

SUBJECT: Local Development Plan tourism policies update

MEETING: Economy & Development Select Committee

DATE: Thursday 13 October 2016

DIVISIONS/WARDS AFFECTED: All

1 PURPOSE

- 1.1 To provide Members with an updated review of tourism-related planning policies to enable consideration of the extent to which the Local Development Plan (LDP) supports the Council's objectives for growing our tourism economy.

2 RECOMMENDATIONS

- 2.1 To note the LDP policy support for sustainable forms of tourism including glamping, for inclusion in Supplementary Planning Guidance (SPG) to clarify for officers, Members and customers how tourism related proposals will be considered.
- 2.2 That draft Supplementary Planning Guidance (SPG) on tourism be prepared and reported back to this Select Committee prior to the SPG being circulated for public consultation.

3 BACKGROUND

- 3.1 Tourism is vital to Monmouthshire's economy, generating income to support a wide range of businesses that directly or indirectly benefit from visitor spending or that supply or service the county's tourism industry. According to STEAM, tourism generated £187m for Monmouthshire in 2015 with more than 2m visitors. Tourism also provides opportunities for enterprise and employment, and is a significant employer in the county. According to the [Welsh Government Local Authority tourism profile for Monmouthshire](#), tourism employment accounts for approximately 12% of all employment in the county. Tourism revenue per capita is the highest in SE Wales, highlighting that Monmouthshire is more reliant on its visitor economy than any other Local Authority in the region.
- 3.2 The need to safeguard, provide and enhance the visitor economy/tourism facilities is essential in ensuring that Monmouthshire realises its potential as a high quality and competitive visitor destination. The LDP has a key role in supporting the Council's vision by enabling development that safeguards, provides and enhances tourism that supports local communities and protects the natural and built environment – key drivers of the Monmouthshire's visitor economy.
- 3.3 The Local Development Plan was adopted in February 2014. This statutory development plan contains a number of policies relevant to tourism which are set out in **Appendix C**. Legislation requires that planning applications are determined in accordance with the LDP, unless material planning considerations indicate otherwise. Consequently, the effectiveness and appropriateness of the LDP policies is essential in securing the desired tourism outcomes. However, it is worth noting at this point that the LDP does not have to cover all eventualities. Indeed, Welsh Government guidance on producing LDPs requires that LDPs do not duplicate national planning policy. Topics or types of tourism not covered by specific LDP policies can be considered under national planning policy and/or material planning considerations.

- 3.4 The Economic and Development Select Committee, at its meeting on 15 October 2015, received a report which considered whether the LDP policy framework was effectively enabling tourism-related development. This report provides an update on the effectiveness of the LDP policy framework in enabling /delivering tourism related development since the Plan's adoption and reviews the extent to which the LDP is supporting sustainable forms of tourism accommodation. In particular, this update looks at the policy support for glamping, which was identified at the last meeting as a key growth area that the Council wishes to support in principle.

4 KEY ISSUES

- 4.1 To aid consideration of this topic, this report is divided into two sections. The first part of the report identifies tourism-related planning applications determined during the second LDP monitoring period to determine the effectiveness of the existing policy framework in enabling tourism-related development. This section utilises details from the LDP Annual Monitoring Report (AMR) to investigate planning approvals and identify any refusals. The relevant extract of the AMR is provided at **Appendix A**.
- 4.2 The second part of the report updates the findings previously reported to Select Committee. It reviews how LDP policies should be interpreted in relation to sustainable forms of tourist accommodation and reconsiders the extent to which the policies support such development. The findings are set out in tables which are attached as **Appendix B**.

