

PLANNING STATEMENT
INCLUDING DESIGN AND ACCESS STATEMENT
IN SUPPORT OF OUTLINE APPLICATION FOR 7NO.
DWELLINGS



Engine and Tender Public House Site
Broome
Shropshire

October 2021



Summary**Proposal**

Outline application for 7no. dwellings and associated works.

Location

Engine and Tender Public House, Broome, Aston-on-Clun, Shropshire, SY7 0NT

Date

October 2021

Project

V036

Client

Delfin Investments Limited.

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Contents

Executive Summary

Section 1

Introduction

Section 2

Site description

Section 3

Application proposal

Section 4

Summary of supporting documents

Section 5

Planning policy framework

Section 6

Appraisal

Section 7

Conclusion

Appendices

Appendix 1

Official Parish Council Meeting minutes from 10th August 2015 Parish Council meeting.

Appendix 2

Pre-application response.

Executive Summary

- i. This Planning Statement accompanies an Outline planning application for 7no. dwellings and associated works at the Engine and Tender public house site, Broome, Shropshire and the land adjacent.
- ii. The public house has been closed for some years, despite once being well known locally and having a good reputation. Whilst new landlords have been sought, this has not been successful.
- iii. The proposed development site is located on a plot on the edge of the village on brownfield land, accessed off the B4369, which connects the village of Broome with Aston on Clun. At the Issues and Options stage of the SAMDev process (2010), rural Parishes in the Craven Arms area were invited to consider whether settlements in their parish might reasonably accommodate new development. In response to this consultation, the parish of Hopesay requested that the settlements of *Aston on Clun, Hopesay, Broome, Horderley, Beambridge, Long Meadow End, Rowton and Round Oak Cluster* be identified as a Cluster for new housing development to continue the pattern of small-scale housing development in the parish, principally through the conversion and restoration of existing buildings. (*Site Allocations and Management of Development Plan Technical Background Paper*).
- iv. The settlement of Broome is a designated Community Cluster within Hopesay Parish in Shropshire with a growth target of 15 houses across the cluster. The site is situated on a brownfield plot, which is currently occupied by a pub and caravan site. Access to the site is off the B4369. Broome is a small rural settlement situated less than 3 miles to the south west of Craven Arms by road. Broome railway station is serves the villages of Broome and Aston on Clun, in Shropshire.

- v. The surrounding area outside the village is characterised by agricultural arable and pasture land, interspersed with small rural settlements and blocks of mature woodland coppice.
- vi. The site is formed of an existing public house and a caravan site, which was operated by the pub's former owners.
- vii. A new dwelling was recently approved for construction to the rear of the enquiry site (14/02697/OUT) on a parcel of land adjacent to Kevindale House which is described by the officer that dealt with the case as being 'a residential care home occupying a range of buildings in an inverted L-shape with a wing extending alongside a driveway.' The site of the approved dwelling is described as being 'behind a caravan site associated with the Engine and Tender pub on the northwest outskirts of Broome village in the Clun valley.'
- viii. A further single dwelling has been approved (Ref 20/00033/FUL) to the rear of Railway Terrace.
- ix. Permission for 4 dwellings (Ref 17/00782/FUL) was granted in 2017, and this has been subject to subsequent applications to vary the details. The site remains undeveloped at the time of writing.
- x. It is clear that there is still capacity for new dwellings within the aspirations of the SAMDev.
- xi. The enquiry site is not subject to any significant constraints and is available for development immediately.
- xii. For the above reasons, the Statement concludes that the planning department should be supportive of this application.

Introduction

- 1.1 This Outline planning application is submitted on behalf of Delfin Investments Limited for order for the Local Planning Authority decide upon the proposal for 7no. dwellings on the site at the Engine and Tender public house, Broome, Shropshire and the land adjacent.
- 1.2 The Outline planning application comprises the public house and surrounding land, which is currently occupied by a caravan site associated with the pub on the North Western edge of Broome.
- 1.3 This Planning Statement is intended to provide a concise overview and explanation of the background to the proposal, and in particular:
- The policy context within which the enquiry should be considered and determined.
 - An assessment of the planning merits of the enquiry; and
 - Consideration of site-specific planning issues.
- 1.4 The Outline planning application comprises drawings and reports as follows:

DRAWING TITLE	DRAWING NUMBER	PREPARED BY
Location Plan	V036 3a.3.01	Hughes Architects
Proposed Site Plan	V036 3a.3.200 A	Hughes Architects
Drainage Plan		Woodsyde Developments
Landscape Visual Assessment		Woodsyde Developments

Site Description

General location and context

- 2.1 The enquiry site lies at the North-western edge of the village of Broome.
- 2.2 Broome is a village in the South of the County of Shropshire, located 2.5 miles to the South West of Craven Arms. It is served by a railway station and contains both residential and industrial development. The village is part of the parish of Hopesay.

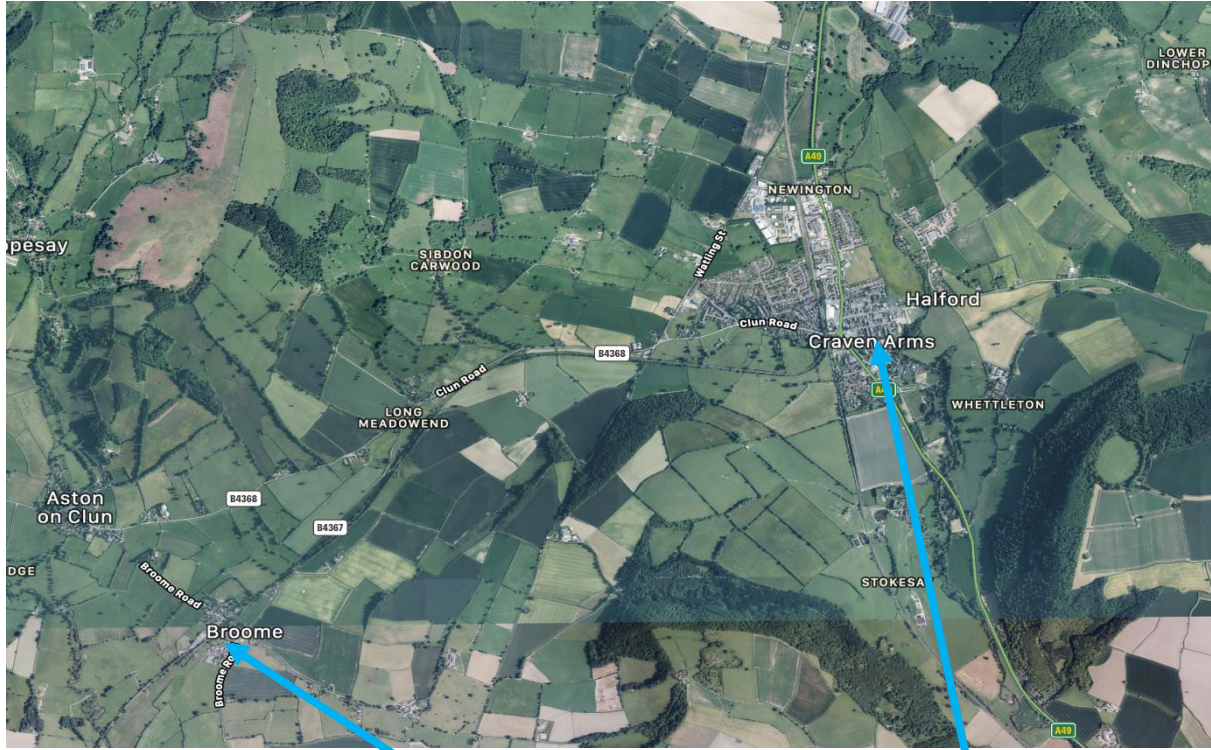


Figure 1 : Local Area

Broome

Craven Arms

The Site

- 2.3 The enquiry site comprises the public house and associated land which forms the car park and caravan site extending to 0.495 hectares, located on grid reference co-ordinated E: 339940, N: 281135. The site lies to the North West of the village.
- 2.4 The boundary to the site abuts an unclassified road to the South West, which connects the village with Aston on Clun to the North West and the B4367 which connects the village to Craven Arms to the North and Clungunford to the South. The unclassified road is a 30 mile an hour zone throughout the village. On the other side of the unclassified road are existing 2 storey dwellings.
- 2.5 The South Eastern boundary of the enquiry site is bounded by the existing dwellings in the village, being bungalows set back from the road.
- 2.6 To the North East of the site is a residential care home 'Kevindale House' a dormer bungalow with open agricultural land beyond.
- 2.7 To the North West is open agricultural land.
- 2.8 The enquiry site comprises the existing caravan park, which is partially covered with tarmac with the remainder being mown grass and is bordered by mature trees and hedgerows. The site is flat with little to no elevation making it ideal for residential development. As much as possible of the natural boundary of the site such as the hedgerows, will be retained and/or replanted. Allowance will also be made for extensive new planting to enhance bio-diversity on site.
- 2.9 Access to the enquiry site would be obtained at the South Western boundary of the site from the unclassified road.



