



Mr Paul Brooks
c/o Joe Salt
2 Conover Drive
Shrewsbury
SY2 6JD

Date: 14th April 2020

Our Ref: PREAPP/20/00082

Your Ref:

Dear Sirs

**TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015**

PLANNING REFERENCE:	PREAPP/20/00082
DEVELOPMENT PROPOSED:	Re-development of site to provide an additional 8 touring caravan pitches and a erection of a holiday let to replace a residential outbuilding
LOCATION:	Adbo Hill, Tern Hill, Market Drayton, Shropshire, TF9 2JF.

Thank you for your recent request for advice on the above proposal prior to submitting a planning application. I have considered your proposal and consulted with the relevant Planning Consultees and can provide the following guidance in relation to a follow-on application:-

The site is located in an area of open countryside as defined in the SAMDev and is an existing caravan site. Policy MD11 of SAMDev and CS16 of the Shropshire Core Strategy set out the criteria in assessing development for tourism within the County. These aim to ensure that any development for this type are carried out in appropriate locations and to an appropriate standard.

Any scheme should be well landscaped to screen the site and to mitigate the impact of such development on the visual landscape. In addition holiday development must conform with the legal definition of a caravan. The only other form of development would be the conversion of an existing building.

From this it would be possible to accept the principle of additional caravan pitches to the existing caravan site, but not the building of a new structure for a holiday let.

The existing site is highly visible from the A41 and caravans can be clearly seen as there is no landscaping around the site. Therefore in order to comply with adopted policy MD11 a robust landscaping scheme would need to be included to mitigate this visual intrusion which would be exacerbated with an increase in the number of caravans.

In addition to the above the following comments have been received from internal consultees:

Highways

The enquiry seeks to develop the existing caravan site by increasing the number of touring caravan pitches by eight and the erection of a holiday let property instead of an approved conversion of an outbuilding to provide annexe/ancillary accommodation under an earlier consent 13/05115/FUL.

It is considered that the principle of the development is likely to be acceptable from a highway's perspective, subject to the provision of satisfactory access, parking and turning arrangements being commensurate with the local conditions and highway safety. The implications of the proposed development from the highway perspective will therefore be assessed against the suitability of the site access in terms of its layout, provision of visibility splays commensurate with the prevailing highway conditions and construction to satisfactorily cater for all the traffic movements generated by the proposed and existing activities conducted on the site.

The site is served by two accesses one to the north off a derestricted section of the A41 principal road, and a second access, promoted as the primary route to the caravan site via a private access track off Rose Hill Road, a Class III road subject to a local 30 mph speed limit.

For the proposed development to be appropriately assessed, from a highways and transport perspective, the following information is required to be submitted, by the applicant:

- o A Transport Statement. The information should include all existing and proposed traffic numbers and types. Including a breakdown, what the various activities will generate, indicating peak flows.

- o Detailed layout of the site entrance geometry, including visibility splays commensurate with prevailing highway conditions. Simultaneous entry and exit into the site should be demonstrated. Swept Path analysis diagrams could be considered.

- o Parking, turning and servicing arrangements should be detailed. It should be satisfactorily demonstrated that all traffic movements identified in the Transport Statement can be satisfactorily accommodated to and from and within the site.

Any future planning application should include any and all details necessary to assist with the appropriate consideration and determination of the proposals, from a Highways & Transport perspective. Including an appropriate Transport Statement, Travel Plan and any other information necessary. Demonstrating that the proposed development and any proposed new, modified or existing vehicular access, together with the associated visibility splays, driveway, parking and turning facilities are commensurate with the prevailing local highway conditions, in accordance with 'Manual for Streets 2' and any appropriate Shropshire Council's design guidance & construction specifications.

The following informative notes may also provide information useful to the developer in progressing their proposals.

Informative notes:

Works on, within or abutting the public highway

This planning permission does not authorise the applicant to:

- construct any means of access over the publicly maintained highway (footway or verge) or
- carry out any works within the publicly maintained highway, or
- authorise the laying of private apparatus within the confines of the public highway including any a new utility connection, or
- undertaking the disturbance of ground or structures supporting or abutting the publicly maintained highway

The applicant should in the first instance contact Shropshire Councils Street works team. This link provides further details

<https://www.shropshire.gov.uk/street-works/street-works-application-forms/>

Please note: Shropshire Council require at least 3 months' notice of the applicant's intention to commence any such works affecting the public highway so that the applicant can be provided with an appropriate licence, permit and/or approved specification for the works together and a list of approved contractors, as required.

Mud on highway

The applicant is responsible for keeping the highway free from any mud or other material emanating from the application site or any works pertaining thereto.

No drainage to discharge to highway

Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway.

No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

Waste Collection

The applicant's attention is drawn to the need to ensure that appropriate facilities are provided, for the storage and collection of household waste, (i.e. wheelie bins & recycling boxes).

