

Tan Yr Ogof Caravan Park

Llanddulas, Abergele, Conwy, LL22 8EY

Tel: 01492 516628 Mob: 07809 209728

E-Mail: enquiries@tanyrogof.co.uk

www.tanyrogof.co.uk

Ref: 08/10/09/20170807

04 September 2018

Dear Resident,

In July last year we wrote to you informing you of the improvements and essential maintenance that are planned at Tan Yr Ogof Caravan Park over the next few years. As you know the first phase of this work has been completed, and we hope you agree that it has improved the look and feel of the park. Regardless of this, 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 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 private 'cul de sac' areas with 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 second phase of the work will be undertaken in the 2018/19 off season which will involve re-developing a total of 15 pitches. I'm 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.

Last year we were aware of speculation regarding the age limit policy on caravans. As we set out last year, our policy is that after 20 years, caravans will be reviewed based on condition and availability. 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.

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

Questions

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

No. Unfortunately, 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 2017/18 Pitch Fee on the new pitches was £3,150 to reflect the additional 3-month season. The pitch fee for the 7.5 month season was £2,400.

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 many 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 on condition, age and availability. Owners will be relocated at no cost to themselves.

Is the redevelopment really necessary?

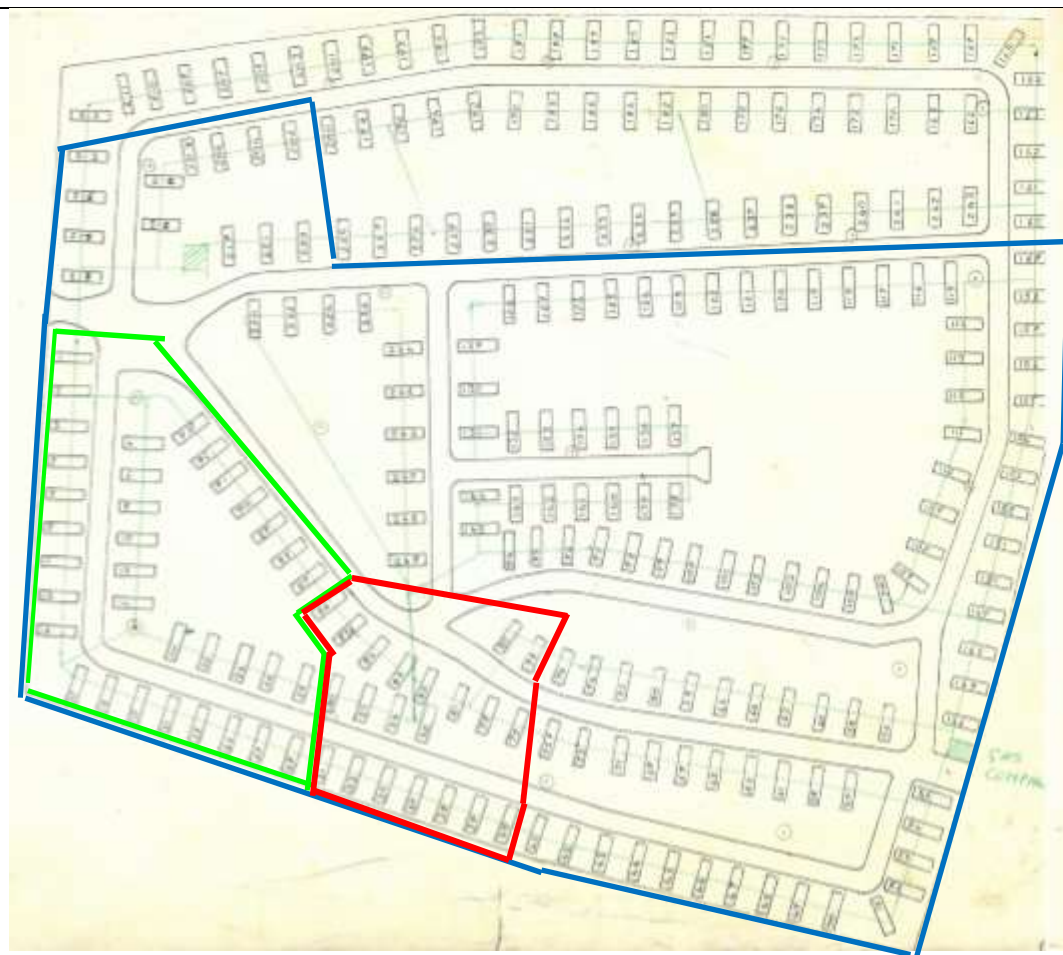
Yes. The utilities (gas, water & electric) in the oldest part of the park have been in the ground for a number of years and as such are coming to the end of their lives. To ensure that we remain compliant with legislation we must upgrade these. In addition, the oldest part of the park cannot accommodate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

Which part of the park is affected by the development?

See attached plan

Red line mark the pitches to be redeveloped in the 2018/19 season. Pitches 29 – 40 & 77 - 86

Green line marks the area already redeveloped in Phase 1.



Blue line marks the area to be re-developed within 5-10 years