Development Management Decisions

- 4.3 The findings of the 2015-16 AMR¹ demonstrate that 10 applications were approved for tourism uses during the monitoring period, 8 of which were for tourist accommodation facilities. These included 6 holiday lets (all conversions) in various settlements², an extension to an existing holiday lodge site at St Pierre Country Park for 5 lodges and a new build 60 bed hotel in Monmouth (Premier Inn). Collectively, these provide over 70 new bed spaces and will provide a further boost to the visitor accommodation available in Monmouthshire. A further two applications were approved for other tourism related uses – a walkers' café at Llandewi Skirrid and new play area at Llandegfedd Visitor Centre. The number of tourism facilities approved is comparable to those approved during the last monitoring period (10 applications) which indicates that the LDP tourism policy framework is operating effectively to enable tourism development in the County.
- 4.4 It is notable that there were no applications permitted which involved the loss of tourism facilities during the 2015-16 monitoring period. Similarly, no applications relating to tourism-related uses were refused. This compares favourably to the previous AMR when 5 applications were approved involving the loss of tourist facilities and 2 tourism-related applications were refused. This, together with the number of tourist facilities approved over the 2015-16 monitoring period and cumulatively since the Plan's adoption, indicates that the relevant Plan policies are operating effectively allowing such developments to take place in Monmouthshire. The AMR policy analysis relating to the visitor economy is provided in **Appendix A**.

¹ Covers the period 1 April 2015-31 March 2016

² Tintern, Tregare, Grosmont, Cwmcarn, Mamhilad and Magor.

LDP Tourism Policy Framework

- 4.5 New forms of visitor accommodation have emerged in recent years including yurts, tepees and wooden pods i.e. 'glamping'. Given that such forms of accommodation are a relatively recent innovation they are not defined in legislation and not explicitly referred to in current LDP policies. Accordingly, there is a need to consider how such proposals should be assessed against the existing policy framework and to determine whether policy interpretation/implementation could be clarified through the production of SPG. Although this matter was considered in the previous report to Select Committee, it was considered appropriate to review this work in light of an increasing number of enquiries regarding these new forms of visitor accommodation.
- 4.6 An Officer Working Group³ was established to review the interpretation of LDP policies in relation to new forms of visitor accommodation and to reconsider the extent to which the LDP is supporting this growing area of sustainable tourism.
- 4.7 LDP paragraph 5.82 states that *'there is a desire to encourage and plan for sustainable forms of tourism in Monmouthshire, which is defined as tourism that is economically viable, generates local benefits, is welcomed by and helps support local communities, reduces global environmental impacts and protects / enhances the local environment.'*
- 4.8 'Sustainable tourism' is defined in the European Charter for Sustainable Tourism as *'Any form of development, management or tourist activity which ensures the long-term protection and preservation of natural, cultural and social resources and contributes in a positive and equitable manner to the economic development and well-being of individuals living, working or staying in protected areas'*.
- 4.9 The review findings are set in Table 1 which is attached as **Appendix B**. The table sets out the various types of sustainable tourist accommodation and demonstrates how each would be assessed under the LDP. Key policy considerations and relevant LDP policies are set out for each type of tourist accommodation. In terms of policies, the table focuses on proposals outside of settlement boundaries. Within settlement boundaries, development is generally acceptable in principle subject to normal amenity considerations and policy matters such as flood risk.
- 4.10 In summary, the starting point is Policy S11 which supports sustainable forms of tourism, as does Policy S8. Such proposals are acceptable in principle unless ruled out by Policies T1, T2 or T3. Proposals would be assessed against other policies for example landscape harm (LC5) or highway safety objections etc.
- 4.11 T1 allows for touring caravans and tents.
T2 allows new build self-catering accommodation in specific circumstances:
- Ancillary to establish medium or large hotels
 - Re-use or conversion of existing buildings in countryside subject to H4
 - Substantial rebuild within the curtilage of a farm where it complies with RE3 agricultural diversification
- T3 allows visitor accommodation on golf courses where it supports the tourism economy, subject to detailed planning considerations.
Amenity blocks are also covered by S11 and S8 subject to landscape harm etc.

