pre-application consultation with both statutory and community consultees. Please refer to the submitted PAC Report for more details concerning the pre-application consultation process.

## 2.0 Environmental Impact Assessment Regulations

2.1 The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 (the “EIA Regs”) contain two development schedules (Schedule 1 development and Schedule 2 development). Schedule 1 contains a list of development where EIA is mandatory and Schedule 2 contains a list of development, coupled with development thresholds, where EIA may be considered necessary. The Local Planning Authority (LPA) must screen every planning application falling under the Schedule 2 development thresholds to determine whether an Environmental Statement (ES) is required. Schedule 2 contains a list of development descriptions (categories) and applicable thresholds and criteria for the purpose of classifying development as Schedule 2 development.

2.2 Schedule 2, Category 12 of the EIA Regs relates to ‘Tourism and Leisure’ where the need for an ES should be considered if the area of the proposed development exceeds 1 hectare in the case of permanent campsites and caravan sites.

2.3 The proposed development has a total ‘site area’ of 2.26 hectares, and as such does fall within the applicable threshold outlined within Schedule 2, Category 12 of the EIA Regs.

2.4 However, on this occasion noting the fact the majority of the site is previously developed land (PDL), and the site already hosts a touring caravan site, it is considered the development as proposed would not meet the thresholds to be considered EIA Development in-line with the selection criteria for screening outlined within Schedule 3 of the EIA Regs.

2.5 Indeed, the proposals are of an overall modest scale within the context of the EIA Regs, they relate to a previously developed site, and one which already hosts a touring caravan site and business. The application site is located within relatively close proximity to an existing settlement and is not sited within a particularly sensitive rural landscape. In addition, the proposals have little potential to significantly effect any protected ecological sites, nor any priority and protected species. For these reasons, and when considering the selection criteria outlined within Schedule 3 of the EIA Regs, the development as proposed is not considered to be ‘EIA development’ and on this basis, no ES has been produced.

## 3.0 The Application Site & Background

3.1 The application site relates to land forming part of the existing Vine Touring Park, its associated existing caravan storage facility, and an adjacent agricultural field parcel at The Vine, Arddleen.

3.2 The site lies near to the ‘large village’ of Arddleen, but within the open countryside in planning policy terms; approximately 450m south-west of the village’s defined settlement boundary as per the adopted Powys Local Development Plan (2011-2026).

3.3 At present, the application site comprises:

- An existing highly successful touring caravan park with 5 pitches (each 9m x 9m in area and all with electric, fresh water, and grey water connections) along with its associated grounds.
- An established caravan storage facility (measuring approximately 5,200m<sup>2</sup> in area).
- An adjacent agricultural field parcel (measuring approximately 5,800m<sup>2</sup> in area).

3.4 The site is presently bound by several lengths of native species mature hedgerows, and there are numerous trees spready throughout the site. There are no ponds or watercourses on the site.

3.5 Vehicular access is gained into the site via an existing much improved access directly off the B4392 public highway between Guilsfield and Arddleen.

3.6 The application site is not subject to any protective landscape designations, nor is it subject to any statutory protected sites in ecological terms; although the Montgomery Canal SSSI and SAC does lie approximately 60m south-east of the site on the opposite side of the public highway. The site is not subject to any fluvial flooding constraints as per the Flood Map for Planning, although a small section of the site (south-western corner) does lie within Zones 2 and 3 of the Flood Map for Planning (in terms of surface water flooding). The agricultural field parcel forming part of the application site comprises Grade 3b agricultural land, and is therefore not the ‘best and most versatile’ as per Paragraph 3.58 of Planning Policy Wales (PPW).

#### Planning History

3.7 The application site has the following planning history of relevance as per a search of the online Powys Planning Register:

P/2009/0686:

Change of use of agricultural land for storage of touring caravans and associated landscaping.

Decision: Application Withdrawn.

Date: 11/08/2009.

P/2016/1194:

Formation of new access to serve an existing caravan enterprise.

Decision: Consented.

Date: 13/01/2017.

DIS/2017/0012:

Discharge of condition 3 of planning approval P/2016/1194 - in relation to hedgerow plan.

Decision: Approved.

Date: 01/02/2017.

