



PLANNING & ACCESS STATEMENT
Retention of glamping site comprising use of land for
upmarket camping pods together with shower/washing
facilities and use of agricultural building for associated
storage and temporary dwelling

At
Escape Camping
Trefeglwys, Caersws SY17 5QG



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Introduction

1. This statement has been prepared in order to support an application to Powys County Council for planning permission to retain the use of former agricultural land as a glamping facility in an undulating countryside location within close proximity to Trefeglwys. In addition, the application also involves a proposal for a temporary rural worker's dwelling to support this thriving rural enterprise.
2. "Glamping," short for glamorous camping, has become a mainstay of outdoor recreation over the past decade. Glamping as a concept can include a wide range of accommodation types, including camping cabins, tree houses, yurts and safari tents all of which bridge the gap between traditional camping where the amenities are barely existent to options that provide the comforts of home. The proposal at Escape Camping is for the retention of use of a former agricultural field to provide up to 20 safari-style semi-permanent tents that provide furniture, fully functioning camping accommodation and storage. Available during the months commencing with the Easter period, the facility has the opportunity to extend up to the October half-term.

The Site

3. The site comprises a gently sloping open field to the south of Long Hill and some 3.7 km north-west of Trefeglwys. Trefeglwys is designated as a Large Village in Policy SP5 Settlement Hierarchy as indicated in the Powys Local Plan, which by definition is one of a number of a higher tier settlements within the hierarchy that will act as the foci for housing, employment and services, thereby contributing to their continued vitality and in turn promote community vibrancy and sustainability.
4. As acknowledged in the Local Plan, tourism is a key economic sector in Powys and further tourism development has the potential to support local communities and rural holdings both in economic and social terms. Indeed, at the strategic level, the Local Plan's Key Issues identifies the importance of tourism to the Powys economy, although recognising the vulnerability of employment in the sector due to the seasonality of the industry and the preponderance of part-time jobs. The strategic vision goes on to explain that visitors to Powys are drawn to the area for its outstanding scenery, heritage and recreational activities. One of the key attributes of this part of Powys is in its dark skies. Protecting these attractions and supporting a sustainable and year-round tourism sector is described as a must for the LDP.
5. The applicants took ownership of the site in 2017 and immediately recognised that the land was of very low agricultural value. They quickly sought to diversify from its agricultural use through an acknowledgment of the opportunities that could accrue from utilising the land for tourism and recreation. Appreciating that the site was remote and surrounded by agricultural land and small farmsteads, a low-key and benign alternative use was considered. Initially, the land was used for camping purposes under permitted development rights. However, the popularity of the area for camping purposes encouraged the applicants to look at higher-earning opportunities. Much research took place and the applicants believed that the land would be very suitable as a glamping site. Glamping is not however to be confused with seasonal camping; it is a higher order experience that relies on quality "safari-tent" accommodation that can be utilised to extend the traditional holiday season.
6. Since 2017, the applicants have been living on site in a static caravan that has been partly clad in timber. This is considered essential given the need for close supervision and on-site maintenance. In addition, a further similarly clad static caravan has been positioned alongside to provide basic shower and toilet amenities for visitors. An existing former agricultural barn is presently used to store small agricultural equipment and to store tents that are in need of repair and maintenance and for winter storage. A small timber hut has been placed at the entrance to the site that provides a welcome facility. There is an

existing former agricultural hardstanding that provides the necessary space for the parking of visitor cars. The site is framed by hedgerows whilst to the north is a small wooded area much of which lies outside the application site. The applicants intend to plant further trees and manage the small woodland, part of which falls outside their ownership.

7. Access to Long Hill is along an unclassified road leading from Trefeglwys. The existing access enjoys good visibility in both directions. A stoned driveway leads firstly to the informal parking area and to the applicant's property.
8. The small camping business has benefitted from permitted development rights and will continue to be used for this purpose notwithstanding the decision to this application. The Council will know that permitted development rights have been extended following one of the Welsh Government's intervention during this Covid-19 period; an extension from the 28-day permitted development period for occasional use of land for camping has now been extended to 56 days. Whilst this now a permanent arrangement in England, it is anticipated that Wales will also move to extending permitted development that will permit camping for 56 days on a permanent basis in due course with calls for this to be extended to 6 months. The Welsh Government is fully supportive of tourism as a means of gaining income from the land, as this is a means of maintaining the agricultural landscape we value.