³ Comprising planning policy officers, development management officers and Head of Planning, Housing & Place-shaping

- 4.12 Generally speaking, proposals such as yurts/shepherd's huts should be taken down or relocated into storage out of season. However, the necessity for this needs to be considered on a case by case basis depending upon landscape harm, visual impact etc. Consideration needs to be given to planning conditions to control the number of units, siting, appearance/type of unit, and occupancy.
- 4.13 Contrary to some of the findings reported in the previous Select Report on this issue, the review found that the LDP policy framework is in fact generally supportive of sustainable forms of tourist accommodation, including 'glamping'. Such proposals would still be subject to other relevant policy considerations (landscape, highways, natural/historic environment etc.). However, the starting point for assessing such proposals is Strategic Policy S11 (Visitor Economy) which supports and seeks to enable the provision of sustainable tourism development in Monmouthshire.
- 4.14 However, the review also determined that the preparation of SPG would be beneficial in order to provide clarification for officers and customers on the interpretation /implementation of the existing policy framework in relation to such proposals.
- 4.15 Consideration has also been given to the interpretation of LDP policies in relation to another form of tourist accommodation which are not specifically referenced in LDP policies namely static caravans. Table 2 of Appendix B sets out the key policy considerations and relevant LDP policies for assessing such proposals. Strategic policy S11 is unlikely to support such proposals as it is doubtful that static caravans could be considered as a sustainable form of tourist accommodation.
- 4.16 Table 3 provides an updated version of the table reported to Select Committee in 2015.

5 CONCLUSION AND RECOMMENDATIONS

- 5.1 An assessment of the planning decisions made in relation to tourism-related developments since the LDP was adopted indicates that the LDP policies are operating effectively and allowing appropriate tourism development to be take place.
- 5.2 The Working Group's review of the interpretation of LDP policies in relation to sustainable forms of tourist accommodation indicates that the LDP policy framework is generally supportive of such uses, including 'glamping' accommodation, subject to other relevant policy considerations (landscape, highways, natural/historic environment etc.).
- 5.3 Overall it is considered that the LDP tourism-related policies are fit for purpose and support and enable the Council's tourism aspirations. However, it is considered that the preparation of SPG would assist with the interpretation/implementation of the existing policy framework in relation to sustainable forms of tourist accommodation.
- 5.4 It is therefore recommended that the Planning Policy Team commence preparation of SPG to provide clarification for officers and customers on the interpretation/implementation of the policies in relation to sustainable forms of tourism accommodation.
The SPG will:
- Set out what we consider to be sustainable forms of visitor accommodation (in relation to Policy S11);

- Provide clarity for officers, Members and customers/investors/developers on the interpretation/implementation of the tourism policy framework in relation to specific types of visitor accommodation;
- Provide a checklist for assessing each type of visitor accommodation (key considerations and relevant policies); and
- Provide a list of relevant standard conditions relating, for example, to number of units, type of accommodation permitted, siting and occupancy.

5.5 It is proposed to prepare draft Supplementary Planning Guidance to be presented to the Select Committee and Planning Committee prior to public consultation later this year. We would then report back the consultation responses and any necessary amendments to Select Committee and Planning Committee prior to seeking Cabinet Member approval to adopt the SPG in early 2017.

6 AUTHOR & CONTACT DETAILS

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Appendix A

2015-16 AMR

Visitor Economy

Monitoring Aim/Outcome: Encourage high quality sustainable tourism

Strategic Policy: S11 Visitor Economy

LDP Objectives Supported: 1, 3, 5 & 7

Other LDP Policies Supported: T1-T3, RE6, SAT1

Contextual Changes

There have been no significant contextual changes relating to this policy area during the monitoring period.

Indicator	Target	Trigger for Further Investigation	Performance 1 April 2015 – 31 March 2016
1. Number of tourism schemes approved <i>(includes extensions/conversions and new build)</i>	No target	None	10 tourism schemes approved*
2. Number of tourism facilities lost through development, change of use or demolition	Minimise the loss of tourism facilities	Loss of any 1 tourism facility in any 1 year	0 tourism facilities lost

Analysis

1. 10 applications were approved for tourism uses during the monitoring period, 8 of which were for tourist accommodation facilities. These included 6 holiday lets (all conversions) in various settlements**, an extension to an existing holiday lodge site at St Pierre Country Park for 5 lodges and a new build 60 bed hotel in Monmouth (Premier Inn). Collectively, these provide over 70 new bed spaces and will provide a further boost to the visitor accommodation available in Monmouthshire. A further two applications were approved for other tourism related uses, namely a walkers' café at Llandewi Skirrid and new play area at Llandegfedd Visitor Centre. The number of tourism facilities approved is comparable to those approved during the last monitoring period which indicates that the LDP tourism policy framework is operating to enable tourism development in the County.