20/0495/FUL:

Change of use from agricultural land to touring caravan storage.

Decision: Approved.

Date: 01/10/2020.

21/2343/FUL:

Formation of hardcore over storage area (retrospective) together with erection of a 2.4-metre-high security perimeter fence with gates and the construction of 8 No. bollard lights at a maximum height of 800mm and improvements to existing access.

Decision: Approved.

Date: 19/05/2023.

3.8 An aerial view of the application site is provided below within Figure 1, with the application site outlined approximately in red:



**Figure 1: Aerial view of application site and context**

## 4.0 The Proposed Development

- 4.1 The application seeks full planning permission for the extension of the existing touring caravan park facility, the construction of a holiday lodge development and the associated change of use of the land together with all associated works, including site-wide landscaping.
- 4.2 In terms of the proposed expansion of the existing touring caravan site, the proposal is to increase the number of tourer pitches from 5 at present to 22. Each will be sited on an individual area of hardstanding and will have electric, fresh water, and grey water connections.
- 4.3 Within the northern and north-western parts of the application site, it is proposed to site approximately 30 holiday lodges. Each lodge will contain 2x bedrooms, a living area, kitchen area and W.C and shower facilities. The proposed lodges will be sited at a low density to ensure a high-quality development and each will be finished externally with muted/dark environmental colours so as to avoid any harsh and jarring visual impacts within the wider rural landscape. Each lodge will have dedicated parking spaces and a network of new internal access roads will provide each lodge with vehicular access for guests.
- 4.4 The development will involve the change of use of the existing caravan storage area (within the north-eastern section of the site) and the existing agricultural field parcel (within the north-western section of the site) into a tourism use alongside the proposed operational development.
- 4.5 A new ‘amenity building’ will be constructed on-site to provide a general store for the safe keeping of ground maintenance equipment, alongside providing a toilet and shower block for touring caravan guests to utilise. The proposed development will connect to the public sewerage system, which already exists within the site’s vicinity.
- 4.6 The whole site will be extensively landscaped so as to soften the visual impacts of the proposed development and to provide a beautiful and attractive site.
- 4.7 No improvements to the site’s existing vehicular access off the public highway are proposed as part of the planning application given that improvements have already been carried out as part of planning permission references: P/2016/1194 and 21/2343/FUL. The existing access therefore already benefits from sufficient visibility and width to accommodate the anticipated increase in traffic associated with the proposals.
- 4.8 An extract of the submitted Proposed Block Plan is provided below within Figure 2:





**Figure 2: Proposed Site / Block Plan**

## 5.0 Planning Policy Context

4.1 *Future Wales: The National Plan 2024* is the Welsh Government's National Development Plan for Wales, and sets out the Welsh Government's objectives and aspirations for the nation moving towards 2040. Policy 5 of Future Wales (Supporting the Rural Economy) confirms that ***"foundational economic activities remain the backbone of the rural economy. In particular, tourism and leisure is recognised as a major and growing employer and contributor to the Welsh rural economy. Sustainable forms of tourism, including opportunities for active, green and cultural tourism, should be explored"***.

4.2 Planning Policy Wales (PPW) (Edition 12, 2024) represents the Welsh Government's primary national planning policy document and at Paragraph 5.5.1 confirms that tourism 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 environmental protection"***.



4.3 PPW Paragraph 5.5.3 adds:

***“In rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy. In addition to more traditional forms of rural tourism, planning authorities should plan positively for active, green and cultural tourism where they are appropriate. Development should be sympathetic in nature and scale to the local environment”.***

4.4 Paragraph 5.5.6 of PPW further confirms that Local Planning Authorities in Wales should provide a framework for maintaining and developing well-located, well-designed and good quality tourism facilities.

4.5 At a local level, the Powys Local Development Plan (2011 – 2026) was adopted in April 2018 and comprises the current development plan for Powys.

