

# PLANNING STATEMENT

(including Design and Access Statement)

Erection of 44 Apartments with Associated Parking,  
Amenity Areas and Landscaping including  
demolition of Rear Buildings associated with the  
Former Lord Hill Hotel

Former Lord Hill Hotel, Abbey Foregate,  
Shrewsbury SY2 6AX

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## 1. Introduction

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This report considers the planning issues associated with the planning application at the Lord Hill Hotel, Abbey Foregate, Shrewsbury SY2 6AX for:

Erection of 44 Apartments with Associated Parking, Amenity Areas and Landscaping including demolition of Rear Buildings associated with the Former Lord Hill Hotel

The application is submitted on behalf of SY Homes the owners of the site.

## 2. Site Description and Environs

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The Lord Hill Hotel sits within the town boundary of Shrewsbury around ½ mile to the east of the English Bridge, the gateway to the town centre.

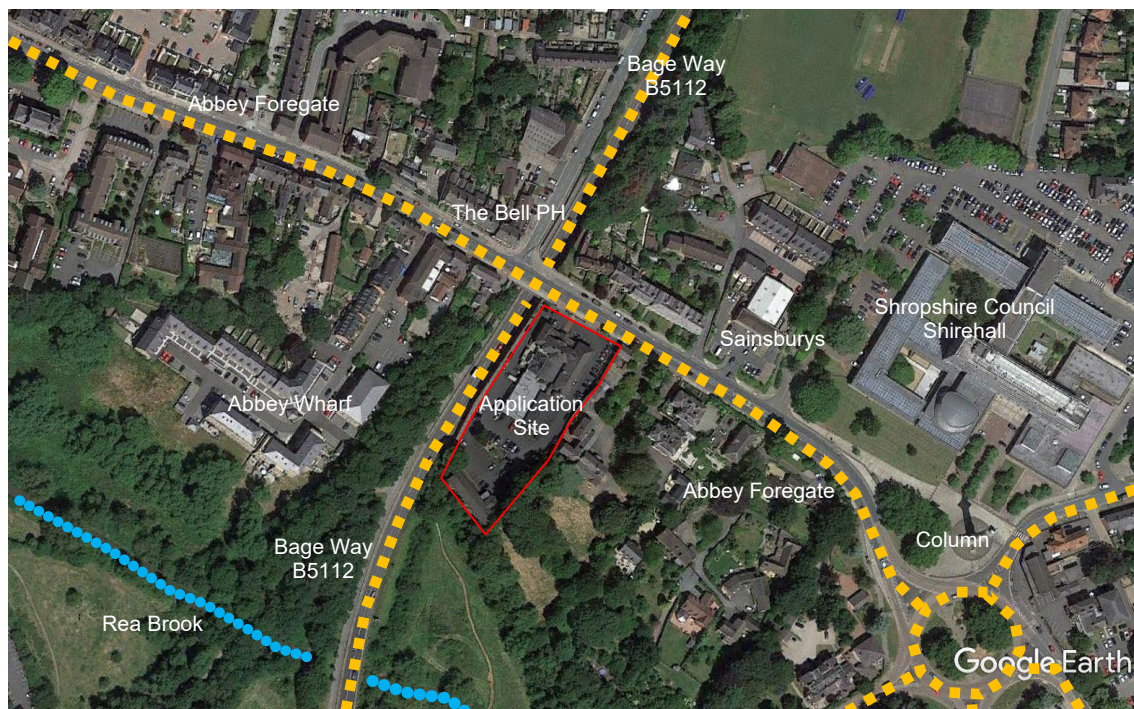
The site fronts onto Abbey Foregate to its north-eastern side. On the opposite side of the road are a number of terraced residential dwellings.

To the south-east is the Chaddeslode House site which has been redeveloped by Shropshire Homes to create 8 converted dwellings and 2 new houses under applications 18/01820/FUL and 18/01821/LBC. The site is now re-named Chaddeslode Gardens.

To the south-west is an area of open space which is part of the wider Rea Brook Valley Country Park.

To the north-west is Bage Way (A5112) the towns inner bypass. As it passes the application site its sits at a lower level and travels under Abbey Foregate. There are further residential properties on the other side of Bage Way which front onto Abbey Foregate.