The Proposal

9. The development will provide tourist accommodation and offer a high-quality visitor experience to Trefeglwys and to Powys in general. The development will by changing the use of agricultural land provide up to 20 safari-style tented plots in the form of luxury glamping. In detail, the following elements comprise the overall use of the site:
10. Welcome facility: A small single storey timber framed structure located in a central position towards the northern end of the site provides the opportunity for the applicants to monitor and supervise the tourist facility. The structure is designed so that it is low profile to sit within the landscape using timber cladding and a shallow mono-pitched roof. It provides a simple reception facility for booking-in of visitors as well as providing tourist information and general administration.
11. Toilet/shower block: A modest static caravan suitably clad with timber has been sited towards the northern end of the site. This low-key facility is considered adequate for visitors and reflects the benign low-key use of the site.
12. Luxury Glamping Safari Tents: The intention is to provide bespoke glamping safari-style tents for families of up to five persons that wish to have a greater level of comfort than the traditional camping experience. These tents are manufactured to a high standard suitable for all-year round occupation. They have sufficient space around them to provide a suitable level of privacy from each other. The safari tents will have two bedrooms and an open plan dining/living area leading to an outside space that will house a cast-iron blacksmith fire pit for cooking. Each tent will be provided with a demountable timber privacy screen for portable camping toilets that will be brought onto the site by campers upon request.
13. Parking area: As described above, the site benefits from a hardcore former agricultural hardstanding that is considered suitable for the parking of visitor's cars. Existing hedgerows provide good level of screening of this facility. The parking is integrated with existing and proposed landscaping to be less obtrusive and the compacted gravel is considered to allow for natural drainage of surface water. Edging will be created with timber sleepers and additional planting is proposed.
14. Highway access: The access to the proposed development is served by a series of unclassified roads leading from the B4569 which are lightly trafficked but are narrow with a

number of passing places. The applicant is willing to provide two passing bays to County Council standards to be agreed by the Highways Authority.

15. Residential static caravan: A temporary permission is sought for a period of 3 years to enable the applicants to demonstrate the economic viability of the rural enterprise and to permit their teenage daughter to continue her secondary education at Llanidloes High School.
16. Landscaped Nature Area: A planted nature walk has been created to act as a buffer zone between the visitor area and the applicant's property. Advice on suitable additional planting will be sought to provide a partly wooded area and grassed meadow with access formed by bark chippings and grassed pathways. Low level planting, shrubs and thicket will be chosen that are relatively maintenance free and designed to attract birds and insects. Native trees will be chosen to enhance the existing wooded area to the north, which is largely outside the application site boundary and applicant's ownership.

Tourism/Wales-Powys Tourism

17. In 2015, the Welsh Government announced a three-year approach to promoting Wales as a destination based on a series of annual themes:
 - Adventure in 2016
 - Legends in 2017
 - The Sea in 2018
 - Discovery in 2019
 - Outdoors in 2020
18. The strategy is driven by Visit Wales in response to key challenges in promoting Wales as a destination. The thematic years assist in the Welsh Government's long-term ambition to grow a stronger and more defined brand for tourism in Wales and gives the Government the opportunity to focus on investment and innovation in tourism while driving an increase in visitor volume and value each year.
19. The Welsh Government's 2020 ambitions recognised that outdoor experiences have always been at the heart of global travel. There is a growing awareness of the connections between the experience of travel, the landscape and the sense of place. By letting the outdoors in, the Government believes that there are benefits to be had in terms of mental and health wellbeing from strengthening the connection to nature and the outdoors.
20. Powys County Council's Tourism Team also recognises that the area has a wealth of assets, particularly within the natural sphere/landscape, providing opportunity for activity, event and experience that reflect the charm and appeal of the area. It has set out to blend tourism more holistically into our local economies through spreading economic prosperity further and more deeply into the remoter rural communities. It sees the extension of all-year-round tourism as a key component of its marketing strategy.
21. The site lies within the area identified as a Dark Sky Discovery Site where light pollution is extremely low. The applicants have identified this as part of their marketing strategy offering visitors with access to telescopes, star maps and information about what they might be able to see with the naked eye. Given the suitability of the site, it is envisaged that themed add-ons to accommodation packages will be provided, which will include stargazing sessions with a local enthusiast or guided binocular or telescope observation classes.