Figure 2 : Site Location

Local Facilities & Services

- 2.10 The village contains no amenities at present with the Engine and Tender pub currently closed. The nearby village of Aston on Clun contains a pub, shop and petrol filling station less than a mile away. A full range of amenities is available in Craven Arms approximately 2 ½ miles away, including a school, supermarket, doctors surgery and a range of shops.
- 2.11 In terms of accessibility, the village is very well served for a settlement of its size, having both a bus service and a railway station. The 745 bus service connects the village with Pontesbury to the North and Ludlow to the South once a day in each direction. The railway station is served by the Heart of Wales line which has 4 trains a day in each direction. The line connects to Shrewsbury to the North and into Mid Wales and Swansea to the South.

Planning history

- 2.12 There have been a number of previous planning applications on the site, stretching back over 40 years. We will refer to the most recent.

SS/1/05/17607/F - Erection of an extension to public house.

This application was approved in 2005.

SS/1/06/18158/F – Use of land for the stationing of 2 x additional static caravans for holiday letting.

This application was withdrawn prior to determination.

SS/1/07/19980/F - Conversion of redundant barn to 2 x holiday cottages

This application was approved in 2007 but has not been enacted.

12/03473/FUL - Conversion of existing public house into two residential units

This application was refused in 2012. Since that time, the public house has remained close despite repeated attempts to attract a new landlord/lady. The retention and development of this facility is a key part of our application.

14/02697/OUT – Erection of dwelling and detached garage, Kevindale, approved.

Application Proposal

The Proposal





- 3.1 The Planning application is made in Outline for 7no. dwellings and demolition work to the outbuilding to the pub and associated works to create access and parking.

Access

- 3.2 Vehicular access to the site is proposed via a new priority junction with the B4369 as the major road as illustrated on the attached drawings. The proposed junction will have visibility splays with an 'X' distance of 2.4m and a 'Y' distance of 45m in both directions. The proposed entrance point will serve the dwellings and the pub.

Mix

- 3.3 An indicative site lay-out and mix of house types is proposed. The proposal site is in Area A according to the Shropshire Type and Affordability of Housing SPD.

Schedule Of Accommodation		No Of Units:	No Of Parking Spaces:
 3 Bed Detached	4 Person, 3 Bedroom GIA: 180sqm	No. 2	No. 6
 3 Bed Detached	4 Person, 3 Bedroom GIA: 130sqm	No. 2	No. 6
 4 Bed Detached	6 Person, 4 Bedroom GIA: 200sqm	No. 1	No. 3
 4 Bed Detached	6 Person, 4 Bedroom GIA: 214sqm	No. 2	No. 6
		Total No. Units:	Total No. Spaces:
		No. 7	No. 21

- 3.4 The above mix will be developed to provide a variety of affordable and open market housing in accordance with the Shropshire Core Strategy Policy CS11.

Layout

- 3.5 The alignment and design of the internal access road will be laid out in such a way as to be complementary to its rural village setting. Keeping full width adoptable highways to a minimum and softening the appearance of these roadways with different surfacing materials.
- 3.6 The internal access roads of the site is proposed as a 5.5m wide adoptable highway with turning areas to accommodate the swept path of large vehicles, such as refuse vehicles and delivery lorries, which may need to serve the development.

3.7 Off the adopted road, the layouts show a further access road, designed as a private drive to serve the proposed dwellings. All access roads are designed to accommodate turning facilities to allow vehicles to enter and exit in a forward gear.



3.8 The layout has been carefully designed taking into account the Pre-application advice regarding public open space and landscaping. Substantial new areas of planting are proposed as well as an amenity space at the front of the site with rearrangement of the parking spaces to allow this to happen.

Parking

3.9 Vehicle and cycle parking provision has been set at 1 space per bedroom up to a maximum of 3 spaces per dwelling. In respect of visitor parking, this has been

provided at a rate of 1 space per 5 dwellings. The internal road layout has been designed to be 5.5m wide which, in accordance with Manual of Streets (Ref. Figure 7.1), is wide enough for a car and a large vehicle such as a refuse vehicle or delivery lorry to pass. On this basis, visitor parking can be shared with the pub car park. In terms of cycle parking, each proposed dwelling is provided with ample parking amenity space which can accommodate either garages or garden sheds which will provide space for secure storage of bicycles.

- 3.10 In terms of pedestrian provision, a 2m wide footway will be included on one side of the internal access road for its entire length. A number of dwellings are served by a shared surface private drive, where the needs of pedestrians and cyclists supersede the vehicle will feed into the adopted road.
- 3.11 Walking and cycling connectivity will be from a single point of access onto the B4369 road and a footway will be installed to adoptable standard allowing a safe access into Broome and its surroundings which are already served by existing safe pedestrian access routes.
- 3.12 The site has an established use as a pub and a caravan site, with the attendant traffic associated with it on top of that expected to use the public house. The caravan site could be used in full under the existing permissions in place, adding significant traffic to the village in peak holiday months. There are currently 4 static caravans on the site, but there is space to accommodate more, allowed under the existing permission. This permission also allows the positioning of camper vans on the site which would add further load to the local road network to a greater degree than cars using the static caravans.

Density

- 3.13 The proposal as presented represents a low-density development of 14 dwellings per hectare (dph). This seeks to strike a balance between making the best use of available land whilst also respecting the rural location of the site and not over developing it.

Trees & Landscaping

- 3.14 The Pre-application response detailed the expectations for compensatory planting to make up for the planting lost on site over the years and also to see greater provision of public open space. No clear definition was given to what form of public open space should take so an amenity space has been created at the front of the site.

- 3.15 This application is supported by a detailed proposed site plan with proposed strategic landscaping details and mitigation plan to mitigate any negative effects of development over the long term. The retention of the existing trees and hedgerows and strengthening boundaries with native landscaping is seen as important in order to mitigate any visual impact of the development on the immediate and wider landscape and in order to provide screening of the development from nearby residential properties. The proposed development on the site will not therefore result in any significant loss of any trees or hedgerows.
- 3.16 In addition to the landscaping it is proposed to erect a solid fence as an acoustic barrier between the loading and parking area of the pub and the adjacent dwelling. This will be suitably detailed to provide sound deadening between the two properties.

Summary of supporting documents

- 4.1 The following section intends to provide a brief overview of the supporting documents which have been prepared to accompany this Outline application for the proposed development.

Drainage Strategy Report

- 4.2 It is acknowledged that any drainage strategies within this area have to be very carefully considered with the requirements of the Clun River SAC and the potential impact on the ecology of the area. To this end extensive work has been carried out to find a workable drainage solution for the site. This has been undertaken by Woodsyde Developments who have prepared the report referred to here. It has been noted that negotiations have taken place on recent applications in the settlement in particular application 14/02697/OUT.
- 4.3 Given that the site is within the catchment area of the River Clun and upstream of the River Clun Special Area of Conservation (SAC), a European-designated site notified on account of the presence of the rare freshwater pearl mussel, a coordinated approach between residential development, ecology and drainage will need to be proposed to overcome likely consultee concerns. With this in mind it is expected that a Foul Drainage Assessment (FDA1) is submitted as part of this application.
- 4.4 As part of preliminary studies into the development, foul drainage porosity tests have been undertaken by the engineer, Woodsyde Developments, and these

confirm that infiltration systems such as soakaways possibly would not comply with the restrictions of the River Clun SAC. A private foul water system discharging to a sealed storage tank is shown on the attached drawings.

- 4.5 The attention of the LPA is brought to the fact that the existing site already enjoys the use of a foul and surface water system which shall be explored and presented as part of a comprehensive proposal in respect of the challenges brought to the site by its location within the SAC.
- 4.6 With regards to surface water drainage, soakaway tests undertaken by the engineer, Woodsyde Developments, confirm that infiltration systems such as soakaways are suitable for attenuating the surface water flow.

Landscape and Visual Assessment

- 4.7 The protection, retention and enhancement of existing mature landscape features is a key feature of the landscape and visual mitigation which once established will result in no significant visual impact on residential receptors or on users of the road network. A Landscape and Visual Assessment of the proposal has been prepared by Woodsyde Developments and is appended to this application. This proposal shows how we have committed public open space to the village as well as provided a healthy landscaping border to the site in addition to providing green space around the development to reflect its rural location.