Specific consideration must be given to kerbside collection points, in order to ensure that all visibility splays, accesses, junctions, pedestrian crossings and all trafficked areas of highway (i.e. footways, cycle ways & carriageways) are kept clear of any obstruction or impediment, at all times, in the interests of public and highway safety.

<https://new.shropshire.gov.uk/planning/faqs/>

Conservation

This pre application enquiry relates to the redevelopment of this site to provide an additional 8 touring caravan pitches and the erection of a holiday let to replace an existing residential outbuilding. The site is known as Adbo Hill, Tern Hill, Market Drayton. Adbo Hill is a farmstead which is included on the Historic Environment Record as part of the Historic Farmsteads Characterisation Project detailed as follows:

Adbo Hill, a farmstead first identified and classified by the Historic Farmsteads Characterisation Project, 2008 2010, (ESA6427), largely from the digital version of the c.1900 OS large scale mapping. Description: Loose Courtyard with farm buildings on three sides of the yard. Additional Plan Details: Additional detached elements to main plan. Date Evidence from Farmhouse: 19th

Century. Date Evidence from Working Building(s): None. Position of Farmhouse: Attached to agricultural range. Farmstead Location: Loose farmstead cluster. Survival: Partial Loss - less than 50% change. Confidence: High. Other Notes: New house built to N.

The outbuilding to be demolished forms part of this historic farmstead and can be seen on historic mapping to pre date 1900, therefore it could be considered to be a non designated heritage asset worthy of consideration in planning decisions. It is suggested that any full application look to provide a structural survey of the building and a Heritage Impact Assessment to assess the significance of the building which should then be used to inform proposals on the site

Ecology

A planning application on this site must be accompanied by an Ecological Impact Assessment of the land in and surrounding the proposed development and a discussion of any potential impacts resulting from the development.

An Ecological Impact Assessment should consist of:

Extended Phase 1 habitat survey, habitat map and target notes on any significant biodiversity or geological features including species, habitats, designated wildlife or geological sites and the Shropshire Environmental Network.

A desk study of historical species records and local, regional or national wildlife designated sites. Supplementary detailed surveys (phase 2 habitat surveys, protected or priority species or geological features as appropriate to the site).

Evaluation of the importance of biodiversity or geological features present at a local, regional, national, international level.

Analysis of the direct and indirect impacts of the development (during construction, working area, additional infrastructure and post construction).

Any losses or gains to priority habitats or the Environmental Network should be stated (hectares). Proposed avoidance, mitigation or compensation measures, including method statements where appropriate.

Legal implications such as the need for European Protected Species Mitigation Licences or other licences (e.g. badgers) and details on how the favourable conservation status of populations of protected species will be maintained.

Proposed biodiversity or geodiversity enhancement measures in order to ensure a net gain for biodiversity as a result of the development.

The Ecological Impact Assessment should be carried out by a suitably qualified and experienced ecologist with the relevant protected species licenses. The Ecological Impact Assessment should be submitted to the Local Planning Authority prior to a planning decision being made.

Finding an ecological consultant

A list of ecological consultants who work in Shropshire is available on request. This list is by no means exhaustive and contains information on other ways of finding a consultant. Shropshire Council cannot recommend any consultant or guarantee their work.

You should always check that the ecologist you select has the relevant protected species survey licences issued by Natural England. Without a valid survey licence, the report provided by an ecologist may not be considered adequate by the Local Planning Authority.

It is always wise to seek several quotes since prices can vary.

I am happy to be contacted by the appointed ecologist to discuss the application prior to survey work being carried out if that is helpful.

Drainage

1. A sustainable drainage scheme for the disposal of surface water from the development should be designed and constructed in accordance with the Councils Surface Water Management: Interim Guidance for Developers document. It is available on the councils website at: <https://www.shropshire.gov.uk/media/5929/surface-water-management-interim-guidance-fordevelopers.pdf>

The provisions of the Planning Practice Guidance, Flood Risk and Coastal Change, should be followed.

Preference should be given to drainage measures which allow rainwater to soakaway naturally. Soakaways should be designed in accordance with BRE Digest 365. Connection of new surface water drainage systems to existing drains / sewers should only be undertaken as a last resort, if it can be demonstrated that infiltration techniques are not achievable.

2. The proposed method of foul water sewage disposal should be identified and submitted for approval, along with details of any agreements with the local water authority and the foul water drainage system should comply with the Building Regulations H2.

If main foul sewer is not available for connection, full details, plan and sizing of the proposed septic tank/ package sewage treatment plant including percolation tests for the drainage field should be submitted for approval including the Foul Drainage Assessment Form (FDA1 Form).