Landscape Impact

22. As the site is outside any settlement boundary, it is necessary to assess the impact of the camping site on the landscape. However, it will be clear that the application site is very well screened from most public vantage points other than from the approach from the south (Photograph 1). All other public vantage points have been analysed; however, there is no further views of the site from publicly accessible areas.
23. The site is a heavily grazed field with no trees other than a single mature oak adjacent to the existing former agricultural building and family static caravan. The site is surrounded by mature hedgerows and applicants have already planted numerous trees and intend to plant further trees during this autumn. As part of this application, the applicant is willing to accept a planning condition requiring the planting of a 3m tree belt along the western, eastern and southern boundaries to supplement the mature hedges that have been permitted to grow to a height of 3m. It is suggested that up to 60 native trees of Rowan, silver birch and oak will provide a suitable mix.

Access

24. The site is accessed off an unclassified highway which has good visibility in both directions. There are three options to access the site from the B4569 and Llawryglyn Class C. It is likely that traffic will leave the Llawryglyn road at the Pen-y-Graig junction, which has good visibility in both directions having been recently improved. Instead of heading towards Waen, traffic will take the slightly longer route via Min-ffordd, which has better visibility and intervisibility. The applicants are prepared to provide two passing places within the highway boundary as required by the local highway authority.
25. The site benefits from a large expanse of former agricultural hardstanding; it is unlikely that cars will need to access the individual glamping pods although the relatively flat nature of the camping field would permit campers to park adjoining the individual pitches.
26. The site can operate under an extended permitted development rights of 56 days in any calendar year; there are proposals to extend this to 6 months as a consequence of the pandemic and Government's drive to expand economic development opportunities in the rural area. There must be an acknowledgment that this use will continue irrespective of the outcome to this planning application and so the opportunity to provide two passing places should be regarded as a positive aspect of this proposal.

Sewage disposal

27. There is no mains drainage. Composting toilets has been investigated but at present due to the need to deal with greywater, a cesspit system is in place with the effluent removed from site by tanker under a separate contracting arrangement. The Council's EHO has visited the site and advice obtained.

Planning Policy Considerations

28. Planning Policy Wales sets out the strategic policies that local planning authorities should follow. The relevant sections for this application are:

"Paragraph 5.5.1 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 environmental protection."

Paragraph "5.5.2 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. The planning system can also assist in enhancing the sense of place of an area which has

intrinsic value and interest for tourism. In addition to supporting the continued success of existing tourist areas, appropriate tourism-related development in new destinations is encouraged. In some places however there may be a need to limit new development to avoid damage to the environment or the amenity of residents and visitors."

29. Technical Advice Note 13 – Tourism TAN 13 contains more specific advice in relation to caravan sites and seasonal occupancy. It should also be recognised that details within TAN 13 are material to planning application decisions. Paragraphs 10 -15 of TAN 13 consider general issues regarding holiday and touring caravans. Whilst providing a positive framework for such uses it does highlight some of the key considerations in determining applications for such development such as visual impact, highways and traffic issues. It also identifies additional constraints that could apply in sensitive areas such as National Parks, Areas of Outstanding Natural Beauty and Heritage Coasts. TAN 13 goes on to consider seasonal occupancy conditions in paragraphs 15 -17. It suggests that such occupancy conditions would be appropriate to allow such developments. TAN 13 suggests that some of the reasons for seasonal occupancy conditions would be to avoid creating permanent residential accommodation, to reduce pressure on local services and protect the local environment, particularly where the site is close to a habitat that needs protection at certain times of the year.
30. The key development plan document for the area is the Powys Local Development Plan (LDP). This section provides an overview of relevant policies of the LDP to demonstrate the proposal's compliance therewith.