Extended Phase 1 Habitat Survey

- 4.8 A full report prepared by the ecologist has been prepared, and updated to reflect the current state of the site. However, in summary the survey notes the loss of a hedgerow, grassland, trees and a building. Mitigation is proposed to overcome these issues as follows.
- The grassland is of poor value and requires no specific mitigation
 - Planting of a new hedgerow to replace that removed on the South Western edge to form the entrance. Further hedgerows and trees planted along the North Western and North Eastern boundaries.
 - Landscaping buffers should be seeded with a native species wildflower and grass seed mix.
 - Details of the proposed foul water drainage system to be submitted to prove that no discharge into River Clun will occur. This is achieved with a sealed system.

Given the site is within the catchment area of the River Clun SAC an updated Habitats Regulations Assessment (HRA) will be updated pending positive planning advice from the LPA.

Statement of Community Consultation

- 4.9 Hughes Architects presented different design options to Hopesay Parish Council on 10th August 2015. We anticipate presenting the proposal once again during the application process.

In 2015 the main areas of concern for both the parish councillors and the members of the public present as follows.

Potential Loss of the Pub

It was made clear that the Engine and Tender pub was a valued amenity in the village and any proposal which would lead to the pub being closed, would be opposed by the community. It is noted that five years have now passed and despite efforts to attract a new tenant, the pub has remained closed.

Need for Affordable Housing

The desire for some smaller more affordable dwellings to be provided was expressed both for first time buyers and older buyers. This has been considered in the revised design and the mix proposed.

Planning Policy Framework

- 5.1 The planning policy framework for the determination of this enquiry is provided by both national and local planning guidance.
- 5.2 National planning policy is contained within the National Planning Policy Framework (NPPF) which was first published on 27th March 2012. It was further revised in July 2018 and February 2019 with the latest version, which we refer to, being published in July 2021.
- 5.3 The local planning guidance is contained within Shropshire Council's Local Development Framework (LDF) and is made up of a number of Local Development Documents (LDDs), including:
- Core Strategy Development Plan Document (DPD) adopted on 24th February 2011;
 - Site Allocations and Management of Development DPD (SAMDev);
 - Craven Arms and Surrounding Area Place Plan 2019/2020
 - Hopesay Parish Plan

National Planning Policy Framework

Relevant policies

Part 2: Achieving sustainable development

Part 5: Delivering a sufficient supply of homes

Part 8: Promoting healthy and safe communities

Part 11: making effective use of land

Part 12: Achieving well designed places

- 5.4 The National Planning Policy Framework (NPPF) was first published on 27th March 2012 which was further revised in July 2018 with the latest version, which we refer to, being published in February 2019. This document replaces most former planning policy statements and guidance notes as a key part of Government reforms to make the planning system less complex and more accessible.
- 5.5 At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking (paragraph 11). Sustainable development proposals that accord with the relevant local development plan should be approved without delay.
- 5.6 Housing proposals are considered in Part 5, paragraphs 60-80. In particular paragraphs 78-80 which refer to Rural Housing. Paragraph 78 states that Local Authorities should support exception site which will provide affordable housing and to consider allowing market housing to facilitate this.
- 5.7 Paragraph 8 of the NPPF states that there are three different dimensions to “*sustainable*” development: economic, social and environmental. In the context of this application these three dimensions are considered below:

Economic Role

- 5.8 In paragraph 60 the NPPF states that “*to support the governments objective of significantly boosting supply of homes it is important that sufficient amount and variety of land can come forward where it is needed. That the needs of groups of specific housing requirements are addressed and land with permission is developed without unnecessary delay.*” The remainder of part 5 of the NPPF goes on to set out how the Local Authorities should identify the housing land needed and gives some guidance on this such as type and tenure and what the local levels of need are.

- 5.9 Within the NPPF reference is made to Place Plans. This site falls within the Craven Arms Place Plan dated 2019/2020. The identified site represents an opportunity to utilize previously developed land but the existing residential development does not encroach into open countryside. Within the Place Plan it is acknowledged that Craven Arms is a key center for development along the A49 and Broome is within walking and cycling distance of Craven Arms town and its associated services and community facilities and the nearby villages of Aston on Clun, Clungunford and Clunbury with their range of community services on offer. Feeder busses for three separate secondary schools pass through the village taking pupils to secondary schools in Ludlow, Bishops Castle and Church Stretton.
- 5.9 The proposed scheme will contribute to the local and national housing supply, by supporting housing targets. The scheme will contribute to the local economy through increased custom for small local businesses and surrounding villages, with additional jobs created during the construction phase of the scheme.

Social Role

- 5.10 Within part 12, Achieving well designed places, in particular paragraph 126 the NPPF notes that *“the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable design, creates better places in which to live and work and helps make development acceptable to communities.”* Paragraph 127 goes on to state that *“plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible on what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations that are grounded and an understanding and evaluation of each areas defining characteristics.”* It is clear from this that not only do the plans put in place by the local community meet these aspirations but our approach to the design and our communication and involvement with the local community has been key to the development of the design.
- 5.11 In delivering a wide choice of high-quality homes and boosting significantly the supply of housing, local planning authorities should:
- Plan for a mix of housing based on market trends and the needs of different groups in the local community;
 - Identify the size, type, tenure and range of housing that is required reflecting local demand; and
 - Where it is identified that affordable housing is needed encourage on-site provision and agree an approach which contributes to the objective of creating mixed and balanced communities (Part 5, paragraphs 60-67).

- 5.12 *“In rural areas planning policies and decisions should be responsive to local circumstances and support housing development that reflect local needs. Local Planning Authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs and consider whether allowing some market housing on the site will help facilitate this”* (paragraph 78). The NPPF goes further stating *“to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policy should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of small settlements, development in one village may support services in a nearby village.”* (paragraph 79). It is clear from these policy statements that this proposal accords very neatly with the aspirations for rural housing enshrined within the NPPF.
- 5.13 Our proposal is located within a designated Community Cluster on a brownfield site and would provide a mixture styles and sizes of homes. This means that all possible future residents are considered. The proposed dwellings would be of a similar scale to those elsewhere in the settlement.

Environmental Role

- 5.14 In Part 2 of the NPPF Achieving sustainable development under paragraph 7 it states that *“the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.”* It is clear that our proposal accords with this aspiration. We are looking to provide more accommodation within the village to allow young people to stay in the area and not have to move to larger towns or out of the county to meet their employment and family needs.
- 5.15 A Phase 1 habitat survey has been undertaken and is appended to this statement. It concluded that the development would not harm any protected species and suitable biodiversity enhancements can be incorporated into the proposal with regard to nesting wild birds and bats.

Conclusion

- 5.16 We feel that the drawings submitted show that the proposals are in accordance with the aspirations of the NPPF. The emerging SAMDev DPD identifies Broome as part of a Community Cluster and, as such, the principle of residential development in this location has been established. The site

occupies a sustainable location within the village and would not adversely affect the amenities of any neighbouring land users.

Local Development Framework

Shropshire Local Development Framework:

Relevant policies

CS1: Strategic Approach

CS4: Community Hubs and Clusters

CS5: Countryside and Green Belt

CS6: Sustainable Design and Development Principles

CS7: Communications and Transport

CS9: Infrastructure Contributions

CS11: Type and Affordability of Housing

CS17: Environmental Networks

CS18: Sustainable Water Management

SAMDev Plan Policies:

MD1: Scale and Distribution of Development

MD2: Sustainable Design

MD3: Delivery of Housing Development

MD12: Natural Environment

S7: Craven Arms Area Settlement Policy

5.17 As Shropshire Council's Local Development Framework (LDF) is made up of a number of Local Development Documents (LDDs), including:

- Core Strategy Development Plan Document (DPD) adopted on 24th February 2011;
- Site Allocations and Management of Development DPD (SAMDev)
- Craven Arms and Surrounding Area Place Plan 2019/2020
- Hopesay Parish Plan

5.18 These documents provide the context in which planning applications should be assessed and determined. A number of policies contained within the Core Strategy have been identified as specifically relevant to the proposals to which this statement relates, namely:

CS1 – Strategic Approach: This policy sets out an aspiration to deliver over the plan period 2006-2026, around 27,500 new homes, of which 9,000 will be “affordable housing”. The policy then breaks this down into the different areas of the county, with this site being classed as South Shropshire with a target of 3,575 – 4,125 dwellings.

CS4 – Community Hubs and Clusters: This policy seeks to focus development into recognised Hubs and Clusters but also provides that development which lies outside of these areas may be permitted if it complies with policy CS5. The policy also encourages market housing development which makes sufficient contribution to improving local sustainability through a sustainable mix of housing which caters for local needs.

CS5 – Countryside and Green Belt: This policy strictly controls development in both rural locations and the green belt surrounding large settlements, focusing on sustainable development in these areas.

CS6 – Sustainable Design and Development Principles: This policy requires all development to protect, restore, conserve and enhance the natural, built and historic environment and be appropriate in scale, density, pattern and design taking into account the local context and character.