It is also worth noting that a temporary application was permitted during the monitoring

period for an outdoor leisure venue at Castle Meadows, Abergavenny to enable the County to host the National Eisteddfodd in July/August 2016.

The number of tourist facilities approved over the monitoring period suggests that the relevant Plan policies are operating effectively allowing such developments to take place in Monmouthshire. In response to an increasing number of enquiries regarding new forms of visitor accommodation including yurts, tepees and wooden pods i.e. glamping, an officer working group has reviewed the LDP policies to ensure that they support this growing area of sustainable tourism. The findings of this work will be reported back to the Council's Economy and Development Select Committee and the Council will prepare SPG during the next monitoring period to provide clarification on the interpretation/implementation of the existing policy framework in relation to such proposals.

The Council will continue to monitor tourism applications closely in future AMRs to determine the effectiveness of the policy framework relating to the provision of tourist facilities.

2. There were no applications permitted relating to the loss of tourism facilities during the monitoring period, indicating that this indicator target and monitoring outcome to minimise the loss of tourist facilities has been achieved. This also compares favourably to last year's AMR when 5 such facilities were lost to alternative uses.

The Council will continue to monitor the loss of tourist facilities in future AMRs to determine the effectiveness of the policy framework relating to this issue, given the importance of tourism to the County's economy.

Recommendation

1. No action is required at present. Continue to monitor.

2. No action is required at present. Continue to monitor.

*Predominantly visitor accommodation: 6 self-catering holiday lets (conversions); Holiday lodges (5); 1 hotel – collectively these provide over 70 bed spaces. Also 2 visitor facilities (café and play area).

**Tintern, Tregare, Grosmont, Cwmcarvan, Mamhilad and Magor.

Appendix B

Table 1: LDP Policy Review of Glamping Accommodation

Glamping Accommodation Type	Key Policy Considerations	Relevant LDP Policy	Comments
<p>Yurts Large tent like structures with wooden frames, often with beds and wood burners</p> <p>Tepees Conical shaped structures with wooden poles, often with beds and wood burners 'luxury tents'</p> <p>Bell Tents Conical shaped tent supported by a single central pole, covered with cotton canvas can have beds</p>	<ul style="list-style-type: none"> • How are these defined in planning policy terms? • Not static caravans or traditional tents – typically larger than traditional tents and more complex to erect • More permanent than traditional tents given wooden bases which generally remain in situ throughout the year • On balance yurts/tepees not considered permanent given the nature of the structures i.e. upper parts are made from material and can be easily removed • However, if include wooden decking/associated works then they are considered more like static caravans i.e. more permanent structures • Key policy consideration is degree of permanency of the structure and if it can be removed when not in use. (Duration on site) • Planning application would be for the change of use of the land for the siting of yurts/tepees etc for tourist accommodation. 	<p>S11 – supports sustainable forms of tourism accommodation subject to other relevant policy considerations (landscape, highways, natural/historic environment etc.)</p> <p>T1 – would apply where yurts/tepees/bell tents are considered to constitute a tented camping site (not permanent, upper parts could be easily removed).</p> <p>However, where proposals include the provision of more permanent type structures associated with yurts/tepees, such as wooden decking, T1 would be less applicable as proposals would no longer be akin to a tented camping site as referred to in T1 i.e. scale/permanency of development would take it out of the scope of T1 and so proposals would be considered against S11 (supportive subject to LC5 etc.).</p> <p>T2 - refers to new build permanent serviced/self-catering accommodation so is not applicable to these proposals (yurts/tepees/bell tents are not new build development).</p>	<p>Scale is a key consideration i.e. as the scale of development increases there could be potential non-compliance with other LDP policies e.g. S11 (whether it would constitute sustainable form of tourism), LC5 landscape character etc.</p> <p>Cumulative impacts also important consideration.</p>