TD1 – Tourism Development

31. Camping facilities are key components of the visitor offer in Powys. LDP Policy TD1 lends support for tourist accommodation, facilities and attractions in the open countryside "where compatible in terms of location, siting, design and scale and well-integrated into the landscape so that it will not detract from the overall character and appearance of the area".
32. It is argued that the proposed development represents a benign, low key and environmentally acceptable camping activity and use of land that will support the local economy through attracting new visitors into the area, which in turn will support local businesses and generate local employment.
33. The proposal is complementary to a wide range of other regional businesses through a range of travel modes including walking, riding, cycling and rail. The applicants encourage travel by rail to Caersws railway station and offer a pick-up service. The criteria at Policy TD1.2(iii) where it is expected that development proposals will be permitted ... where they complement existing tourist developments or assets without causing unacceptable adverse harm to the enjoyment of that development or asset is met. The development has already brought extra visitors to the area resulting in direct and indirect economic benefits to other facilities and assets thereby raising the profile of this part of Mid Wales.

DM2 – The Natural Environment

34. The proposed development is a small-scale, benign low-key use of land that will sit discreetly within the landscape, which has been heavily grazed in recent years prior to the applicant's occupation. Google Street View photographs depict the former appearance. Since this time, the site hedgerow boundaries have thickened and allowed to grow taller. The site is well-screened from most directions due to the undulating nature of the surrounding countryside, dips in the landscape and the location of the pitches towards the bottom end of the site. The remoteness and solitude are key market factors.
35. The applicants intend to implement a landscape scheme comprising a 3.5m deciduous tree belt around the site perimeters to bolster the mature hedgerows and encourage biodiversity. Bird and bat boxes will be placed at appropriate locations and wildflower

meadows and banks will increase the variety of species following many years of over-grazing.

36. The modern steel sheet former agricultural building has very limited scope in terms of potential bat roosting; however, with incorporation of positive measures to encourage roosting. There are no proposals to alter this building in any way.
37. The site has been subjected to over-grazing. There is little or no biodiversity interest and given the size of the application site (circa 1 Ha), an ecology report is not considered necessary. However, the recommendations of the County Ecologist will be accepted in full. It is suggested that this matter can be dealt with by way of planning conditions.

DM4 – The Landscape

38. The site is located within 4km of the Dyfi Valley Biosphere Reserve. The topography of the site and the natural surrounding trees and hedgerows provide effective screening. The car parking area comprising the former agricultural hardstanding is located within a dip in the lower part of the field thereby taking full advantage of its discreet and unobtrusive location. This feature will have no visual impact.
39. The applicants have carefully chosen the optimum areas for the bell tents, all of which are located in the lower parts of the site in natural dips in the landscape. Other than from a short section of public highway to the south of the site, the development would not be visible from any public vantage points, including from the existing public rights of way network. It will therefore have a very minimal impact upon the wider countryside. The lack of visibility of this site gives it high marketing appeal.
40. Although the First Minister has increased the 28-day permitted development rights to 56 days in any calendar year for camping as a response to the Covid-19 pandemic, which represents a significant part of the normal tourist season in Mid-Wales, the applicants would wish to extend that period yet further due to the unprecedented demands for this type of facility. The bell tents are easily moveable and will be removed from the land in the off-season.
41. The applicants firmly believe that there is a strong market for this benign, quiet and peaceful activity and this feature is a strong marketing device. The type of persons that seek this form of accommodation within a remote area of Mid Wales demand a tranquil experience. No radios or music will be permitted to be audible beyond the perimeter of the bell tents after 10pm.