CS9 – Infrastructure Contributions: This policy requires development proposals that provide additional dwellings to contribute to local infrastructure in proportion to their scale and the sustainability of their location.

CS11 – Type and Affordability of Housing: All open market housing development is required to make a contribution to the county's local needs affordable housing supply with regard to the Shropshire Viability Index.

5.19 In addition to the above, the Type and Affordability of Housing SPD 2012 is identified as a key consideration in assessing the proposed development. Section 4 applies specifically to the provision of an affordable dwelling contribution within open market housing developments. The scale of the proposed development has been carefully considered with regard to the number of units proposed, paying regard to the character of the area and access to the site. This proposal provides 1 affordable dwelling from a total of 7 dwellings constructed.

Additionally, Shropshire's Site Allocations and Management of Development DPD (SAMDev) Plan must be considered.

5.20 *MD1 : Scale and Distribution of Development*

Further to the policies of the Core Strategy:

1. *Overall, sufficient land will be made available during the remainder of the plan period up to 2026 to enable the delivery of the development planned in the Core Strategy, including the amount of housing and employment land in Policies CS1 and CS2.*
2. *Specifically, sustainable development will be supported in Shrewsbury, the Market Towns and Key Centres, and the Community Hubs and Community Cluster settlements identified in Schedule MD1.1, having regard to Policies CS2, CS3 and CS4 respectively and to the principles and development guidelines set out in Settlement Policies S1-S18 and Policies MD3 and MD4.*
3. *Additional Community Hubs and Community Cluster settlements, with associated settlement policies, may be proposed by Parish Councils following formal preparation or review of a Community-led Plan or a Neighbourhood Plan and agreed by resolution by Shropshire Council. These will be formally considered for designation as part of a Local Plan review.*

In particular point 3 supports the development of sustainable sites in Community Hubs and Community Cluster settlements. In the Craven Arms Area this would include Broome.

5.21 *MD3 : Delivery of Housing Development*

Delivering housing:

In addition to supporting the development of the allocated housing sites set out in Settlement Policies S1-S18, planning permission will also be granted for other sustainable housing development having regard to the policies of the Local Plan, particularly Policies CS2, CS3, CS4, CS5, MD1 and MD7a.

1. Residential proposals should:

- i. meet the design requirements of relevant Local Plan policies; and*
- ii. on sites of five or more dwellings, include a mix and type of housing that has regard to local evidence and community consultation.*

Settlement housing guidelines:

2. The settlement housing guideline is a significant policy consideration. Where development would result in the number of completions plus outstanding permissions providing more dwellings than the guideline, decisions will have regard to:

i. The increase in number of dwellings relative to the guideline; and

ii. The likelihood of delivery of the outstanding permissions; and

iii. The benefits arising from the development; and

iv. The impacts of the development, including the cumulative impacts of a number of developments in a settlement; and

v. The presumption in favour of sustainable development.

3. Where a settlement housing guideline appears unlikely to be met, additional sites outside the settlement development boundaries that accord with the settlement policy may be acceptable subject to the considerations in paragraph 2 above.

This policy supports the provision of housing via windfall sites in the open countryside. Whilst it stresses the importance of the settlement housing guidelines, it acknowledges that the promotion of sustainable, viable sites which have a realistic chance of delivery will be considered to meet the housing targets set by the authority.

5.22 *S7.2(i): Aston on Clun, Hopesay, Broome, Horderley, Beambridge Long Meadow End, Rowton, Round Oak*

The named settlements in Hopesay Parish are a Community Cluster where infilling and conversions on small scale sites will meet local demand for housing to deliver around 15 additional dwellings in the period to 2026. Development in the Parish is preferred as single plot developments delivering slow, cumulative growth.

This policy defines Broome as a Community Cluster, encouraging development in these settlements without a defined boundary. The site is deemed brownfield benefiting from an extant use class. It is not open countryside. The officer dealing with case 14/02697/OUT noted the in respect of that application ‘the site is well screened from the open countryside to the west, and in any distant views from the surrounding hills the development would read as part of the village.’ Given that this site is brownfield and is nearer the settlement centre than the application site, both physically and visually, then we would expect the LPA to be consistent in its view of development in this area.

Another part of the Local Development Framework is The Craven Arms and Surrounding Area Place Plan 2019-2020, which also provides guidance on development in Broome. This is referred to later.

5.23 The Place Plan provides more focus on each locality than that contained within the SAM Dev document. This Place Plan deals with Broome as part of the community cluster defined in SAMDev.

5.24 The Place Plan gives guidance on the infrastructure required in each locality and rates the priority of each type. Provision of Affordable Housing is rated as a priority for the cluster, which is met by this development.

Guidance on Local requirements are then focused further in the Hopesay Parish Plan which is compiled by the Hopesay Parish Council.

5.25 The Plan contains a section on housing which states local support for more affordable housing for young people and families to be built. Our proposal can certainly help with this. The plan further states that housing developments should be in clusters no larger than 10 dwellings. Development on this site could be phased to accord with local demand and the mix, tenure and type of housing designed to comply with Shropshire Council Supplementary Documents on 'Type and Affordability of Housing.'

5.26 The Plan states a desire to create a Village Design Statement, but at the time of writing this was not available.

Appraisal

6.1 This section appraises the development against the key issues, which are identified as follows:

- The principle of development in terms of land use planning policy and sustainable development; The impact of the development on the character and appearance of the surrounding area;
- The impact of the development on the residential amenity of surrounding properties;
- The acceptability of the development in terms of highways capacity and safety;
- Any other material considerations.

The principle of development in terms of land use planning policy and sustainable development

6.2 The proposals should be first considered under the National Planning Policy Framework (NPPF). The NPPF supports sustainable developments which accord with local development plans. We feel this proposal not only provides much need housing to the area but could re-enable an important local facility in the public house which in turn provides new employment, improving the sustainability of the settlement of Broome.

6.3 Policy CS1 of the Core Strategy sets out the strategic approach to housing in Shropshire ensuring that rural areas will become more sustainable and accommodate around 35% of new residential development over the plan period. *“Policy CS1 is underpinned by Policy CS4”* of the Shropshire Core Strategy and takes a pro-active and positive approach to new residential development in locations that *“help rebalance rural communities and improve local sustainability through a suitable mix of housing that caters for local needs”*.

6.4 This proposal is located within a designated Community Cluster, therefore policy CS4 (Community Hubs and Clusters) is relevant. The site utilises previously developed land, and follows the pattern of existing development in the village.

6.5 Broome is designated as a Community Cluster by the SAMDev Plan, but does not have a defined settlement boundary. Therefore developments which use brownfield land and continue the existing pattern of the settlement should be prioritised. This site is both brownfield and benefits from an extant planning use. The officer that considered application 14/02697/OUT stated ‘Broome’s

inclusion as a component of a Community Cluster under SAMDev Policies MD1 and S7 implies that the location in general is sustainable, and carries significant weight (NPPF Paragraph 14 states that proposals which accord with the development plan should be approved without delay).'

- 6.6 The site lies within reasonable walking distance of facilities and services provided in the village. The public house is next door to the housing site in one of the options. The mainline railway station is located within approximately 320m walking distance of the site whilst bus services run from the centre of the village approximately 130 metres from the site.
- 6.7 In terms of accessibility the site is accessible for cyclists. The relatively flat topography of the route to Craven Arms and close proximity of vehicle speed limits means commuting to the town by bicycle a safe, convenient and pleasurable means of transport.
- 6.8 Policy S7 (Craven Arms Settlement Policy) gives a guideline of approximately fifteen additional dwellings across the Cluster by 2026. It is acknowledged that in terms of SAM Dev this proposal does not accord with policy on pure housing number terms in respect of one- off plots, but this development could be phased and bring forward much needed family homes to the area. In broader policy terms the site is brownfield (a pub and caravan park), a gap site at the gateway to the village and under- used. It is defined clearly and well screened from the open fields to the northwest by established hedges. Thus, the proposed site would relate visually to the established settlement and would not encroach onto virgin agricultural land or otherwise erode the character of the surrounding countryside.
- 6.9 Policy CS11 (Type and Affordability of Housing) of the Shropshire Core Strategy requires new residential development to contribute towards a diverse range of housing in creating mixed, balanced and inclusive communities. Broome is an attractive and quiet rural settlement in South Shropshire, where housing is highly sought after. The proposed scheme will provide an attractive addition to the local housing supply, positively contributing to a diverse range of housing in the local area without adversely affecting the amenities of neighbouring residents and land users. Local materials will be incorporated into the final design of the houses, creating an aesthetically pleasing and sympathetic development as characterised by its rural setting.
- 6.10 Policy CS4 (Community Hubs and Clusters) states that schemes for open market housing should deliver community benefits in the form of contributions to affordable housing for local people and contributions to identified requirements for facilities, services and infrastructure. This proposal not only delivers affordable dwellings for the village but provides much sought-after

employment in a rural area. The proposal includes the retention of the pub, which will provide extra employment to the village and additional amenities.