Glamping Accommodation Type	Key Policy Considerations	Relevant LDP Policy	Comments
		<p>RE3(d) – offers support for yurts/tepees/bell tents if linked to agricultural diversification (as not new build development)</p> <p><i>RE3(d) states ‘with regard to diversification proposals for visitor accommodation, new build will only be permitted where it consists of the substantial rebuild of a building within the curtilage of an existing and occupied farm property, as specified in Policy T2’</i></p>	
<p>Wooden huts/pods/tents Constructed of timber, floor and roof, can have beds, heaters, connections to services.</p> <p>Note – there are different forms of wooden pods i.e. some are literally just a wooden hut with a single open space/limited headroom, no facilities or connections to</p>	<ul style="list-style-type: none"> • How are these defined in planning policy terms? • Typically constructed off site and transported on to a site as a completed unit – therefore fall under the latter part of the caravan definition (i.e. transported on the back of a motor vehicle/trailer) • Given degree of permanency on site such structures cannot be categorised as touring units • Not considered to constitute new build development (transported on back of motor vehicle/trailer) • Planning application would be for the change of use of the land for the siting of wooden pods for tourist accommodation. 	<p>S11 – supports sustainable forms of tourism accommodation subject to other relevant policy considerations (landscape, highways, natural/historic environment etc.)</p> <p>T1 – would not fall within the scope of T1 as not a ‘touring’ facility and not classified as a ‘tent’ (tented camping site) given the degree of permanency of the structures and so proposals would be considered against S11 (supportive subject to LC5 etc.).</p> <p>T2 – refers to new build permanent serviced/self-catering accommodation so is not applicable to these proposals</p> <p>RE3(d) – offers support if linked to agricultural diversification (as not wooden</p>	<p>Scale is a key consideration i.e. as the scale of development increases there could be potential non-compliance with other LDP policies e.g. S11 (whether it would constitute sustainable form of tourism), LC5 landscape character etc.</p> <p>Cumulative impacts also important consideration.</p>

Glamping Accommodation Type	Key Policy Considerations	Relevant LDP Policy	Comments
<p>services, just with sufficient space to allow you to sleep on the floor i.e. accommodation is more akin to a tent. Nevertheless, such pods would not fall within the scope of T1 as not ‘tented camping’ as referred to in T1.</p>		<p>Pods are not new build structures)</p> <p><i>RE3(d) states ‘with regard to diversification proposals for visitor accommodation, new build will only be permitted where it consists of the substantial rebuild of a building within the curtilage of an existing and occupied farm property, as specified in Policy T2’</i></p>	
<p>Shepherd’s Huts 19th /20th century version of a modern caravan. Typically solid wooden frame, cast iron wheels, and formed corrugated roof, can have beds, heaters, other facilities</p>	<ul style="list-style-type: none"> • How are these defined in planning policy terms? • Degree of permanency is a key factor – are they transported on to site as a completed unit to remain in situ (as per definition of static caravan)? • Or could Shepherd’s huts on wheels/trailer base be considered more like a touring caravan? • Degree of permanency arguably depends on the type of shepherd’s hut e.g. some are moveable on trailers, others have to be moved into position by tractor (off a transporter) before final siting 	<p>S11 – supports sustainable forms of tourism accommodation subject to other relevant policy considerations (landscape, highways, natural/historic environment etc.)</p> <p>T1 – does not fall within the scope of T1 as not typically considered to constitute a ‘touring’ facility as referred to in T1.</p> <p>T2 – refers to new build permanent serviced/self-catering accommodation so is not applicable to these proposals</p> <p>RE3(d) – offers support if linked to agricultural diversification (as shepherd’s huts are not new build structures)</p>	<p>Scale is a key consideration i.e. as the scale of development increases there could be potential non-compliance with other LDP policies e.g. S11 (whether it would constitute sustainable form of tourism), LC5 landscape character etc.</p> <p>Cumulative impacts also important consideration.</p>