The site slopes steeply from Abbey Foregate (to the north) to the Rea Valley Country Park (to the south) and is shown in the context of its surroundings below:



Photographs of the site and surroundings are shown within the submitted 'Townscape and Visual Appraisal' prepared by Lingard Farrow Styles, of 9 College Hill, Shrewsbury, SY1 1LZ.

### 3. Planning Policy Context

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Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that:

“Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise.”

The Shropshire Local Plan 2006 to 2026 is made up of several planning documents, known as Local Development Documents (LDDs). Two of the key documents which make up the Shropshire Local Development Framework (LDF) are:

Core Strategy DPD  
Adopted 24<sup>th</sup> February 2011  
Site Allocations and Management of Development Adopted Plan  
Adopted 17<sup>th</sup> December 2015

The following policies contained within the Shropshire Council Local Plan 2006 to 2026 are relevant to the determination of the application:

CS1 Strategic Approach - Within Settlement: S16 - Shrewsbury  
CS2 Shrewsbury Development Strategy  
CS6 Sustainable Design and Development Principles  
CS7 Communications and Transport  
CS8 Facilities, Services and Infrastructure Provision  
CS9 Infrastructure Contributions  
CS11 Type and Affordability of housing  
CS17 Environmental Networks  
CS18 Sustainable Water Management  
CS19 Waste Management Infrastructure  
MD2 Sustainable Design  
MD12 Natural Environment  
MD13 Historic Environment

Shropshire Council at the meeting of the Full Council on the 15<sup>th</sup> July 2021 considered the progress of the Shropshire Council Local Plan Review 2016 to 2038. The Council voted to submit the draft Local Plan to the Secretary of State for Independent Examination, along with the Schedule of Proposed Minor Modifications and the other prescribed documents and evidence base in line with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, (as amended).

There are outstanding issues which will be raised at the Examination in 2022 and so the policy consideration will relate to the current adopted Shropshire Council Local Plan 2006 to 2026.

Other material considerations include:

- National Planning Policy Framework
- Planning Practice Guidance
- Shropshire Council Supplementary Planning Documents including
  - Type and Affordability of Housing
  - Sustainable Design (Part 1)
  - Developer Contributions

The policies contained in the documents above are referred throughout the report.

## 4. Site History

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The site is currently owned by SY Homes of Shrewsbury and is currently unoccupied.

The site has been the subject of recent redevelopment applications as follows:

**Planning Application 21/02161/FUL Granted 23<sup>rd</sup> June 2021**

Conversion and change of use of existing hotel to 3 residential units following demolition of recent additions and part demolition of rear buildings to allow construction access, reconfiguration of vehicular and pedestrian accesses, landscaping and including works to Listed Building

**Planning Application 21/02162/LBC Granted 23<sup>rd</sup> June 2021**

Internal and external alterations in association with conversion and change of use of existing hotel to 3 residential units following demolition of recent additions and part demolition of rear buildings affecting a Listed Building.

**Planning Application 19/04202/OUT - Pending Decision (subject to s106)**

Hybrid Planning Application to include change of use of the listed hotel building (use Class C1) into residential accommodation to provide 4 dwellings (use Class C3) and Outline Planning Permission for residential development to the rear following removal of modern extensions and the demolition of Wrekin Lodge with all matters reserved (amended description)

The site has also been subject to recent historic applications relating to the use and operation of the 'Lord Hill Hotel' as follows:

**Planning Application SA/99/0443 - Status: Granted**

Erection of ground floor entrance lobby.

**Planning Application SA/99/0442 - Status: Permission Not Required**

External alterations to erect ground floor entrance lobby.

**Planning Application SA/97/0316 - Status: Granted**

Construction of a conservatory.

**Planning Application SA/95/1262 - Status: Granted**

Extension new entrance, 2 sitting areas new boundary walls to frontage.

**Planning Application SA/80/0931 - Status: Granted**

Erection of a flat roof detached private garage.

**Planning Application SA/80/0930 - Status: Granted**

Erection of a flat roof private detached garage for the manager.

The planning history on the Councils idox system does not extend beyond 1980 but there will be more historic applications relating to the site.

## 5. Design and Access Issues

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### 5.1 Design Principles and Concepts

The Lord Hill is a Grade II Listed Building originally built as a private residence in the early 19<sup>th</sup> Century. This part of the building is being converted to 3 dwellings under approved applications 21/02161/FUL and 21/02162/LBC.