- 6.11 Policy CS6 of the Core Strategy requires all development to be appropriate in scale, density, pattern and design taking into account the local context and character, whilst protecting and enhancing the natural, built and historic environment. The layout and landscaping is designed in detail here with the design of the dwellings a reserved matter.
- 6.12 The houses will be designed to incorporate features typical to the village such as large plots, dwellings set back from the public highway, appropriate scale and using a palette of materials found across the village.
- 6.13 Access to the site is direct from the B4369, providing good visibility onto the public highway. The new access point is within the 30mph zone through the village and does not affect the safety of any other access points into neighbouring dwellings.
- 6.14 The development will provide 1 parking space per bedroom up to a maximum of 3 spaces plus 2 visitor parking spaces. Additional parking has been created to serve the pub which will allow overflow parking from the housing development when needed. There will be 21 spaces for the houses and 12 for the pub.
- 6.15 In 2018, an enquiry to the Affordable Housing Enabling team established that there is a requirement for 2 dwellings in Broome, the one proposed unit proposed would assist in meeting this target.
- 6.16 The site is available for development immediately upon the grant of planning permission. The enquiry documents demonstrate that the site is not subject to any significant constraints which cannot be reasonably overcome. The deliverability of the site set against the uncertainty surrounding the deliverability of other sites locally is a significant material consideration which weighs heavily in favour of the application.
- 6.17 By way of conclusion in respect of the principle of development, the enquiry must be considered in accordance with the development plan unless material considerations indicate otherwise. Deliverability is also key here with the applicant being a developer who has developed numerous sites locally providing much needed housing. It is noted that the housing site approved in 2014 for 5 dwellings at the other end of the village remains undeveloped.
- 6.18 The enquiry proposals retain all existing trees on site. Hedgerows are retained and where necessary for existing visibility splays shall be translocated.

6.19 We are of the opinion that:

- That the overall effects on the surrounding landscape will not be significant;
- There will be some moderate but localised changes to the hedgerow to accommodate the new access;
- Residential receptors are amongst the most sensitive to visual effects with no significant visual effects identified here.
- There would be no significant visual effects on the amenity of the users of the local footpath network or areas of Open Access Land at any stage of the development;
- The overall conclusion is that this enquiry proposal, complies with the raft of applicable national, regional and local planning policies related to the landscape and the development would be acceptable in landscape and visual terms.

6.20 The rural nature of the site means that a low density development is most appropriate to retain the character of the settlement. Low density layouts are proposed here similar to the existing development at Broome Close.

6.21 On this basis, it is considered that the proposed development in both options would not have an unacceptably detrimental impact upon the character and appearance of the surrounding landscape area nor on the adjacent areas of existing residential development.

The impact of the development on the residential amenity of surrounding properties

6.22 The new houses are separated from the adjacent dwellings at Cherry Grove and Quail Hollow by the pub buildings. The pub is smaller than the existing barns being demolished to accommodate it so will have no adverse effect on those dwellings. The nearest property to the new houses will be Kevindale House to the rear of the site, which is separated by a mature hedgerow.

6.23 When considering whether the proposed development will have an impact on residential amenity of existing properties, the LPA must consider whether there will be any impact by the way of overshadowing and overbearing and whether there will be any reduction in privacy due to facing habitable room windows. In case of privacy, it is generally accepted that facing habitable room windows between existing and proposed dwellings should be separated by at least 21m, there is no situation where this is close to being breached on site.

6.24 In addition, the proposed layouts indicate the retention and reinforcement of existing trees and landscaping along the boundary to Kevindale House. The

proposed layouts also show significant areas of new strategic landscaping to the entire perimeter of the site so as to minimise wider landscape impacts and to minimise the visual impact of the development on adjacent properties.

- 6.25 Following the advice received in the -Pre-application which indicated strongly that the pub was regarded as both a community asset and an unlisted heritage asset the proposal presented here retains the pub and make it part of the design. Some work to demolish the outbuildings behind the pub is proposed but we do not feel that this would detract from the pub as a viable commercial entity. New car parking space and landscaping at the front are proposed to form part of the space around the pub and make the pub an important part of the site.

The acceptability of the development in terms of highways capacity and safety

- 6.27 The proposed site plan illustrates car parking provided in accordance with Shropshire Council Parking standards, i.e. 1 space per bedroom up to a maximum of 3 spaces per dwelling. In respect of visitor parking, this must be provided at a rate of 1 space per 5 dwellings. The internal road layout has been designed to be 5.5m wide which, in accordance with Manual for Streets (see proposed site plan), is wide enough for a car and a large vehicle such as a refuse vehicle or delivery lorry to pass. Visitor parking is accommodated within the pub car park. In terms of cycle parking, each proposed dwelling is provided with ample private amenity space which can accommodate either garages or garden sheds which will provide space for secure storage of bicycles.

Other material considerations

Affordable Housing

- 6.28 Policy CS4 states that schemes for open market housing should deliver community benefits in the form of contributions to affordable housing for local people and contributions to identified requirements for facilities, services and infrastructure. In this instance the development is of a scale that would merit affordable housing to be delivered on site. A contribution of this nature would be in accordance with the requirements of Core Strategy Policy CS11.

Foul and Surface Water Drainage

- 6.29 A full drainage report has been prepared and is appended to this application. The attached drawings show how a sealed cesspit can be utilised on site to deal with drainage and ensure that there is no impact on the Clun River SAC.

Trees

6.30 A proposed site plan considers the root protection area of the existing trees in order that the existing trees and hedgerows may be retained in full as part of the development. The retention of the existing trees and hedgerows is seen important in order to mitigate any visual impact of the development on the immediate and wider landscape and in order to provide screening of the development from nearby residential properties. The proposed development of the site will not therefore result in the any significant loss of any trees or hedgerows.

Ecology

6.31 An updated Phase 1 Habitat Survey has been applied to this application.

In summary the survey notes the loss of a hedgerow, grassland, trees and a building. Mitigation is proposed to overcome these issues as follows:

- The grassland is of poor value and requires no specific mitigation;
- Planting of a new hedgerow to replace that removed on the South Western edge to form the entrance; Additional hedgerow planting to North Eastern and North Western boundaries to improve connectivity.
- Landscaping buffers should be seeded with a native species wildflower and grass seed mix;
- Details of the proposed foul water drainage system to be submitted to prove that no discharge into River Clun will occur. A sealed system has been specified to overcome this.

Flood Risk

6.32 Environment Agency flood maps show that the site is not in an area at risk of flooding from rivers and streams.

Conclusion

7.1 This enquiry statement accompanies residential development options at the Engine and Tender public house site, Broome, Shropshire and the land adjacent.

- 7.2 We are of the opinion that the site, being brownfield and within a defined community cluster in the SAMDev plan **is an appropriate location for housing development.**
- 7.3 In terms of the principle of development, the application must be determined in accordance with the development plan, unless material consideration indicate otherwise. In this case, **there are significant material considerations which weigh heavily in favour of the grant of planning permission** as follows:
- The Parish Plan echoes the findings of our public consultation which found support for residential development in the village as long as affordable housing was provided.
 - The enquiry proposes **affordable housing** in a wider area with a significant need and demand for affordable housing.
 - **The enquiry site is deliverable as it is not subject to any significant constraints and is available for development immediately.**
 - One option creates vital employment in the village and local area. With suppliers in the wider local area benefitting from this business as well as the direct employment opportunities.
- 7.4 The enquiry is supported by supporting plans and documents which all demonstrate that there are no significant constraints which would prevent the development of the site for residential use for either option.
- 7.5 In particular, access to the site can be achieved without detriment to the existing highway network or on highway safety.
- 7.6 The proposals allow the tidying up of the existing caravan site and the potential re-use of the public house in none of the options, improving the visual amenity of the village and providing facilities which have been absent for some time.
- 7.7 It is for these reasons that Shropshire Council is respectfully requested to offer positive planning advice for the development proposed.

Disclaimer

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response to their particular requirements and brief. This report may not be relied upon by any other party.

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Appendix 1

Meeting in Aston on Clun Village Hall, Monday 10th August 2015, 7.30pm

Before the Council meeting, there was a presentation from Hughes Architects on ideas for a residential development at the Engine and Tender site, Broome. The architects stated that they wished to ascertain what proposals might be acceptable, before beginning to formalise plans.

