
Planning Statement

Use of land for stationing of 8 additional caravans as a holiday camping and caravanning site with associated ancillary facilities.

Land at Adbo Farm, Rosehill, Nr Market Drayton, Shropshire, TF9 2JF

March 2021

Applicant: Mr Paul Brooks

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1. INTRODUCTION

- 1.1. This supporting Planning Statement is submitted on behalf of Mr Paul Brooks, in conjunction with the submission of a detailed planning application on land at Adbo Farm, Rosehill.

- 1.2. This planning application seeks full planning permission for 20 caravans (8 additional pitches to the existing 12 pitch site) used as a holiday camping and caravanning site with associated ancillary facilities.

2. SITE CONTEXT AND DESCRIPTION

- 2.1. The application site lies in an area of countryside approximately 4.3km south west of Market Drayton. The site is accessed from an existing access from Rose Hill Road.
- 2.2. The application site is a field that forms part of the land owned by the Mr Brooks. The application site area is 0.37 hectares.
- 2.3. The application site benefits from planning permission for 12no. pitches granted in planning permission ref: 15/02243/FUL.
- 2.4. The application site is bounded to the north and south by open fields, to the west by a thin belt of trees and the property Bank House, and to the east by the property Adbo Hill Farm.
- 2.5. The site is relatively flat with native species hedgerow along the north and east boundaries.

3. THE PROPOSAL

- 3.1. This planning application seeks full planning permission for 20 caravans in the form of 8 additional pitches as part of an existing holiday camping and caravanning site with associated ancillary facilities.
- 3.2. The proposed caravans will conform to the definitions within Section 29 (1) of the Caravan Sites and Control of Development Act 1960 and Section 13 (1) of the Caravan Sites Act 1968 and therefore plans and elevations of individual caravans are not required.
- 3.3. The land was previously used as a certified site capable of accommodating up to 15 pitches (maximum 5 caravans and 10 tents) for use by members of The Camping and Caravanning Club.
- 3.4. Due to the success of the certified site an application was submitted and granted for the stationing of 12no. caravans (ref: 15/02243/FUL).
- 3.5. The site has been run for the past few years and demand has grown to such a level that additional pitches are now required. This proposal is for an additional 8 pitches within the existing red line boundary.
- 3.6. The layout of the proposed site positions the additional pitches along the southern boundary to create a one-way system through the site with sufficient space to manoeuvre in forward gear.
- 3.7. The existing facilities are to remain on site and the additional pitches will utilise these as the existing pitches do.
- 3.8. Significant native hedgerow planting was planted as part of the previous application which is to be retained and screens the proposal from the A41.

4. PRE-APPLICATION ADVICE

- 4.1. Pre-application advice (ref: PREAPP/20/00082) was sought from the Council for the proposed additional 8 pitches along other development relating to the existing dwelling at Adbo Hill Farm.
- 4.2. The advice received was positive in principle and outlined that additional reports were required to satisfy highways requirements. A Transport Statement accompanies the application along with a swept path analysis.
- 4.3. The pre-application advice has been taken into account in full and informs the proposal as a whole.

5. CONCLUSIONS

- 5.1. The proposal is for the use of land for the stationing of caravans for holiday purposes.
- 5.2. Permission is sought for an additional 8no. caravan pitches to compliment the existing 12no. pitch permission and satisfy the additional demand for such provision in the area. The development is a natural extension of the site and the expansion of the rural business.
- 5.3. The proposal conforms with the pre-application advice received along with local and national policy.
- 5.4. The site has been laid out to reflect and respect the existing development on the site and a Transport Statement has been provided.