The modern extensions added in the 2<sup>nd</sup> half of the 20<sup>th</sup> Century will be removed to reveal the original Listed Building and provide it with its own detached setting.

The application proposes the rebuilding of 2 blocks of residential apartments located centrally on the land to the rear of the Listed Building.

In line with Development Plan Policy and Planning Policy Guidance the scheme aims to:

- Make an efficient use of this previously developed brownfield site within the county town of Shrewsbury
- Provide a suitable density of development in order to create a sustainable form of development within walking distance of the town of Shrewsbury and the nearby services and facilities
- Create a quality built development including a positive public frontages towards the adjacent heritage assets, the Bage Way (B5112) and the Rea Brook Valley Country Park
- Respect the setting of the existing built development surrounding the site and the Rea Brook Valley Country Park to the south
- Preserve the character and appearance of the Conservation Area and nearby Heritage Assets

The proposed development includes:

- A modern design which sits as a contemporary addition to the local townscape
- Traditional building materials to respond to the surrounding buildings
- A built frontage onto Bage Way which responds to the historic frontages onto main highways
- Built frontages towards the site boundaries
- Block 1 at 4 storeys. However it will appear as a 2 storey building (with a recessed loft floor above in contrasting materials) from the Listed Lord Hill as the land levels allow a further floor below (which will not be seen in the context of the Listed Lord Hill)



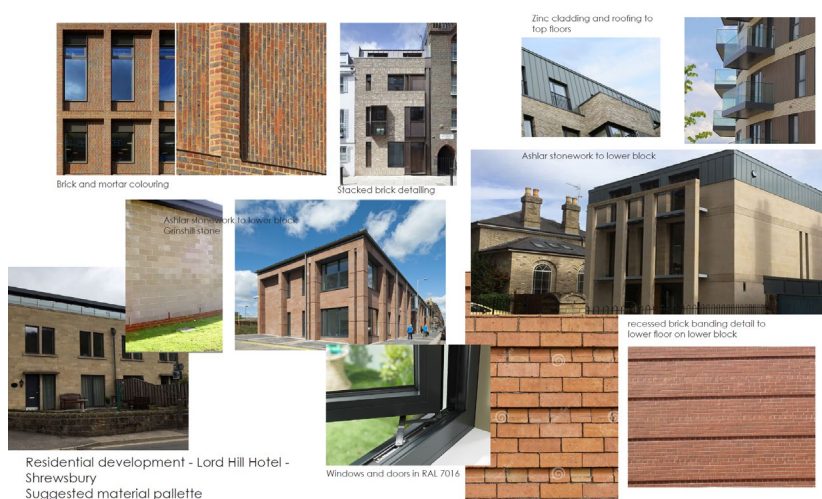
- Block 2 at 4 storeys with a recessed loft floor in contrasting materials above.
- Block 2 stepping down the site to respond to the topography of the site
- Under croft parking to remove parked cars from the landscape setting of the buildings
- Landscaping throughout to soften the impact of the development upon the local environment

## 5.2 Appearance of the Buildings

The existing buildings in the vicinity of the site are shown on photographs within the submitted 'Townscape and Visual Appraisal' prepared by Lingard Farrow Styles, of 9 College Hill, Shrewsbury, SY1 1LZ.

The design of the apartment blocks provide a modern effect but reflect the key design principles of the existing properties in the locality and includes:

- principal building height to not exceed that of the Listed Lord Hill
- mix of brick (including stacked detailing) and Grinshill ashlar stone to match surrounding properties along Abbey Foregate



- zinc cladding materials to the upper recessed loft floor which is set back from the principal frontages to minimise impact
- stacked brick detailing to divide the building into its component floors
- brick door and window surrounds
- flat roof to reduce visual dominance
- balconies at key points to provide interest and to 'turn corners'
- simple window details and door detailing

- glass balustrading at upper level

Examples of the elevations of the buildings are shown below.



View of Block 1 from the south-east towards Abbey Foregate (Block 2 left)



View from the access drive off Abbey Foregate to the north-east of the site with Block 1 in the foreground and Block 2 behind.