Following the presentation by Mr Doug Hughes, there was a brief question and answer session. Support for the continuance of the Engine and Tender pub as part of the development, was expressed. Restaurant facilities could make it more viable. Affordable/low cost housing for both young and old were needed and would be welcomed, and the Community Infrastructure Levy would also be looked for. It was stated that both of these were applicable to developments of 10 dwellings or less (see the 31/07/2015 Judicial Review High Court judgement upholding Local Council challenges to the Minister of State for Housing and Planning's Written Ministerial Statement (WMS) '*which sought to end a council's ability to seek affordable housing and/or affordable housing contributions as a planning obligation on sites of 10 or less homes - or five homes and less in designated rural areas*').

The Chairman thanked Mr Hughes for his presentation.

The Chairman then convened the Hopesay Parish Council meeting at 8pm.

Present: Cllrs. G Huse (Chairman), J Tucker (Vice Chairman), G Brereton, K Pyatt, T Record

In attendance: Unitary Cllr Lee Chapman, and 5 members of the public.

Acting Clerk: Cllr J Tucker.

Absent: Cllr C Parry.

1.To receive apologies for absence: Apologies received from: Unitary Cllr D Evans, and Mrs M Gwilliam (Clerk and RFO) due to a bereavement.

2. Declarations of Disclosable Pecuniary and Personal Interests, and written requests for dispensations: None.

3. Open Forum: The Chairman welcomed the members of the public to the council meeting.

4. Unitary Councillor Report: Unitary Cllr Chapman gave a brief report on Section 106 affordable housing information. He also talked about ‘the Living Wage’ and the implications for Shropshire Council’s budget now under further pressure, especially care budgets. He suggested that warden assisted accommodation might be applicable at the Broome site if it proved large enough and would send further information at a later date.

5. Minutes of Annual Parish Council Meeting 13th July 2015: The minutes were approved and the Chairman signed them as accurate. Resolved.

6. Information updates on matters from previous minutes: Regarding the parishioner issue of tyres in a Hopesay village field, Shropshire Council had advised contacting the Environment Agency (re: inappropriate storage of waste) and/or Planning (re: loss of visual amenity). The Clerk will progress this as soon as time permits. Regarding the reported mobile home at Cuckoo’s Nest, the Planning Department had advised that a caravan may be stationed at the development site and occupied by the applicants if they are in process of construction. A councillor stated that the mobile home was not at the construction site. The clerk was asked to obtain further information from the Planning Department on how far from the construction site the mobile home could be.

7. Planning: New applications received: 15/02934/TCA, felling of 2 trees at Caudibrook House, Hopesay. Council **resolved to support** this application (one abstention). 15/02640/FUL, extension to Forge Garage, Aston on Clun. Council **resolved to return no objection** to this application (one abstention).

8. Correspondence: No correspondence of note received.

9. Finance: There was no Finance Report due to the RFO’s absence.

INVOICES to PAY: (totalling £291.80p)

Voucher	Name	for	Budget (from)	£
17	NCG Parks and Gardens	Grass cutting for June (£90) Grass cutting for July (£90)	Aston Green	180.00
18	Shropshire Council	Annual lighting electricity	Footway lighting	39.60
19	HMRC	Tax for AUGUST, due end August	Staff salary/tax	72.20

Authorisation of payments proposed by: Cllr Record, seconded by Cllr Pyatt. Resolved.

The clerk was asked to update Council on the cheque signatories situation.

10. Community Assets Register: Council **noted** the information given in the previously circulated guidance document “Community Right to Bid – non statutory advice note for Local Authorities” from the Department for Communities and Local Government (October 2012), and deferred a discussion on this to a future meeting.

11. Training: Council approved training and travelling costs for Cllr Record to attend the Sustainable Communities Act SALC training session on Wednesday 16th September at 5pm at the Shirehall. (£10 training fee + travel), and asked Cllr Record to deliver a report on the Act to Council at a future date. Costs to come out of the Training budget. **Resolved.**

The Chairman informed the meeting that he would like to attend the SALC Chairmanship Part 2 training at the Shirehall on 14th September. This was approved, although the Chairman stated he did not intend to ask for travel expenses. **Resolved.**

12. Aston Green: Council considered a draft document which had been previously circulated by the Clerk detailing restrictions on marquees and other structures on Aston Green. After a brief discussion, Council agreed to defer the document to a future meeting. There was some discussion on the possibility of obtaining a Premises Licence for Aston Green, and Unitary Cllr Chapman said he would forward copies of the forms used at Church Stretton.

Council then discussed the small mower and **resolved** to retain it for occasional use.

13. Meetings attended: None.

14. Reports of Parishioners issues or information items and any future agenda items:

No donation had yet been received from Arbor Day. Council asked the clerk to enquire from the Arbor Festival Group.

The Housing Needs Survey results would be on the September meeting agenda, as would use of Aston Green.

15. Next Meetings: Mondays 7th September, 5th October, 2nd November.

The meeting closed at 9.20 pm.

Signed:

Chairman

Date:

Appendix 2
Pre-application response.



P Delves
c/o Ms J Mulcahy
Hughes Architects
29 Broad St
Newton
SY16 2BQ

Date: 11 November 2020

Our Ref: PREAPP/20/00424

Your Ref:

By email: Jen.Mulcahy@hughesarchitects.co.uk

Dear Ms Mulcahy

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING REFERENCE:	PREAPP/20/00424
PROPOSAL:	Proposed residential development 6x 2 Bed Terrace 2x 3 Bed Detached 2x 4 Bed Detached 3x 4 Bed Detached (Thirteen Units) - Option 2
LOCATION:	Land at Engine and Tender Inn, Broome, Aston on Clun SY7 0NT

Thank you for your request for pre-application advice. For clarification I note the application form accompanying the submission is for:

Pre-application enquiry for residential development options and associated works

Options 1 and 2 were originally submitted in the request for pre-application advice. Since then, according to later instructions from the agent, Option 1 has been discounted, leaving Option 2 for consideration only, that being a larger scheme involving demolition of the Engine and Tender Inn and associated buildings ("the proposal).

Advice Summary

A planning application based on the details submitted is unlikely to be supported.

Attachments- consultation responses attached:

Ecology
Drainage/SUDS
Conservation
Affordable Housing
Regulatory Services
Highways

I have not yet received consultation responses from the Council's Trees or Archaeology teams. I shall forward as soon as I have them available.

Policies

The following planning guidelines and policies apply:

National Planning Policy Framework (NPPF)

Core Strategy CS1, CS4, CS5, CS6, CS8, CS9, CS11, CS17, CS18

SAMDev Plan MD1, MD2, MD3, MD7a, MD11, MD12, S7.2, S7.2(i)

Supplementary Planning Document (SPD) Type and Affordability of Housing (Housing SPD).

Where the submitted pre-application statement refers to the NPPF, it does so to the March 2012 version. The NPPF was updated in July 2018 which is the version this application is considered against.

Site Description

The site is on the northwestern edge of Broome and extends to @0.49ha in total, part of which is the vacated Engine and Tender Inn (hereafter known as the pub), and buildings immediately to the rear. It is not known exactly when the pub closed but it is understood to be some years ago. Road access to the buildings is in the southeast corner of the site. There is a total frontage along the unclassified road of @80m.

It is understood the site has a history of being used as a caravan site. Access through its northwest boundary led to an adjacent paddock, also formerly used for caravans. From aerial images dating back to @1999 much of the application site appears to have been laid with hardstanding. Other than the area in the immediate vicinity of the pub, most of the hardstanding is now concealed by overgrown surface vegetation. There are no caravans currently. Evidently, the vast majority of trees within and on the road frontage have been removed, probably since the pub was vacated, though boundary hedging remains.

From the outside, buildings appear neglected and in need of maintenance/repairs.

The site is @700m outside of the Shropshire Hills AONB but is within the water catchment area of the River Clun (further comments below).

Planning History

Relevant planning history is set out in the submission pre-application statement.

Proposal

The proposal would be the erection of 13 dwellings, after demolition of all buildings, including the vacated pub. The existing access is to be closed off, in favour of a re-positioned new access.

A schedule of dwelling types has been provided, to have a mix of 2-4 bedrooms. Six would be 2 bedroom terraced properties, the remaining seven would be detached.

An indicative layout plan has been provided.

A background statement has been submitted which in its Contents/Appendix section refers to conclusions of a Parish Council (PC) meeting of 10 August. For the avoidance of doubt, Appendix 1 clarifies the PC meeting to have been 10 August 2015.

Policy Context

Broome is identified as a Community Cluster settlement within Hopesay Parish, according to S7.2 within the Craven Arms Area. S7.2 states:

For those parts of the Craven Arms area in the river Clun catchment, mitigation measures will be required to remove the adverse effects of development on the integrity of the River Clun SAC in accordance with Policy MD12. These include phasing development appropriately to take account of infrastructure improvements as set out within the Place Plans, particularly waste water infrastructure, and applying the highest standards of design, in accordance with Policies CS6 and CS18

Further explanation at Para 4.79 of the SAMDev Plan states that mitigation measures are required to remove harm arising from hydrological and water quality impacts on this internationally designated site in accordance with Policy MD12.

