

Your ref		
Our ref	21/01739/PREAPP	
Ask for	David Gibson	
Email	David.gibson@lichfielddc.gov.uk	
		District Council House, Frog Lane Lichfield, Staffordshire WS13 6YZ
R Edwards Ridware Hall Wade Lane Hill Ridware Rugeley Staffordshire WS15 3RF		
		29 November 2021

Dear Sir/Madam,

**Application No: 21/01739/PREAPP**

**Applicant: R Edwards**

**Location: Ridware Hall, Wade Lane, Hill Ridware, Rugeley**

**Proposal: Erection of hay loft and proposed move of 2No field shelters**

I refer to your correspondence received 8<sup>th</sup> September 2021 in connection with the above. Having had the opportunity to consider the details submitted, I can advise as follows:

The proposed works would require planning consent given the size, nature, and location of the works.

Please note that the Council's validation requirements for full planning applications are available online and you are advised to review these prior to submitting a full application:

<https://www.lichfielddc.gov.uk/Council/Planning/Planning-guidance/Apply-for-planning-permission.aspx>

Any application that is submitted will be assessed against the relevant policies of the Council's Development Plan, namely – Policies BE1, CP1, CP2, CP3, CP14 and the Sustainable Design Supplementary Design Document, which combined, seek to ensure that any development is of a high standard of design, would not have an adverse impact on the character of the surrounding area or the amenity of the neighbours and would ensure that the scheme would not have an adverse impact on vehicular and pedestrian safety.

The proposed development would be located within the curtilage of a Listed Building so a Heritage Statement will be required to be submitted. This should discuss the importance of the existing heritage asset and how the proposed development will relate to it and how it will impact on its character and setting. Given the separation distance between the listed building and the proposed development, coupled with the small scale nature of the works, and the screening afforded to it, it is likely that the development would not have substantial impact on the setting of the listed building. The Councils Conservation Officer would be consulted as part of a formal application to ensure the setting of the Listed Building is unaffected by the proposals.

The site is also located in an area close to trees. A full tree survey will need to be submitted. This should show the quality of the trees, highlight which trees will be removed, protection methods, and details of compensatory planting.

Details of waste storage and removal shall also be submitted to ensure that the scheme does not have an adverse impact on any water courses or any other pollution issues.

Details of access, parking and turning arrangements should be submitted to support the application to ensure that the scheme would not have an adverse impact on highway safety. It is likely that any consent would be restricted to personal, rather than any business/ commercial use.

The key issues will be impact on the heritage asset, the impact on trees, and highway safety. Providing it can be demonstrated that the development is acceptable in this regard then the scheme is likely to be supported.

You will appreciate that this advice is an informal opinion, based on the information provided by you, made without the benefit of a site visit. An application is assessed on its own merits having regard to relevant development plan policies contained in the Lichfield Local Plan Strategy (2015) and Lichfield Local Plan Allocations (2019), any relevant Neighbourhood Plan and the National Planning Policy Framework.

I trust the above is of assistance to you however if you have any queries please contact David Gibson on the above contact details.

Yours sincerely,

Development Management