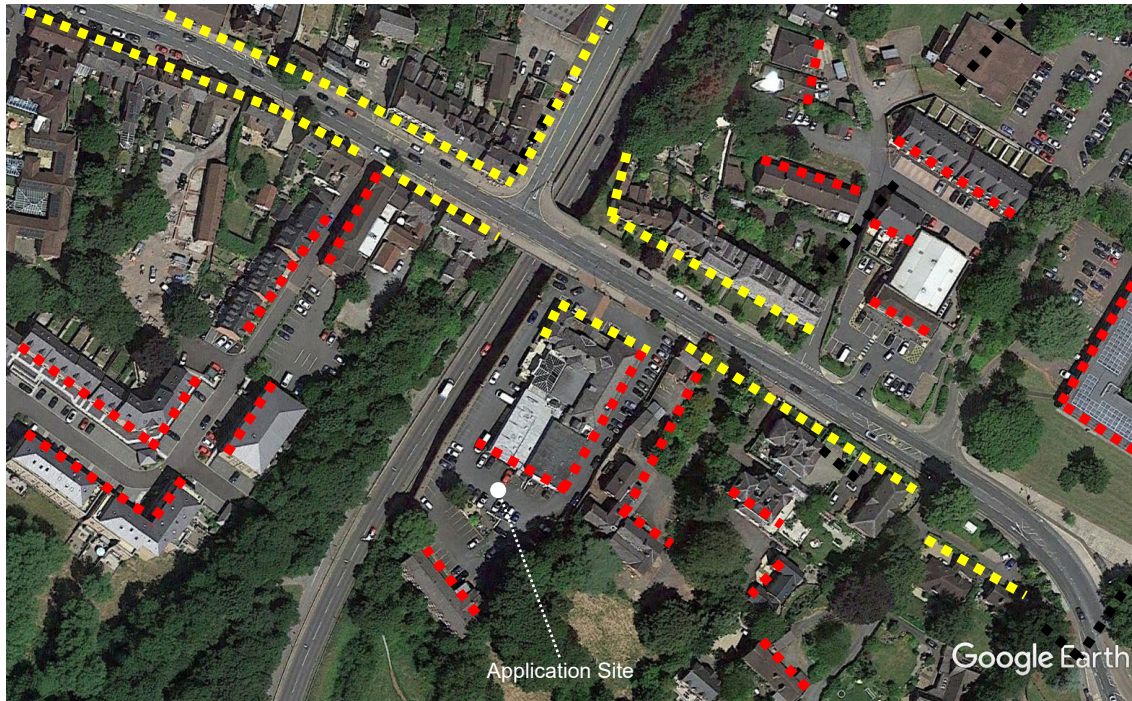
The design of the proposed apartments complies with policy CS6 (sustainable design and development principles) and policy MD2 (sustainable design) of the Local Plan



### 5.3 Layout

The existing frontages are shown in the aerial photograph below as follows:

- ■ ■ ■ Primary Frontages along highway routes
- ■ ■ ■ Secondary Frontages set back from highway/irregular



The layout is constrained by the following:

- Access from Abbey Foregate (past the Listed Lord Hill)
- Proximity and setting of the Listed Lord Hill building which fronts onto Abbey Foregate.
- Bage Way to the west
- Chaslode Gardens to the east (recently developed by Shropshire Homes)
- Rea Brook Valley Country Park to the south

The buildings are located centrally within the site to minimise their impact outside of the site.

The access from the north western corner of the site onto Abbey Foregate provides the principal route for residents parking.

The access from the north eastern corner of the site onto Abbey Foregate provides the principal route for weekly recycling/waste collection.

Block 2 has been twisted to provide a facing elevation onto the Rea Brook Valley Country Park and for traffic travelling north on Bage Way.

The orientation of the blocks provide natural daylight to all apartments at points during the day.

The principal and secondary elevations are shown in the site plan extract below

■ ■ ■ ■ ■ Primary Frontages fronting highway routes

■ ■ ■ ■ ■ Secondary Frontages internal to the site



## 5.4 Landscaping

A full landscaping scheme along with a 'Townscape and Visual Appraisal' has been prepared by Lingard Farrow Styles, of 9 College Hill, Shrewsbury, SY1 1LZ and is submitted for consideration.

## 5.5 Pedestrian Access

The site will have pedestrian access points from Abbey Foregate and via a key pad secure gateway to the south west onto the Rea Brook Valley Country Park (subject to Town Council agreement).

The users of the buildings will have equal and convenient access into and within the buildings and the spaces around the building. In accordance with current best practice in relation to pedestrian access the scheme shall comply with:

- BS 8300:2018 Design of an accessible and inclusive built environment. Buildings. Code of practice; and
- Building Regulations Approved Document Part M – Access to and use of buildings (March 2015 edition)

## 6. Planning Issues

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### 6.1 Principle of Development

The site lies within the development boundary Shrewsbury which is defined within the Local Plan as the 'County Town and Sub-regional Centre'.