DM7 – Dark Skies and External Lighting

42. Other than the applicants' compound, there will be no major lighting of the campsite. There will be no effects on the visibility of the night sky. The applicants have now installed an array of solar panels to provide electricity to their accommodation and the shower block. This is a replacement to their diesel generator that previously provided their electricity needs and which had been a source of nuisance to their neighbours from the humming of the generator when in use.
43. The visitors to the site will be provided with torches; other than vehicle headlights when entering and leaving the site, this will be the only light source.
44. The dark skies character of the site is a key marketing feature of the site and the applicants intend to retain this character as demand for this feature of Escape Camping increases.

DM13 – Design and Resources

45. There will be parking for up to 20 cars. There is an existing former agricultural hardstanding area immediately to the east of the site entrance. This is cut into the hillside

and gravelled. It is well screened with opportunities available for further additional tree planting around its perimeter.

46. The twin unit that has been adapted for use as a shower and toilet facility has been timber clad to minimise any visual effects when viewed from within the site; it has limited visibility from outside the site due to the existing landform and tree/hedgerow screening. It is seen as part of the compound comprising the applicants' temporary dwelling and the existing former agricultural storage building. Its form and feature is that of a temporary building and has a very benign impact on the visual amenity of the area.
47. The proposals include the retention of a twin-unit welfare building that will accommodate toilet facilities and shower room. This unit is located alongside the applicants' temporary residential caravan but with separate pedestrian access from the camp site itself.
48. Solid toilet waste will be treated through compost toilets. Greywater from showers and urine-separating compost toilets will be channelled through a septic tank and soakaway. The applicants will apply separately to Natural Resources Wales for a Discharge Exemption Permit.

The Business Model and Marketing Strategy

49. The applicants have initially taken possession of 8 luxury camping pods, which will be followed by a further 12 further camping pods as demand increases in years 2 and 3. Each pod can accommodate a maximum of 6 people, with a mini-kitchen and an external patio area.
50. The facility will need one day staff and one night-worker, all equipped with backgrounds in customer service and providing the necessary expertise for the day-to-day running of Escape Camping.
51. In line with the in-depth research undertaken by the applicants, the key to its unique selling proposition, as well as its success, is the fact that Escape Camping is a new concept for this part of Powys and will augment the current stock of tourist accommodation available in the Montgomeryshire area. The applicant's marketing strategy will be based on identifying the most effective channels to market, ensuring that communication messages are aligned with the needs and tastes of the target markets. With over 65% of tourist accommodation bookings now online, it is intended that Escape Camping will incorporate a fully responsive website with online booking facility and payment gateway. Currently, many bookings are obtained via existing platforms such as Booking.com. Escape Camping's marketing will include the targeting of eco-tourism based on the recent official recognition by UNESCO of the Dyfi Valley Biosphere Reserve, whose boundary is less than 4km from the site. It is estimated that tourism currently generates economic impacts of £168 million in the Biosphere, an increase of 22% since 2012. There are currently no glamping sites within the Biosphere.
52. Escape Camping has been developed through the hard work and efforts of the applicants and has been entirely self-funded. The sales projection for 2021-22 is £60,000 rising to £90,000 by the end of year 3. The forecasted turnover is based on the computation of anticipated capacity levels and a pricing structure linked to seasonal supply. The running costs will be in the region of 40% of income leaving a net profit of 60%. A significant portion of profits will be reinvested into the business, which depends to a large degree on the quality of both the offer and the holiday experience. A full breakdown of the business's financial requirements and targets can be supplied upon request.

The Need for the Temporary Dwelling

53. The application includes provision for a temporary twin unit caravan/chalet for occupation by the applicants, a family of 4 including a teenager who presently attends Llanidloes High School. Although there is a G&T issue here, the applicants at this stage do not wish to promote this as a reason for their application as they believe that a business case can easily be demonstrated for a temporary dwelling. The business case is well-founded and moreover there is an essential need for a full-time worker to be present at this rural enterprise.
54. If the Council believes that there is conflict with planning policies in this instance (although the applicants strongly believe that a case has been made on the basis of servicing a genuine and profitable rural business), the Council's attention is drawn to both the Human Rights Act and section 149 of the Public Sector Equality Duty contained within the Equality Act 2010.