4.6 Paragraph 4.8.1 of the LDP acknowledges the importance of tourism to the economy, reading:

***“Tourism is one of the County’s main employment sectors. It is an important component of the rural economy and can help to provide new jobs and it is therefore desirable to support appropriate tourism related developments in principle, whilst sustaining the outstanding natural beauty. One of the Objectives of the LDP is to sustainably develop Powys’ tourism economy.”***

4.7 LDP Policy TD1 relates to tourism developments and states:

***“Development proposals for tourist accommodation, facilities and attractions, including extensions to existing development, will be permitted as follows:***

- 1. Within settlements, where commensurate in scale and size to the settlement.***
- 2. In the open countryside, where compatible in terms of location, siting, design and scale and well integrated into the landscape so that it would not detract from the overall character and appearance of the area and in particular where:***
  - i. It is part of a farm diversification scheme; or***
  - ii. It re-uses a suitable rural building in accordance with TAN 6; or***
  - iii. It complements an existing tourist development or asset, without causing unacceptable adverse harm to the enjoyment of that development or asset; or***
  - iv. It is not permanent in its nature.***
- 3. Accommodation shall not be used for permanent residential accommodation.”***

4.8 Paragraph 4.8.5 of the LDP, within the supporting text for Policy TD1, states that aim of this policy is to facilitate the establishment of tourism facilities in appropriate locations:

***“New tourist development is encouraged because of its contribution to the economy in terms of visitor spending, supporting local business and employment generation. However, the Council seeks to ensure that developments are sustainable and do not have an unacceptably adverse impact and effect upon the character and appearance of an area, the natural and historic environment or existing amenities, assets or designations. Non-permanent developments may, for example, include dark skies observatories or eco-friendly woodland camping sites”.***

## 6.0 Review of Main Material Planning Considerations

### Principle of Development

- 6.1 The proposal comprises an expansion of an existing tourism site, which would help to complement the site’s existing offering will see an economic boost to the tourism economy of the locality and the wider area.
- 6.2 Given the proposals will form an extension of the existing tourism facility at The Vine, and that they will complement the existing tourism development, it is noted that the proposals will be compliant with the requirements of LDP Policy TD1 (Criterion 2).
- 6.3 Indeed, the proposals will be a sustainable form of development which will utilise largely a previously developed site as well as a small parcel of non-BMV agricultural land.
- 6.4 In economic terms, the proposed development will allow the existing site’s offering to grow to a larger visitor base – which in turn will help to support and boost the local tourism economy; including local pubs, restaurants and visitor attractions right across Montgomeryshire and beyond.
- 5.1 Having regard to the above considerations, it is clear the requirements of LDP Policy TD1 are met and the development as submitted is therefore acceptable in-principle in this location.

### Design & Visual/Landscape Impact

- 6.5 In terms of LANDMAP, the application site is located within the ‘Guilsfield Rolling Farmlands’ aspect area. A visual and sensory evaluation of the aspect area confirms the land to be of high quality; with the visual and sensory description reading as follows:

*“An extensive area of rolling hillsides and pasture land with rounded hill tops. Vegetation is predominantly oak/mixed broadleaf woodland patches with well defined small field parcels with a high incidence of overgrown/mature hedgerow trees. Strong sense of place with settled, domestic quality to the*

*setting and displaying a traditional farmed landscape. Traditional farming techniques are evident i.e. hedge laying and general farming practice is extensive rather than intensive”.*

- 6.6 Notwithstanding the LANDMAP evaluation, it should be noted that the application site is not subject to any protective landscape designations as per the adopted Powys LDP.
- 6.7 As already noted, a large percentage of the application site comprises previously developed land, with a large portion of this currently being laid to hardstanding as a caravan storage area.
- 6.8 The proposed development will see a sensitive redevelopment of this part of the application site comprising an expansion of the existing touring caravan park alongside the siting of approximately 30 holiday lodges.
- 6.9 The proposed holiday lodges have been sensitively designed and will be finished externally with muted/dark environmental colours so as to avoid any harsh and jarring visual impacts upon the character of the area and the wider rural landscape. The proposed lodges have been proposed at a suitable density so as to avoid an over-development of the application site – again helping to maintain the current character of the site and its environs.
- 6.10 It is noted there are several large-scale existing caravan/lodge parks within the wider surrounding area, and in comparison to many of these, the proposed holiday lodge park will be of a limited scale with a high quality of both lodge and site design.
- 6.11 The proposed expansion of the existing touring caravan park will see the creation of several new hardstanding ‘pads’ within the existing site’s grounds. However, with the exception of the proposed areas of hardstanding and the proposed additional internal access roads, no new permanent operational development is proposed within the southern / south-western corner of the site. Given the nature of the proposed touring caravan use, it is not anticipated that this element of the proposal will lead to any adverse or unacceptable impacts in visual terms.
- 6.12 The site will be extensively soft landscaped with native, deciduous species, to provide a high-quality standard of design which will also help to soften the visual impacts of the development within the surrounding landscape. Whilst some details of soft landscaping are provided on Drawing No: 80166 / GH / 004, a detailed landscaping scheme could be secured by condition if necessary.
- 6.13 Given the proposed landscaping of the site, the appropriate scale and design of the proposed development, the location of the application site on the edge of an existing ‘large village’ with existing built development within very close