Glamping Accommodation Type	Key Policy Considerations	Relevant LDP Policy	Comments
		<p><i>RE3(d) states ‘with regard to diversification proposals for visitor accommodation, new build will only be permitted where it consists of the substantial rebuild of a building within the curtilage of an existing and occupied farm property, as specified in Policy T2’</i></p>	
<p>Tree Houses Structure built next to, around or among tree trunk/branches above ground level.</p>	<ul style="list-style-type: none"> • How are these defined in planning policy terms? • Generally considered to be permanent new build development – though arguably this depends on type/scale proposed • The planning application would be for the erection of a building as operational development 	<p>S11 – supports sustainable forms of tourism accommodation subject to other relevant policy considerations (landscape, highways, natural/historic environment etc.)</p> <p>T1 – not applicable as not ‘touring’ or tented camping</p> <p>T2 – Tree houses outside development boundaries would be contrary to T2 as the policy does not support proposals for new build permanent serviced/self-catering accommodation outside development boundaries (unless ancillary to established medium/large hotels).</p> <p>However, this could be balanced against other LDP policies e.g. S11, S8, to allow such development where a potential tree house is considered to constitute low impact tourist accommodation given its scale, innovative</p>	<p>Scale/type of treehouse proposed is a key consideration in assessing such proposals.</p>

Glamping Accommodation Type	Key Policy Considerations	Relevant LDP Policy	Comments
		<p>design etc. This would need to be considered on case by case basis.</p> <p>RE3(d) – offers no support linked to agricultural diversification as considered new build development.</p>	
<p>Amenity Blocks Often required to accompany the aforementioned types of glamping accommodation</p>	<ul style="list-style-type: none"> • How are these defined in planning policy terms? 	<p>No specific policy support but could be considered as ancillary to a sustainable tourism facility (subject to other relevant policy considerations e.g. landscape impact)</p> <p>The first preference would be for the conversion of existing buildings (subject to compliance with H4)</p>	

Definition of sustainable tourism (European Charter for Sustainable Tourism):

‘Any form of development, management or tourist activity which ensures the long-term protection and preservation of natural, cultural and social resources and contributes in a positive and equitable manner to the economic development and well-being of individuals living, working or staying in protected areas’.

Table 2: LDP Policy Review of Other Forms of Tourist Accommodation

Accommodation Type	Key Policy Considerations	Relevant LDP Policy	Comments
<p>Static Caravans</p>	<ul style="list-style-type: none"> • A more traditional form of visitor accommodation and not falling within the scope of the newer types of ‘glamping’ facilities • How are these defined in planning policy terms? A use of land, legal definition of a ‘caravan’ in 1960 Caravans Act and subsequent amendments. • Potential under definition of ‘caravan’ for substantial structures having the appearance of domestic dwellings • Greater tendency for accompanying domestic paraphernalia • Given the nature of materials, colours etc. not as sympathetic to countryside locations as ‘glamping’ developments referred to above • Greater risk of becoming used as permanent living accommodation in the countryside, contrary to LDP settlement policies. 	<p>S11 – supports sustainable forms of tourism accommodation subject to other relevant policy considerations (landscape, highways, natural/historic environment etc.). Doubtful whether could be classed as ‘sustainable form of tourism accommodation’, given issues raised in column 2?</p> <p>T1 – does not apply due to permanency. Criterion b) specifically requires that there are no permanently sited caravans.</p> <p>T2 – refers to new build permanent serviced/self-catering accommodation so is not applicable to these proposals (although there is an element of ambiguity in the wording of the policy as the second paragraph implies that any ‘permanent ... self-catering visitor accommodation will only be permitted if it consists of re-use and adaption of existing buildings’ rather than ‘new-build permanent ... self-catering visitor accommodation’)</p> <p>RE3(d) –allows for static caravans to be used for visitor accommodation if linked to agricultural diversification (as not new build development) subject to detailed</p>	<p>Scale is a key consideration i.e. as the scale of development increases there could be significant potential non-compliance with other LDP policies e.g. S11 (whether it would constitute sustainable form of tourism), LC5 landscape character etc.</p> <p>Cumulative impacts also important consideration.</p>