Broome is a Community Cluster settlement along with Aston on Clun, Hopesay, Horderley, Beambridge Long Meadow End, Rowton, Round Oak. S7.2(i) states:

...Infilling and conversions on small scale sites will meet local demand for housing to deliver around 15 additional dwellings in the period to 2026. Development in the Parish is preferred as single plot developments delivering slow, cumulative growth.

Shropshire Council published its most recent Five Year Housing Land Supply Statement (5YHLSS) on 16 March 2020, taking account of data up to 31 March 2019. There were 4 completions in the Community Cluster between 2011 to 2019. There are 22 sites with planning permission as at 31 March 2019.

Assessment of Proposal

The proposal would have six small terraced properties set out along the road frontage, between the new road access and the front garden of Cherry Grove, which is an adjacent residential dwelling. These dwellings with grouped parking to the rear would cover the site of the demolished pub and existing access. From the new access, the estate road would curve around the rear of the site with detached dwellings alongside, to a turning head at the far end. All would dwellings would have dedicated parking spaces.

Generally, the layout principles are acceptable, though preference would be given to the principal elevation of the dwelling positioned in the northwest corner to face the road, in a similar way to the terraced dwellings. This avoids a potentially unsightly gable and would assist integration of the housing development with the remainder of Broome.

Of particular concern is the absence of open space, linked to insufficient landscaping provision. I refer to MD2 (para 5ii) which states that open space provision should be at least 30sqm per person. This requirement must be a feature of any future planning application. Similarly, as part of a required Landscape and Visual Impact Assessment, further consideration will have to be given to a consolidated and meaningful landscaping scheme. Given the site appears to have suffered from fairly significant tree removal in recent years, landscaping proposals should make additional compensation in that regard.

The proposal involves the demolition of the vacant Engine and Tender Inn.

In the first instance, the pre-application statement has neither acknowledged, or considered the implications of Core Strategy CS8 which is critical to this proposal. CS8 essentially seeks to protect and enhance existing facilities, services, and amenities that contribute to the quality of life of residents and visitors. Even though the views of the PC date from 2015, there is no evidence that their wish to protect the pub has changed. A marketing exercise to show the pub business is not viable does not appear to have been conducted. In the event the building is demonstrated to no longer have a future as a pub or other community facility, its residential conversion would be preferred. Demolition would be deemed a last resort option and would not be supported in principle without adequate justification. The pub may be vacant, but it is still considered a protected community facility (see Para 4.103).

Secondly, over and above CS8, I have received an opinion from the Conservation Officer that options to retain the existing building would be preferred. The building is considered a non-designated heritage asset with historic character. Its demolition would not be supported without significant justification, such as by (as a minimum) a satisfactory structural survey and heritage impact assessment in line with Para 189 of the NPPF.

In respect of the requirements of S7.2(i), 13 dwellings as proposed could potentially take housing delivery in the Cluster to as many as 39. Even taking into account completions in the Cluster reached only 4 up to 31 March 2019, the guideline of 15 would likely be significantly exceeded. Housing data supplied by the 5YHLSS is a significant material consideration against development. I also give weight to the Parish preference of *single plot developments delivering slow, cumulative growth* (S7.2(i)).

Affordable Housing

The prevailing rate for Affordable Housing is 20% (Area A) according to the Housing SPD and CS11. Affordable housing provision would be at least 2 units, with the balance made up (0.6) by an affordable housing contribution.

Ecology

The site is within the water catchment area of the River Clun, so I would draw your attention, to the need to consider in any planning application the specific protection of the River Teme SSSI and the River Clun SAC in terms of safeguarding water quality in any surface and foul water drainage solution.

Other matters

The pre-application statement refers to the site as being brownfield land, which is understood to be intended to add weight to the principle of development. For the avoidance of doubt, this description could only potentially apply to the land, other than buildings. Further, the only record I can find of planning permission on the remainder of the site is ref SS/1981/86/P/, approved in @1981 for the stationing of two caravans. It is acknowledged some hardstanding has since been laid. It is also acknowledged the site may have since been used for additional caravan storage, and/or some use as a holiday destination. However that use has not been granted planning permission, and all caravans have now been removed. In most respects the land appears to have returned to an open, vegetated state with largely concealed areas of hardstanding. For that reason, the brownfield history of the site (to the extent it applies) is given limited weight in favour of the proposal.

Conclusions

Based on the submission (Option 2 being considered), I should advise that any planning application is unlikely to be supported for above reasons. I am sorry I am not able to give more positive advice. I shall forward outstanding consultee responses as soon as I have them. Responses should be used to inform any future planning application.

If it is your intention to proceed with a planning application, validation requirements can be found using the following link:

<https://www.shropshire.gov.uk/planning/applications/>

Guidance on Community Infrastructure Levy (CIL) requirements can be found using the following link:

<https://www.shropshire.gov.uk/planning-policy/community-infrastructure-levy-cil/>

Finally, the following standard advice applies:

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.

If you require any clarification of the above by all means let me know.

Yours sincerely

Frank Whitley

Technical Specialist Planning Officer

01743 251696

Southern Team

Shropshire Council, planning.southern@shropshire.gov.uk - 01743 258920

Application Summary

Reference: PREAPP/20/00424

Address: Engine And Tender Inn Broome Aston On Clun Craven Arms Shropshire SY7 0NT

Proposal: Proposed residential development 6x 2 Bed Terrace 2x 3 Bed Detached 2x 4 Bed Detached 3x 4 Bed Detached (Thirteen Units) - Option 2

Case Officer: Frank Whitley

Comments Details

Comments: The application site falls outside a AONB and Hopesay Parish is not listed as being a rural designated Parish. On this basis affordable housing obligations would apply if the development were to constitute as being 'Major' in accordance with the NPPF as a site area exceeding 0.5 hectares or 10 dwellings or more. The site area is noted as being 0.495 hectares and therefore under the 'major' threshold. Option 2 would constitute a major development, given that 13 dwellings are proposed. There would result in a requirement for 20% affordable provision (2.6 = 2 affordable dwellings and a financial contribution. There would be no affordable housing obligation requirement for Option 1. Option 2 proposes 6 no. 2 bed roomed houses, which are a generally sought after size of dwelling, particularly in rural areas. Obviously we would like to encourage consideration of Option 2, given that affordable housing provision would be required as a result of the development.

Consultee Comments for Planning Application

PREAPP/20/00424

Application Summary

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Address: Engine And Tender Inn Broome Aston On Clun Craven Arms Shropshire SY7 0NT

Proposal: Proposed residential development 6x 2 Bed Terrace 2x 3 Bed Detached 2x 4 Bed Detached 3x 4 Bed Detached (Thirteen Units) - Option 2

Case Officer: Frank Whitley

Consultee Details

Name: - SC Conservation (Historic Environment)

Address: Shropshire Council, The Shirehall, Abbey Foregate Shrewsbury, Shropshire SY2 6ND

Email: becky.jones@shropshire.gov.uk

On Behalf Of: SC Conservation (Historic Environment)

Comments

This pre application enquiry relates to the proposed residential development of this site known as Engine and Tender Inn, Broome. The pre application puts forward 2 options for the development of the site, one retaining the public house and one demolishing it. Looking at historic OS mapping it is clear that the public house pre dates 1900. It is also included on the Shropshire Historic Environment Record as part of the historic farmstead characterisation project and is described as follows: The Engine And Tender Inn, 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 one side of the yard. Additional Plan Details: None. Date Evidence from Farmhouse: 19th Century. Date Evidence from Working Building(s): None. Position of Farmhouse: Detached, side on to yard. Farmstead Location: Hamlet. Survival: Extant - No apparent alteration. Confidence: High. Other Notes: Some Evidence for Conversion. No indication on historic maps the site was a pub. Barn converted for use with holiday camp.

Due to its age and traditional construction the existing public house could therefore be considered to be a non designated heritage asset. We would not generally be supportive of the demolition and replacement of such a building without significant justification. It is recommended that options to retain the existing building within the development are explored. In any event any forthcoming planning application should be informed by a Heritage Impact Assessment in line with paragraph 189 of the NPPF.