There is clear support within Policy CS2 of the Core Strategy and Policy S16 within the SAMDev Plan for residential development within the town boundary.

### 6.2 Previously Developed Land

Previously developed land is defined within National Planning Policy Framework 2019 as

"Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure"

Paragraph 84 of National Planning Policy Framework 2019 states that:

"The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist"

The Local Plan also supports and prioritises the use of previously developed land with paragraph 5.11 of Core Strategy states that:

"The development of brownfield sites is prioritised where available and deliverable in sustainable locations. The policy includes an overall target of 60% of development on previously developed sites"

The proposed development promotes urban regeneration through the efficient use of previously developed land and buildings in line with local and national planning policy.

### 6.3 Sustainable Location

The site is in a highly sustainable location only ½ mile (850m) from the English Bridge, the gateway to Shrewsbury Town Centre.

In the context of a 'reasonable walking distance', the old PPS13 'Transport' issued in 2006 talked about walking distances and stated at Paragraph 74 that

"Walking is the most important mode of travel at the local level and offers the greatest potential to replace short car trips, particularly under two kilometres".



Whilst the guidance has been superseded by NPPF and PPG the principles of this statement have not been amended and are useful when considering whether services and facilities are within a reasonable walking distance.

The key services and facilities are shown on the aerial photograph below:



●	Retail
●	Supermarket
●	Offices/Commercial (employment opportunities)
●	Public House and/or Restaurant
●	Bus Stop
●	Shrewsbury Town Centre (0.6miles/0.96kms)

The site is in a highly sustainable location within very close walking distance of services and facilities in the local area. Local and National Planning Policy supports efficient and higher density developments in such locations.

#### 6.4 Vehicular Access

The site access is onto Abbey Foregate.

The former use of the site as a hotel and wedding/conference centre involved significant traffic movements to and from the site from visiting members of the public. It is anticipated that the residential use of the site will result in a reduction in the vehicular usage of the site access.

The access from the north-western corner of the site onto Abbey Foregate provides the principal route for residents parking.

The access from the north-eastern corner of the site onto Abbey Foregate provides the principal route for weekly recycling/waste collection along with private parking for the Lord Hill conversion.

The access runs across the footpath onto Abbey Foregate which is around 4m wide. This ensures that suitable visibility splays are provided onto Abbey Foregate.

The scheme includes a suitable access onto Abbey Foregate and would not impact upon highway safety.

## 6.5 Parking

Policy CS6 'Sustainable Design and Development Principles' states that all development should be designed to a high quality, consistent with national good practice standards including car parking provision. In addition Policy MD2 indicates that adequate on-site car parking should be incorporated within a development site to ensure that cars do not overspill onto surrounding roads and therefore negatively impact on the local road network.

The scheme includes 4 one bedroom and 40 two bedroom apartments.

The application includes 32 single parking spaces and 4 double (tandem = 8 spaces) spaces creating spaces for 36 free market units. The 8 affordable units would include no parking provision.

The site is situated in a sustainable location very close to the town centre and with other services/facilities in the locality including access to public transport (see 6.3 'Site's Sustainable Location' above). Therefore future occupiers would not have to be reliant on the use of the private car to access services and facilities.

The provision of parking spaces on site is adequate for this highly sustainable location and the scheme will not negatively impact the adjacent highway network.

## 6.6 Ecology

The NPPF at paragraph 170 advises that:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)"

Policy CS17 (Environmental Networks) and MD12 (The Natural Environment) of the Local Plan aim to ensure that new development protects, conserves and enhances the natural environment and does not have a significant adverse impact on Shropshire's environmental assets.



Star Ecology of Star Farm, Colebatch, Bishop's Castle SY9 5JY has prepared suitable reports to cover the issue of protected species and these are submitted with the planning application for consideration.

## 6.7 Amenity of Surrounding Properties

Policies CS6 and MD2 along with Paragraph 3.19 of the SAMDev Plan explains that new development should safeguard residential and local amenity and be a good neighbour to existing residential properties.