Human Rights

55. The Council will be aware that it is unlawful for a public authority to act in a way which is incompatible with a Convention right – section 6(1). Particular attention is drawn to Article 8 – “the right for respect for private and family life”. Article 8 states:
- Everyone has the right to respect for his private and family life, his home and his correspondence.
 - There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.
56. The Council must consider whether there will be any interference with the right afforded under Article 8(1) and if so, would that interference be justified in accordance with Article 8(2)? The first question must be considered against the Bingham checklist and the second question requires a proportionality assessment. A decision in this case will have the potential to result in the loss of someone's home or adversely affect the applicants' family life. Attention is drawn to the case of *AZ v SSCLG & Gloucestershire DC* [2012] EWHC 3660 (Admin).
57. In *AZ* it was held that the decision would lead to removal of the appellant and his son from the appeal site. This would involve the loss of their home, the unlikelihood of finding another suitable site, the possible need to move to an unsuitable site, their possible homelessness and other adverse effects on family life. This amounted to a grave interference with their Article 8 rights. It is argued that the dwelling is the applicants' sole residence. Given the justifiable reasons for a temporary rural worker's dwelling at this location, the interference through removal of this family from the application site would amount to interference that would not be proportionate to the legitimate public end of protecting the countryside for its own sake. The business will continue on the basis of seasonal occupancy (up to 6 months a year without the need for planning permission as suggested by the Welsh Government) and there will be a need for on-site supervision by a family of four.
58. The proportionality assessment will require the Council to give very careful structured weighing up and balancing exercise as per the *AZ* judgement. This involves:
- (i) The identification of all relevant considerations relating to the appellant and their family's respective rights of enjoyment of family life and a home.
 - (ii) The identification of the best interests of any children.

- (iii) The identification of the particular public or community interest that had to be balanced against the appellant and their family's interest.
 - (iv) A structured weighing up and balancing of all these interests. This balancing exercise must involve the consideration of the best interests of any children and it should strike a fair balance between the rights of the individuals concerned and the interests of the community. The community has not been harmed by this development but rather benefits from such a rural business.
59. The Council must avoid taking any action that is excessive or disproportionate in terms of the effects on family life. Particular attention is drawn to the concepts of home, family life and best interests of a child. Article 3(1) of the United Nations Convention on the Rights of a Child provides that the best interests of a child shall be a primary considerations in the actions of any public authority and must afford it weight and materiality as great as any other material consideration including in planning terms.
60. It is suggested that a public authority must NOT take a decision where these factors arise until an appropriate factual enquiry into the applicants' personal circumstances are undertaken including the social and educational needs of the child.
61. It is certain that the refusal of planning permission in this instance will violate the applicants' human rights, (given that it would represent an unjustified interference with their private or family life). This must indicate that, logically, the application should be supported and a three-year temporary permission granted. This is because at best, the personal circumstances of the applicants outweigh any planning harm or alternatively at worse, the proposal would not result in any significant harm.

