
Green Lane Farm Caravan & Camping Site, Green Lane, Prees

Revisions to site layout including the provision of 15 no. additional pitches

Supporting Statement

Town and Country Planning Act 1990
Planning and Compulsory Purchase Act 2004
Localism Act 2011
Neighbourhood Planning Act 2017

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Client:
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Date:
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INTRODUCTION

Green Lane Farm Caravan and Camping Site is an established and popular site for visitors to the area. It is located to the north of Green Lane, approx 1.7 km to the northeast of Prees and comprises an existing caravan and camping site. Vehicular access to the site is taken directly from Green Lane in the southwestern corner of the site.



The site is bounded by established hedgerows and intermittent tree cover, with open pastoral fields to the north and west. Whilst the surrounding area is generally rural in character, a highway maintenance depot abuts the site's southeastern boundary and there is a Travellers site to the east, beyond Manor House Lane.

PROPSAL

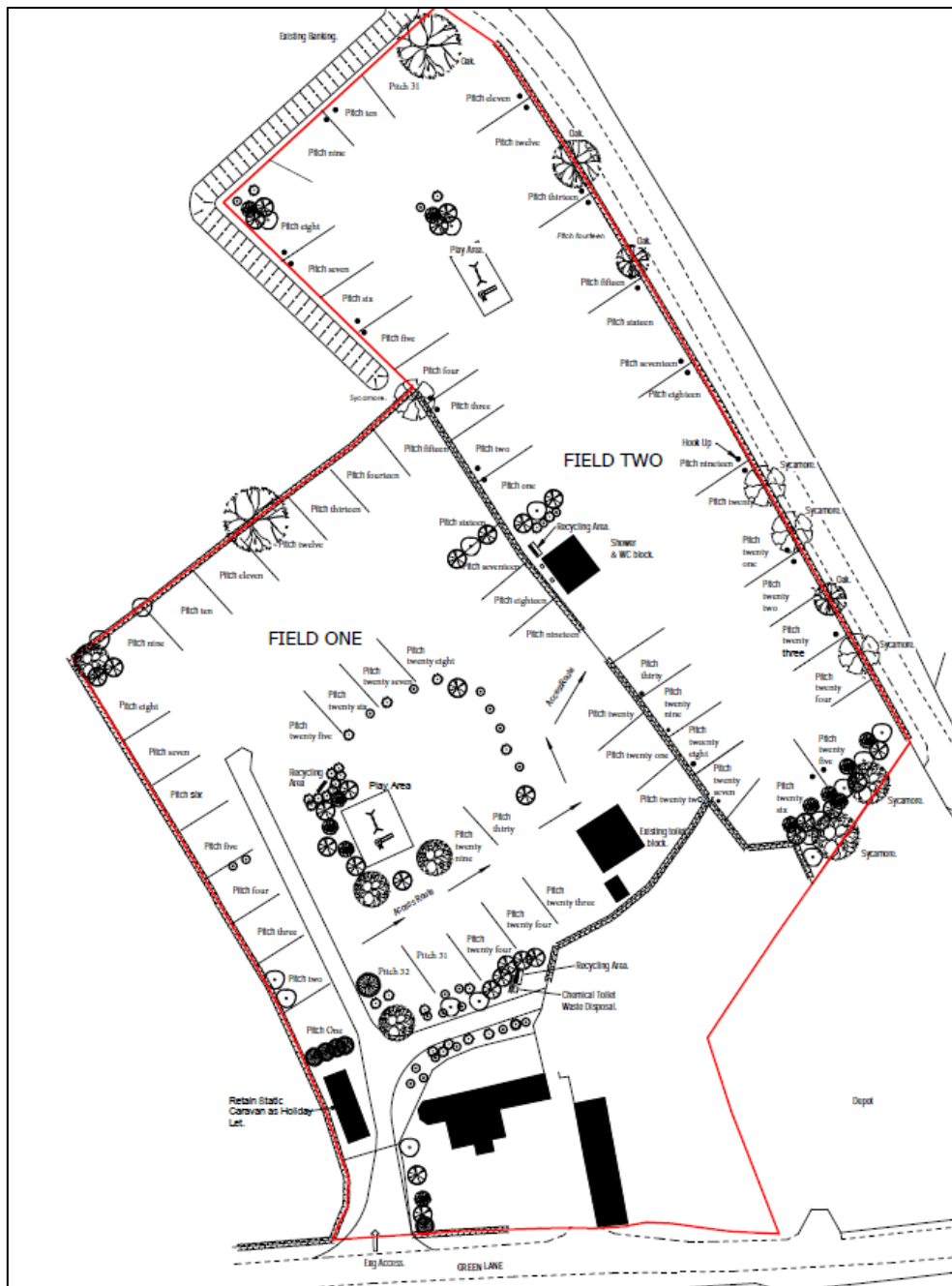
This Statement has been prepared to support this full planning application for the revisions to the approved site layout to enable the provision of 15 no. additional touring pitches.

On 13th April 2021 planning permission (ref 21/00943/FUL) was granted for:

"Proposed use of existing camping area for both camping and siting of touring caravans and for the installation of a static caravan for use as holiday let accommodation"

That planning permission has been implemented and remains extant which means that the site currently has permission for 48 no. touring pitches and 2 no. static caravans.

The current application proposal also involves the removal of one of the previously consented static caravans. There will be a total of 63 no. touring pitches and one static caravan. The proposed layout complies with the spacing standards contained in the site's licence. It doesn't involve any extension to the site area.



PLANNING POLICY ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan for the area unless material considerations indicate otherwise. The Development Plan for this area comprises:

- Adopted Core Strategy 2006-2026.
- Site Allocations and Management of Development Plan.

The emerging Shropshire Local Plan has yet to be adopted.

The application site is not allocated for a specific use and is located within a rural area. Policy CS5 seeks to control development in rural areas, requiring economic development to maintain and enhance the countryside's character and vitality and to improve the sustainability of rural areas. It allows for sustainable tourism, leisure, and recreation proposals, which require a countryside location.

The principle of the use of the site for caravan and camping has already been established over many years and more recently by virtue of planning permission ref 21/00943/FUL. The principle of the use of the site has therefore already been established.

Policy CS13 identifies tourism as a key business sector in Shropshire in which growth and development should be supported. In rural areas this policy emphasises the importance of supporting rural enterprise and diversification of the economy, including that associated with tourism and leisure. The success of the existing caravan and camping site already provides economic benefits to the area through visitor spend and employment. The increase in the number of pitches will further contribute to this by increasing visitor spending within the local economy.

Policy CS16 supports high quality, sustainable tourism, and leisure development that is sensitive to Shropshire's intrinsic natural and built environment qualities. The increased number of pitches within an established site represents an extended offering which will enable more people to visit the site and the area.

CONCLUSION

It has been demonstrated that the application proposal accords to the requirements of the development plan for the area. There are no material reasons as to why the proposal should not be supported. Shropshire Council is therefore requested to support this proposal.