proximity, together with the topography of the land and existing screening features (trees and hedgerows – all of which are to be retained on-site), the proposals will not cause any adverse landscape visual impacts in this instance; in accordance with the requirements of LDP Policies TD1, SP7 and DM4.

- 6.14 Owing to the above factors, it is clear the proposals would not cause any detrimental impact upon the character and appearance of the locality and the wider landscape setting.

#### Impact on Neighbouring Amenity

- 6.15 As noted, the proposal is to re-develop an existing site – part of which is already used as a touring caravan park and part of which is used as a caravan storage facility.
- 6.16 It is acknowledged that a third-party dwelling lies to the north of the application site, and as such it will be important that any adverse impacts upon the amenity of these neighbouring residents are avoided as part of the development proposals.
- 6.17 The proposed lodges will be sited in excess of 23m away from the dwelling house in question and as such there will be no adverse overlooking or loss of privacy impacts caused by the proposed development. In addition, there is a large and existing mature hedgerow along the boundary with the dwelling, which will provide additional screening.
- 6.18 In terms of the potential for noise generation, and associated impacts upon the amenity of these residents, it is considered that the proposed use of the site for holiday lodges will be unlikely to generate significant amounts of noise and disturbance.
- 6.19 Therefore, the development would not result in any adverse impacts in terms of amenity on this occasion.

#### Ecology & Green Infrastructure

- 6.20 The application site currently comprises a mixture of a well managed and maintained touring caravan park, a caravan storage area which is laid to hardstanding and an undeveloped agricultural field parcel. The three distinct areas of the application site in its current form are separated and bound by mature hedgerows whilst numerous trees are also scattered throughout the site.
- 6.21 The application is accompanied by a detailed Preliminary Ecological Appraisal (PEA) which has been undertaken by Arbor Vitae Environment Ltd in April 2025.

- 6.22 The submitted PEA confirms the application site comprises the following habitats at present: modified grassland, artificial and unsealed surface, non-native hedgerow and native hedgerow.
- 6.23 The report identifies that the proposed development will result in the loss of modified grassland areas. This type of habitat has limited ecological significance and a poor species diversity; however, a native landscaping scheme will be included with the plans of the development to mitigate the loss of this habitat and provide an overall enhancement at the site. It is important to note that the proposals for the site do not involve the removal of any individual trees or hedgerows.
- 6.24 Furthermore, it is identified that the proposals are highly unlikely to impact upon any protected species; although general avoidance measures in relation to small mammals are set out in Part 6.2 of the submitted PEA report and adherence to these can be secured by condition.
- 6.25 The submitted PEA sets-out that the loss of the area of grassland to facilitate the development will not lead to any adverse ecological impacts. The PEA also confirms that the proposals are unlikely to have any direct impact upon protected or priority species, however a set of general avoidance measures are provided in any case to remove any residual risk. Adherence to the measures contained within the PEA can be secured by way of condition.
- 6.26 Thus, it can be concluded that the proposed development will not impact upon any statutory protected site, nor upon any protected species, and therefore in ecological terms, the proposals are acceptable.
- 6.27 A separate Green Infrastructure Statement also accompanies the planning application.
- 6.28 In light of the above, the development would not cause any adverse ecological effects and as a result, the requirements of PPW (Chapter 6) and TAN 5, along with the relevant LDP policies, have been met.