British Water Flows and Loads: 4 should be used to determine the loading for the septic tank/ package sewage treatment plant and the sizing of the septic tank/ package sewage treatment plant and drainage fields should be designed to cater for the correct number of persons and in accordance with the Building Regulations H2. These documents should also be used if other form of treatment on site is proposed.

Conclusion

In principle there would be no objection to the increase in the number of caravan pitches. However this would be subject to the inclusion of a robust scheme of landscaping on any proposal. With regard the construction of a new holiday let building, this would be contrary to adopted policy and as such is unlikely to be supported by Officers. In addition the Conservation Officer has identified that the existing building you wish to demolish would be considered a non-

designated Heritage Asset. As such any application for its demolition would need to be accompanied by the information set out in their response to demonstrate the historic importance of this structure.

Should you wish to proceed to an application the following details will be required

Local List Validation Requirements

Providing that the information detailed in the above section is provided within the following list of documents, it will enable the application to be registered and validated against the Council's local list validation requirements:-

Ecology Assessment

Heritage Impact Assessment

National List Validation Requirements

I can also confirm the application will need to comply with National submission requirements in order to be validated and for this particular proposal I recommend that you also submit the following

✓ **Completed Application Form**

Where possible please submit using the online [Planning Portal](#) however if you wish to download and submit a paper application, please submit a total of 2 sets of all documents. Please also ensure that the **Ownership Certificate (A,B, C or D as applicable)** and the **Agricultural Land Declaration** sections are completed in all instances

✓ **Location Plan**

Based on an up-to-date map at an identifiable metric scale (1:1250 or 1:2500). The plan should identify sufficient roads, buildings, adjoining land etc. to ensure that location of the site is clear. The site should be edged clearly in red line and include all that is within the proposal; including any access from a highway, landscaping, parking, open areas around building etc. A blue line should be drawn around any other land owned or controlled by the applicant if close to or adjoining the site.

✓ **Site Plan (existing and proposed)**

Applications should normally include existing and proposed plans at a standard metric scale (1:100 or 1:200 for householder applications and 1:500 otherwise). All site plans should be numbered and versioned if the drawing is subsequently amended. All site plans should accurately show:-

- Direction of North and an indication of scale
- The footprint of all existing buildings on site with written dimensions and distances to the site boundaries or a scale bar appropriate to the building scale. If using more than one scale on a drawing please clearly indicate so.
- The paper size that the drawing should be printed at
- Building, roads and footpaths on adjoining land to the site including access
- Any public Rights of Way
- The position of all existing trees on and adjacent to the site
- The extent and type of hard surfacing
- Boundary treatment including type and height of walls or fencing

Types of existing and proposed site plans include:-

- Block plan of site (e.g. at 1:100 or 1:200) showing site boundaries
- Existing and proposed elevations (e.g. at 1:50 or 1:100)
- Existing and proposed floor plans (e.g. at 1:50 or 1:100)
- Existing and proposed site sections and finished floor and site levels (e.g. at 1:50 or 1:100)
- Roof plans (e.g. at 1:50 or 1:100)

As all applications are stored electronically and made available via the Shropshire Council website, applicants are asked to ensure that documents and drawings are of a sufficient quality and that their clarity is such that the documents can be viewed accurately after being scanned.

✓ **The correct planning fee**

Most applications incur a fee. The on-line Planning Portal includes a fee calculator for applicants, however you can also contact Shropshire Council Planning Validation Team for clarification on the correct fee to submit:-

Email: planning.validation@shropshire.gov.uk

✓ **Summary of application documents (major or complex schemes only)**

This should not exceed 20 pages and should include an overview of the proposal and a clear description of its impacts. The aim is to introduce the scheme to parties who are not familiar with the details of the proposed development

✓ **Design and Access Statement**

A written report supporting the proposed development and should include a written description and justification of the proposal, show that the proposal is based on a thoughtful design process and a sustainable approach to access. The level of detail required depends on the scale and complexity of the application, and the length of the statement varies accordingly.

I trust the above is helpful, but please note that it is an informal opinion based on the information you have provided at this stage. Any planning application submitted will be determined taking into account the details contained in the application; the policy of the Development Plan; Government planning policy; the outcome of any consultation with statutory or other consultees; any representations received and any other material consideration. Any expenditure incurred in preparing plans or making the application must be entirely at their own risk.

For further information regarding validation requirements for Planning applications, please visit the Shropshire Council website, [Planning pages](#).

When submitting your follow on application, please ensure that you clearly state the Pre-Application 'Planning Reference' number that is provided at the top of this letter.

If your proposed project requires **Building Regulations Approval** or you are unsure whether it does please contact us on **01743 258710**, email buildingcontrol@shropshire.gov.uk or visit our website <https://www.shropshire.gov.uk/building-control/> for pre-application advice and a competitive fee.

Yours faithfully

Sue Collins

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