Consultee Comments for Planning Application

PREAPP/20/00424

Application Summary

Application Number: PREAPP/20/00424

Address: Engine And Tender Inn Broome Aston On Clun Craven Arms Shropshire SY7 0NT

Proposal: Proposed residential development 6x 2 Bed Terrace 2x 3 Bed Detached 2x 4 Bed Detached 3x 4 Bed Detached (Thirteen Units) - Option 2

Case Officer: Frank Whitley

Consultee Details

Name: Miss Sophie Milburn

Address: Shropshire Council, The Shirehall, Abbey Foregate Shrewsbury, Shropshire SY2 6ND

Email: sophie.milburn@shropshire.gov.uk

On Behalf Of: SC Ecologist

Comments

No ecological survey work has been submitted with this pre-application. SC Ecology do not make specific comments on pre-apps. which arent accompanied by survey work.

It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision (Government Circular 06/2005).

For more information about ecological survey requirements, please refer to Shropshire Councils Guidance Note 1: When is an Ecological Assessment required?

<https://shropshire.gov.uk/media/1871/guidance-note-1-when-is-an-ecological-assessmentrequiredapril-2014.pdf>

Development within the River Clun Catchment

This development is within the water catchment for the River Clun and is upstream of the River Teme SSSI and the River Clun SAC. The River Clun SAC is currently failing its water quality targets and Shropshire Council is working closely with Natural England and Environment Agency on developments within the Clun catchment.

Any proposed development within the Clun catchment will need to be supported by detailed information relating to drainage and foul water treatment. Details of the proposed drainage and foul water treatment and discharge should be provided with the planning application.

Shropshire Councils Guidance Note 12: Development within the River Clun Catchment can be found at <https://new.shropshire.gov.uk/media/1874/gn12-development-within-the-river-clun-catchment-september2013.pdf>.

HIGHWAY ADVICE NOTE

WSP UK Ltd. has undertaken a technical appraisal of this Planning Application and the available supporting information, details, plans, etc., on behalf of the Local Highway Authority. All correspondence/feedback must be directed through Shropshire Council's Transport Team.

PRE-APP HIGHWAY RESPONSE

PREAPP/20/00424	Engine And Tender Inn Broome Aston On Clun Craven Arms Shropshire SY7 0NT
	Proposed residential development 6x 2 Bed Terrace 2x 3 Bed Detached 2x 4 Bed Detached 3x 4 Bed Detached (Thirteen Units) - Option 2

Observations/Comments: 10/11/2020

It is considered that the principle of the use of the land as residential is likely to be acceptable from a highways perspective, subject to the access, visibility and parking facilities being commensurate with the local conditions and highway safety.

Any proposed new access would require appropriate visibility splays commensurate with the actual free-flow traffic speeds passing the site, and have sufficient width and radii to accommodate simultaneous entry and exit of cars, as well as providing suitable access and internal turning facilities for refuse/recycling and delivery vehicles.

In order for the proposed development to be appropriately assessed, from a highways and transport perspective, the following points will need to be addressed by the applicant:

- The proposed access onto the adjacent public highway is located close to a bend in the road. The applicant will need to demonstrate that visibility splays commensurate with the free-flow traffic speeds along the road can be achieved within land in the applicants ownership and highway verge. Access should be placed where maximum visibility splays can be achieved and the gradient of the land taken into consideration.
- The site sits higher than the adjoining public highway, the gradient of the access from the highway carriageway shall not exceed 1 in 24 for a distance of 6 metres and thereafter the gradient of the road shall not exceed 1 in 10.
- A single access road within the site would be preferable with a single T junction at the top.
- A tracking exercise should be provided to demonstrate that a refuse vehicle/ large delivery vehicle can turn and exit in a forward gear.
- Details of how surface water drainage will be managed within the site.
- Demonstrate parking and turning space appropriate for the size of development, including visitor parking.
- 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

HIGHWAY ADVICE NOTE

kerbside collection points, in order to ensure that all visibility splays, accesses, junctions, pedestrian crossings and all trafficked areas of highway (i.e. footways, cycleways & 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/>

Any future planning application should provide any and all details necessary to assist with the appropriate determination from a Highways and Transport perspective. As well as, demonstrate that the proposed new vehicular access, associated visibility splays, parking and turning facilities are commensurate with the prevailing local highway conditions, in accordance with 'Manual for Streets 1 & 2'.

Consultee Comments for Planning Application

PREAPP/20/00424

Application Summary

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Proposal: Proposed residential development 6x 2 Bed Terrace 2x 3 Bed Detached 2x 4 Bed Detached 3x 4 Bed Detached (Thirteen Units) - Option 2

Case Officer: Frank Whitley

Consultee Details

Name: Mr Nick Hughes

Address: Shropshire Council The Shirehall Abbey Foregate, Shrewsbury, Shrewsbury, Shropshire SY2 6ND

Email: nick.hughes@shropshire.gov.uk

On Behalf Of: SC Regulatory Services

Comments

If a full application is submitted , I would recommend that with respect to option 1 (public house retained) that a suitable noise barrier is included along the boundary between the public house and carpark and the proposed dwelling on the north east boundary; additionally, the proposed dwelling should have no windows facing this boundary. Reason to protect the amenity of residents from potential noisy activity associated with the use of the public house.

Consultee Comments for Planning Application

PREAPP/20/00424

Application Summary

Application Number: PREAPP/20/00424

Address: Engine And Tender Inn Broome Aston On Clun Craven Arms Shropshire SY7 0NT

Proposal: Proposed residential development 6x 2 Bed Terrace 2x 3 Bed Detached 2x 4 Bed Detached 3x 4 Bed Detached (Thirteen Units) - Option 2

Case Officer: Frank Whitley

Consultee Details

Name: Mr GAVIN WONG

Address: Shropshire Council The Shirehall Abbey Foregate, Shrewsbury, Shropshire SY2 6ND

Email: gavin.wong@shropshire.gov.uk

On Behalf Of: SUDS

Comments

Drainage Comment:

The technical details submitted for this Planning Application have been appraised by WSP UK Ltd, on behalf of Shropshire Council as Local Drainage Authority.

All correspondence/feedback must be directed through to Shropshire Councils Development Management Team.

1. The use of soakaways should be investigated in the first instance for surface water disposal. Percolation tests and the sizing of the soakaways should be designed in accordance with BRE Digest 365 to cater for a 1 in 100 year return storm event plus 35% for climate change. Full details, calculations, dimensions and location plan of the percolation tests and the proposed soakaways should be submitted for approval.

Surface water should pass through a silt trap or catchpit prior to entering the soakaway to reduce sediment build up within the soakaway.

The site is identified as being at risk of groundwater flooding. The applicant should provide details of how groundwater will be managed. The level of water table should be determined if the use of infiltration techniques are being proposed.

Should soakaways are not feasible, drainage calculations should limit the discharge rate from the site equivalent to 5.0 l/s runoff rate should be submitted for approval. The attenuation drainage system should be designed so that storm events of up to 1 in 100 year + 35% for climate change will not cause flooding of any property either within the proposed development or any other in the

vicinity.

2. Urban creep is the conversion of permeable surfaces to impermeable over time e.g. surfacing of front gardens to provide additional parking spaces, extensions to existing buildings, creation of large patio areas.

The appropriate allowance for urban creep must be included in the design of the drainage system over the lifetime of the proposed development. The allowances set out below must be applied to the impermeable area within the property curtilage:

Residential Dwellings per hectare Change allowance % of impermeable area

Less than 25 10

30 8

35 6

45 4

More than 50 2

Flats & apartments 0

Note: where the inclusion of the appropriate allowance would increase the total impermeable area to greater than 100%, 100% should be used as the maximum.

Curtilage means area of land around a building or group of buildings which is for the private use of the occupants of the buildings.

3. Highway Gully Spacing calculations should be submitted for approval.

Where a highway is to be adopted and gullies will be the only means of removing surface water from the highway, footpaths and paved areas falling towards the carriageway, spacing calculations will be based on a storm intensity of 50mm/hr with flow width of 0.75m, and be in accordance with DMRB CD526 Spacing of Road Gullies (formerly HA102)

Gully spacing calculations must also be checked in vulnerable areas of the development for 1% AEP plus climate change 15 minute storm events. Storm water flows must be managed or attenuated on site, ensuring that terminal gullies remain 95% efficient with an increased flow width. The provision of a finished road level contoured plan showing the proposed management of any exceedance flows should be provided.

Vulnerable areas of the development are classed by Shropshire Council as areas where exceedance flows are likely to result in the flooding of property or contribute to flooding outside of the development site. For example, vulnerable areas may occur where a sag curve in the carriageway vertical alignment coincides with lower property threshold levels or where ground within the development slopes beyond the development boundary.

Shropshire Councils Surface Water Management: Interim Guidance for Developers, paragraphs 7.10 to 7.12 (Local Standard D of the SUDS Handbook) requires that exceedance flows for events up to and including the 1% AEP plus CC should not result in the surface water flooding of more vulnerable areas (as defined above) within the development site or contribute to surface water flooding of any area outside of the development site.

4. 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.