The nearest properties to the site are as follows:



### Block 1 – Facing West

To the west is Bage Way (A5112) the towns inner bypass. As it passes the application site its sits at a lower level and travels under Abbey Foregate. There are further residential properties on the other side of Bage Way off Mill Lane/Abbey Wharf at a distance of around 48m+ from the site boundary with no residential dwellings impacted

### Block 1 – Lord Hill Conversions

The scheme is 21m+ from the rear elevation of the Lord Hill Conversions

### Block 1 – 1 Chaddeslode Gardens

No1 includes no windows in the elevation facing towards the application site meaning that there is no opportunity for overlooking or loss of privacy.

### Block 1 – 2/3 Chaddeslode Gardens

Nos 2 and 3 are apartments with one ground floor and one first floor.

At ground floor there are windows to the open plan kitchen/dining/lounge and a bedroom. However any issues of overlooking or loss of privacy are resolved with the high brick boundary wall which separates the sites.

At first floor the upstairs apartment has an open plan kitchen/dining/lounge area with 2 windows facing the site (and a further window serving this room faces north which looks down onto the garden of 1 Chaddeslode Gardens at close quarters - around 5m).

### Block 1 – 4 Chaddeslode Gardens

The main frontage of No4 is into the Chaddeslode Gardens site facing east.

A kitchen window faces towards the site at a distance of around 9/10m. At ground floor any issues are resolved with the high brick boundary wall which separates the sites.

There is an obscure glazed bathroom window at first floor, which will not be impacted by the new development.

### Block 1 – 5 Chaddeslode Gardens

The gable of No5 closest to the site is blank ensuring no issues of overlooking or loss of privacy.

### Block 1 – 6 Chaddeslode Gardens

The return wall of No.6 is set around 13m from the site boundary and includes a secondary bedroom window facing towards the site (this bedroom also has a further principal window facing south across its own garden).

### Block 2 – 8 Chaddeslode Gardens

No8 is set back around 30m+ from the site boundary.

### Block 2 – Facing South

The site adjoins the Rea Brook Country Park with no residential dwellings impacted

## Block 2 – Facing West

To the west is Bage Way (A5112) the towns inner bypass. As it passes the application site its sits at a lower level and travels under Abbey Foregate. There are further residential properties on the other side of Bage Way off Mill Lane/Abbey Wharf at a distance of around 48m+ from the site boundary with no residential dwellings impacted

## Block 1 facing Block 2

There are facing bedroom windows between these blocks but they are offset to one another to minimise any loss of amenity. In addition these rooms are used rarely during the daytime and it is expected that curtains will be closed when privacy is required.

The buildings within the site are designed, orientated and positioned to ensure that there will be no loss of amenity to the existing neighbouring properties. In addition the buildings will have a minimal impact on shade cast given the orientation of the buildings and the surrounding dwellings.

The application meets the requirements of Core Strategy policy CS6 and SAMDev paragraph 3.19.

## 6.8 Foul and Surface Water Drainage

The drainage scheme has been prepared by Coopers Chartered Consulting Engineers of Park House, Sandpiper Court, Chester Business Park, Chester CH3 9QU and this is submitted as part of the planning application documentation for consideration.

## 6.9 Flood Risk

The submitted Flood Risk Assessment is provided by Woodsyde Developments Limited of The Poppies, Lower Road, Harmer Hill, Shropshire. SY4 3QX and this is submitted as part of the planning application documentation for consideration.

There will be no detrimental impact upon any future occupiers of the development through flood risk and the development of the site will not result in the loss of flood storage capacity. The development fulfils the flood risk criteria within NPPF and Core Strategy Policy.

## 6.10 Noise

The site sits alongside Bage Way and the pre application advice dated 16<sup>th</sup> July 2019 suggested that a noise survey be submitted as part of any planning application.

This has been provided by noise.co.uk of The Haybarn, Newnham Grounds, Kings Newnham Lane, Bretford, Warwickshire CV23 0JU and is attached to the application submission for consideration.

## 6.11 Heritage Impact

The site sits alongside a number of Listed Buildings and lies within the Shrewsbury Conservation Area. The pre application advice dated 16<sup>th</sup> July 2019 suggested that a Heritage Impact Assessment be submitted as part of any planning application.

A Heritage Impact Assessment has been provided by Tim Malin of Hampton Heritage Design & Consultancy Ltd of Hampton House, 28 Hampton Road, Oswestry SY11 1SJ and is attached to the application submission for consideration.

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