Public Sector Equality Duty

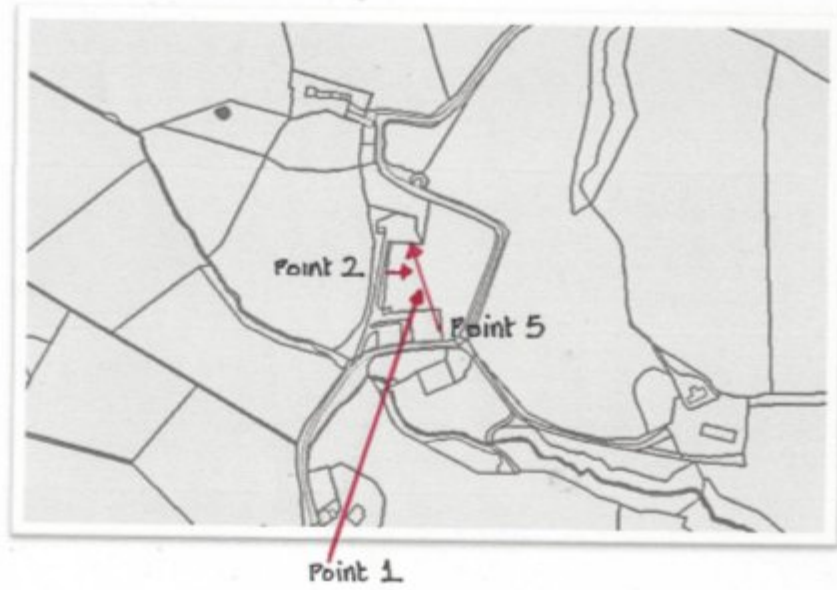
62. Section 149(1) of the Act requires that a public authority or person exercising a public function must, in the exercise of its functions, have due regard to the need to:
- "(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it."
63. The application is not promoted on the basis of G&T. However, should the Council refuse planning permission, it must undertake appropriate investigation and assessment of this aspect before reaching a decision.

Conclusions

64. The development will generate much-needed income for the applicant and his family and builds upon the natural resources that is available at this location. It will support and benefit the local community through increased tourism. The development is low key and will have a benign impact on the local area and landscape. The applicant and his family have resided on site for the last three years and includes a young teenager who is part of the local community and attends the local High School. The Council will need to consider carefully the interests of the child in this instance and have regard to Human Rights. Although there is also G&T considerations that arise, the applicant firmly believes that the existing and projected income generated from the site demonstrates that a need to live permanently on site is fully justified. Although permitted development rights for the use of this site as a glamping facility may be extended yet further, it is reasonable to conclude that even the existing PD rights of 56 days use per annum provides sufficient justification in

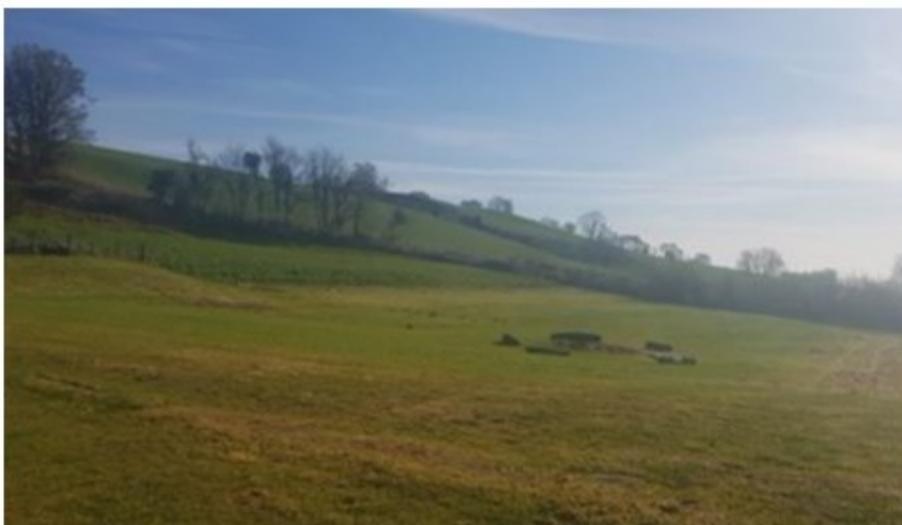
financial terms for a rural worker's dwelling. The proposal is for a 3 year permission in the first instance, which will allow the applicant to introduce further enhancement of the tourism offer and carry out improvements that will result in a high quality glamping site.

APPENDIX 1 - Photographs





Photograph 1 – see view Point 1



Photograph 2 – see view Point 2



Photograph 3



Photograph 4



Photograph 5 – view looking north east from car park – see view Point 5



Photograph 6 – showing screening of static caravan



Photograph 7 – view from site entrance



Photograph 8 – car park looking south



Photograph 9 – welcome building (temporary shed structure) and site entrance



Photograph 10 – looking east



Photograph 11 – View looking south towards existing agricultural building on opposite side of unclassified highway