Accommodation Type	Key Policy Considerations	Relevant LDP Policy	Comments
		<p>considerations</p> <p><i>RE3(d) states 'with regard to diversification proposals for visitor accommodation, new build will only be permitted where it consists of the substantial rebuild of a building within the curtilage of an existing and occupied farm property, as specified in Policy T2'</i></p>	

Table 3: Updated table from October 2015 Select Committee report

Type of tourism development	LDP Policy	Scenario	Comments (relating to proposals beyond settlement boundaries)	Suggested Action
Touring caravans	T1	any	T1(c) requires that the site can be adequately supervised without additional permanent living accommodation for wardens. However, TAN6 could allow for a dwelling on an established site#. This approach avoids permission being given for new dwellings in the countryside to accompany businesses that quickly fail/cease. Proposals are subject to compliance with LC1 and LC5 (landscape impact) and normal planning considerations e.g. highway safety, flood risk etc.	Supplementary Planning Guidance could be prepared to clarify how amenity blocks will be considered.
Tented camping (touring)	T1	any	As above	As above
Yurts, Tepees and Bell Tents Wooden huts/pods/tents Shepherds huts	S11	any	The limited degree of permanence of these types of accommodation means they can be considered as a use of land rather than operational development. Proposals of an appropriate scale are supported by S11, subject to compliance with LC1 and LC5 (landscape impact) and normal planning considerations e.g. highway safety, flood risk etc.	Supplementary Planning Guidance could be prepared to clarify how these forms of glamping will be considered.
Lodges and log cabins	T2	Linked to an established medium/large hotel	TAN6 could allow for a dwelling for a warden/manager on an established site*. Proposals would be subject to compliance with LC1 and LC5 (landscape impact).	Supplementary Planning Guidance could be prepared to clarify how amenity blocks will be considered.

	RE3	Agricultural diversification scheme	Policy RE3(d) only allows agricultural diversification for visitor accommodation where it involves conversion or substantial rebuild within the curtilage of the farm buildings complex. So conversion/substantial rebuild to create a holiday cottage would be acceptable, but siting a pre-fabricated building such as a log cabin would not.	
	T3	Linked to an existing golf course	Policy T3 allows for new buildings if limited in scale and suitably located, so allows for warden/manager accommodation and amenity buildings.	
	SAT1(a)	Within grounds of Hendre Mansion, Monmouth	As above. There is likely to be a suitable outbuilding to convert into an amenity block.	
Static caravans	-	-	Static caravans do not fall within T1 which relates specifically to touring caravans and tenting. T2 is not applicable because it relates to new build. Static caravan sites are not considered to be 'sustainable tourism' so S11 does not apply. Policy RE3 could allow for static caravans if linked to agricultural diversification however there is likely to be a visual impact issue due size, form and associated paraphernalia.	Consider whether or not static caravan parks should be supported by future LDP policies.
Tree houses	-	-	Tree houses are normally operational (physical) development. There is no explicit policy support for tree houses however subject to scale, siting, visual impact and impact on the host/surrounding trees, there may be scope to support exceptional examples.	Consider proposals on a case by case basis.
Holiday cottages (conversion)	T2	Conversion of rural buildings	Subject to Policy H4 (the building must be capable of conversion, not modern or utilitarian construction, good quality design proposed etc.). Policy T2(c) allows the conversion of buildings to visitor accommodation where the building is too	

