



Ref: 15/02/01/20220907

07 September 2022

Dear Resident,

As you are aware, in 2018 we started a programme of improvements and essential maintenance at Tan Yr Ogof Caravan Park. The first three phases of this work has been completed, and we hope you agree that it has improved the look and feel of the park. The upgrade is necessary if we are to continue to comply with legislation and operate as a sustainable family business in the long term.

This plan will ultimately lead to upgrading all 10ft wide pitches across the park (see attached plan), however this work will not be done overnight, this is a 5 to 10-year plan. We will continue to undertake a phased redevelopment over the winter closure periods to create pitches able to accommodate the latest style of holiday homes up to 13ft x 40ft. All newly developed pitches will benefit from a 10.5-month season, Wi-Fi and purpose made parking spaces. Other improvements include landscaping features and sound attenuation barriers to reduce traffic noise, all completed to a high specification. In time, a purpose-built reception with owner's facilities including a small launderette will be added.

The next phase of the work will be undertaken in the 2022/23 winter season which will involve re-developing a total of 19 pitches. We are sure that you will appreciate, during this essential work there will be disruption. If your pitch is directly affected we will have informed you personally in writing.

We would like to take this opportunity to let you know that we will have a range of new holiday homes available on our exciting new development, please feel free to come and have a chat with us at Reception about upgrading your holiday home, or to view the proposed development plans.

If you have any further questions please see overleaf or pop into the Reception where we will be happy to talk to you.

Roberts & McBreeze family

Owners of Tan Yr Ogof Caravan Park

Frequently Asked Questions

Can't we have a 10.5-month season across the whole park?

No. Unfortunately the Council have only granted us a longer season on the new development. In addition the infrastructure across the rest of the park is not suitable for a 10.5-month season. The new pitches will be purpose built for all year-round use.

Will the pitch fee be more expensive on the new pitches?

Yes. The 2022 Pitch Fee on the new pitches was £3,510 to reflect the additional 3-month season. The pitch fee for the 7.5 month season was £2,815.

Will the pitch fee across the rest of the park be increased as a result of the redevelopment?

At present, there are no plans to increase the pitch fees across the rest of the park more than the current annual review already in place.

Will the park need to reduce the overall amount of pitches?

Yes. The total number of caravans on the park will be reduced to around 215, this will occur over several years. Over the last few years there has been a deliberate effort to reduce the numbers of caravans on the park. This allows us to minimise the impact on our existing customers.

How will we know if our pitch is affected by the development?

If the work is likely to have a direct impact on your pitch, you will have been informed in writing separately to this letter.

Will owners in the re-developed section be relocated?

Our aim is to offer as many people as possible the opportunity to be relocated. Available pitches will be allocated based primarily on age, condition and availability. Unfortunately we can not guarantee that everybody can be re-located. Owners will be relocated at no cost to themselves.

What is the age policy on caravans?

The age limit for caravans on the park is 20 years, any extension beyond this is by exception only. We do not allow the re-sale of any caravan after the 20year point. If it is no longer possible for a caravan to stay on the park, owners will be informed in writing and given a reasonable notice period.

Is the redevelopment really necessary?

Yes. The utilities (gas, water & electric) in the oldest part of the park have been in the ground for a number of years and as such are coming to the end of their lives. To ensure that we remain compliant with legislation we must upgrade these. In addition, the oldest part of the park cannot accommodate 12ft caravans due to a lack of spacing to comply with fire regulations. 10ft caravans are becoming virtually impossible to buy.

Which part of the park is affected by the development?

See attached plan

What will the new development look like?

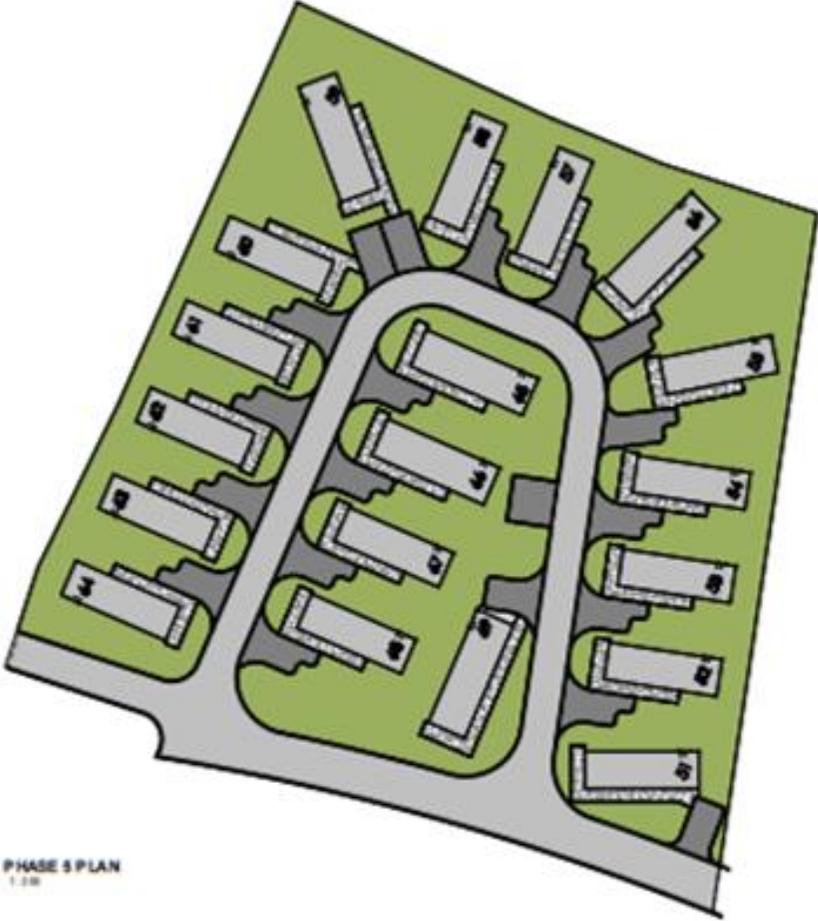
See attached plan

Area to be re-developed

OVERALL SITE PLAN



New Development



PHASE 5 PLAN
1:200