#### Highways & Parking

- 6.29 As noted earlier within this statement, the existing vehicular access into the application site from the public highway network will remain unchanged as a consequence of the proposed development. Indeed, due to recent improvement works, it is of sufficient standard to serve the anticipated increase in vehicular traffic which is expected as part of the proposed development.
- 6.30 Internally within the site, sufficient car parking and turning space will be provided to serve each touring pitch and holiday lodge, as can be seen from the submitted Proposed Site / Block Plan.

6.31 As such, the development will not lead to any adverse highway safety or parking issues on this occasion, in accordance with the requirements of LDP Policies DM13 and T1.

#### Flood Risk & Drainage

6.32 As noted, fluvial flooding does not represent a planning constraint as part of this planning application, given the site is located within Zone 1 of the Flood Zone 1 of the Flood Map for Planning (FMfP).

6.33 It is noted that a small portion of the application site (within the south-western corner) is located within Zones 2 and 3 of the FMfP in terms of surface water flooding. However, given the very minor extent of the flood zone on-site, it is considered the impacts and effects of this are extremely localised to the site itself and the development will not lead to increased flooding risks elsewhere.

6.34 With regards surface water drainage, it is confirmed that surface water from the site will be dealt with sustainably and a separate application for SuDS approval from the SAB will also be required.

6.35 In the first instance, the use of water butts and attenuation features will be explored in order to retain as much water on-site as possible for re-use (water could be used to flush toilets and for the maintenance of the grounds around the site). Any excess surface water will be fed into an on-site soakaway system should ground conditions allow; again dealing with excess surface water in a sustainable manner in accordance with the drainage hierarchy outlined within the Welsh Government's [SuDS Statutory Guidance](#).

6.36 Given the size of the application site and the extent of land available to the Applicant on-site, it is clear that a SuDS-compliant drainage design can be developed for the proposed development/site.

6.37 In terms of foul drainage, the proposed development will seek to connect to the public sewerage system which exists within the site's vicinity and which is operated by Hafren Dyfrdwy. This approach follows the drainage hierarchy outlined within Welsh Government Circular 008/2018.

#### Public Right of Way Network

6.38 As is demonstrated on the submitted planning application drawings, it is acknowledged the Public Right of Way (PRoW) network runs across the application site. In accordance with the requirements of LDP Policy SP7, it is important that the PRoW network is factored into the overall site layout/design and that the route of the PRoW network is not obstructed by the proposals.

6.39 As can be seen from Drawing No: 80166 / GH / 003, the proposed site layout fully respects the route of the PRoW network on-site and the public footpaths will not be blocked or obstructed during either the construction phase or the



operational phase of development. All existing gates/styles will be maintained and retained on-site for use by both guests staying on-site and recreational users of the PRoW network, and the proposed development will have the benefit of allowing a greater number of users to experience the great PRoW network in Powys.

## 7.0 Conclusion

- 7.1 This Planning, Design & Access Statement has been prepared by Roger Parry & Partners LLP on behalf of The Vine Arddleen Ltd ("the Applicant") in support of a full planning application for a proposed extension of the existing touring caravan park on-site, a holiday lodge development and all associated works at The Vine Touring Park, Arddleen, Llanymynech, Powys, SY22 6RU ("the Application Site").
- 7.2 The proposed development will see an overall modest expansion of an existing tourism site which will not cause any adverse impacts upon the qualities of the surrounding landscape whilst also helping to boost the local tourism economy around Arddleen and beyond. Thus the proposals are acceptable in principle.
- 7.3 The development will also not lead to any adverse impacts in planning terms with regards the impacts upon the character of the area, neighbouring residential privacy and amenity, ecology, highways, flooding, drainage nor upon the existing public right of way network.
- 7.4 The Development Plan for the area relevant to the application comprises the Powys Local Development Plan (Adopted 2018). National planning policy and guidance is also a material consideration in the determination of this planning application. The proposal has been shown to be in compliance with the relevant Development Plan policies and the national planning policy prescribed by the Welsh Government.
- 7.5 The impacts of the proposals have been shown to be acceptable in planning terms and, where necessary, mitigation measures have been set-out to reduce potential impacts of the proposed development.
- 7.6 In light of the above, the development is acceptable in planning terms, and it is therefore respectfully requested that full planning permission be granted for the development without delay.