			small or inappropriately located to provide appropriate standards of space and amenity for permanent residential use.	
Holiday cottages (new build)	T2 & RE3	Substantial rebuild of remains of building	Policies T2(a) and RE3(d) allow the substantial rebuild of a building within the curtilage of an existing and occupied farm property where it assists agricultural diversification.	
B&Bs, hostels, hotels (conversions)	T2	Conversion of rural buildings	Subject to Policy H4 (the building must be capable of conversion, not modern or utilitarian construction, good quality design proposed etc.).	
B&Bs, hostels, hotels (new build)	T2 & RE3	Substantial rebuild of remains of building	Policies T2(a) and RE3(d) allow the substantial rebuild of a building within the curtilage of an existing and occupied farm property where it assists agricultural diversification.	
	T2	Linked to an established medium/large hotel	Policy T2 allows the establishment of a B&B or hostel or the extension of a hotel provided it is ancillary to an established medium or large hotel.	
	T3	Linked to an existing golf course		
Visitor accommodation	SAT1	Identified sites for hotels/visitor accommodation	<p>SAT1(a) identifies Hendre Mansion, Monmouth as being suitable for a new build hotel, conversion to hotel/other serviced accommodation and other new build self-catering accommodation.</p> <p>SAT1(b) identifies Piercefield House, Chepstow as having potential for conversion into a hotel and other serviced accommodation.</p> <p>SAT1(c) identifies Croft-y-Bwla, Monmouth as being suitable for new build hotel accommodation (there is</p>	

			an extant planning permission for this). SAT1(d) identifies Portal Road, Monmouth as suitable for new build hotel accommodation (there is an extant planning permission for this).	
Pub extensions	TAN13			

#**TAN6 Rural Enterprise Dwellings** allows for a new dwelling on an established rural enterprise (including farms) where there is a functional need for a full time worker and the business case demonstrates that the employment is likely to remain financially sustainable (paragraph 4.4.1). For the purpose of this technical advice note **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**.

Appendix C

Local Development Plan Tourism Policy Framework

Objectives

The LDP has 16 defined objectives (page 45 of the LDP), some of which relate directly to tourism development:

3: to support existing rural communities as far as possible by providing development opportunities of an appropriate scale and location in rural areas in order to assist in building sustainable communities and strengthening the rural economy;

5: to improve access to recreation, sport, leisure activities, open space and the countryside to enable healthier lifestyles;

7: to support a thriving, diverse economy, which provides good quality employment opportunities and enables local businesses to grow;

8: to protect, enhance and manage Monmouthshire's natural heritage, including the Wye Valley AONB, the County's other high quality and distinctive landscapes, protected sites, protected species and other biodiversity interests and the ecological connectivity between them, for their own sake and to maximise the benefits for the economy, tourism and social wellbeing.

Policies

Strategic Policy S11– Visitor Economy (page 74) – seeks to enable the provision and enhancement of sustainable tourism development in Monmouthshire. Development proposals that provide, support and enhance the County's visitor economy, and which safeguard the environment, will generally be supported and encouraged.

Policy S11 – Visitor Economy

Development proposals that provide and/or enhance sustainable forms of tourism will be permitted subject to detailed planning considerations....

The following strategic policies also offer support for sustainable tourism proposals:

- **S8 Enterprise and Economy** (page 69) – offers support for sustainable economic growth, including tourism proposals (subject to other detailed planning considerations).
- **S10 Rural Enterprise** (page 73) – seeks to sustain and regenerate the County's rural economy by enabling the provision of rural enterprise and diversification where appropriate.

These strategic policies are supported by a number of development management policies relating to tourism development:

- **Policy RE6** (provision of recreation, tourism and leisure facilities in the open countryside: page 121);
- **Policy T1** (touring caravan and tented camping sites: page 122);
- **Policy T2** (visitor accommodation outside settlements (page 122));
- **Policy T3** (golf courses: page 124);
- **Policy LC1** (new built development in the open countryside: page 133);
- Site allocation policy SAT1 (tourism sites: page 188).
- In addition, for certain proposals the criteria in H4 (page 94) and/or LC5 (protection and enhancement of landscape character: page 137) apply.