

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	15 MAY 2018
TITLE OF REPORT:	<p>172345 - CHANGE OF USE OF LAND FOR THE SITING OF UP TO 95 NO. CARAVANS, AND A CHANGE OF USE, AND COMPREHENSIVE REDEVELOPMENT OF THE EXISTING FARMYARD BUILDINGS AND ASSOCIATED AGRICULTURAL BARNs TO PROVIDE ADDITIONAL FACILITIES INCLUDING INDOOR POOL, GYMNASIUM, SPA, OWNERS LOUNGE, OFFICE AREA, PLAY BARN, CHILDREN'S ENTERTAINMENT AREA; AND,</p> <p>173946 - RE-DEVELOPMENT OF THE EXISTING FARMYARD BUILDINGS AND ASSOCIATED AGRICULTURAL BARNs TO PROVIDE ADDITIONAL FACILITIES INCLUDING INDOOR POOL, GYMNASIUM, SPA, OWNERS LOUNGE, OFFICE AREA, PLAY BARN, CHILDRENS ENTERTAINMENT AREA AND PETTING FARM AT MALVERN VIEW COUNTRY ESTATE, WOODEND LANE, STANFORD BISHOP, WORCESTER</p> <p>For: N/A per Miss Wendy Sockett, C/O Park Leisure 2000 Ltd, 1 Tudor Court, York Business Park, York, YO26 6RS</p>
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=172345&search=172345
Reason Application submitted to Committee – Re-direction request	

Date Received: 26 June 2017

**Ward: Bishops Frome Grid Ref: 369687,252433
& Cradley**

Expiry Date: 17 May 2018

Local Member: Councillor EE Chowns

Introduction

Members attention is drawn to the fact that the following report covers applications for both planning permission and listed building consent, the latter relating solely to the conversion of the curtilage buildings of Boyce Farmhouse to the uses described above. Unless otherwise stated, the consultation responses and representations are to be considered in respect of both applications. The officer's appraisal will consider the merits of both applications and will conclude with separate recommendations for each application.

1. Site Description and Proposal

- 1.1 Malvern View is an established holiday home park built on a 23 hectare (56 acre) site with a site licence for 323 pitches. The pitches are a mixture of caravans and lodges. It is located immediately off Woodend Lane (C1136). It lies within the wider open countryside approximately 1km (0.6 miles) distant from both the settlements of Stanford Bishop and Linley Green, and approximately 5km (3 miles) from Bromyard.
- 1.2 The facility is located on the site of the original Boyce Farm, which dates back to the 17th Century. The farm comprises a courtyard formed of the existing Grade II Listed timber framed and stone farmhouse and a traditional horse-shoe shaped stone building to the north – which is not the subject of a separate listing.
- 1.3 The site is located in an open countryside location. The Malvern Hills lie approximately 3km (miles) as the crow flies to the east, and are clearly visible from the site. The site lies within a Timbered Plateau Farmlands landscape character type as defined by the Council's Landscape Character Assessment. These are agricultural landscapes of hedged fields, scattered farms, woods and wooded valleys associated with undulating relief, typical of the local landscape.
- 1.4 The proposal can be split into two component parts – the change of use of two parcels of land for the siting of up to 95 mobile homes and the re-development and extension of existing agricultural buildings to provide on-site facilities for visitors. These two separate aspects are described in further detail below.

Change of use of land

- 1.5 The site layout plan below identifies the two specific parcels of land to which the application relates. Site A lies immediately to the east of the substantive part of the park where a number of static caravans are located.



- 1.6 Site A is an area of grazing land approximately 2.7 ha (6.6 acres) in size. It generally slopes from south to north and is bounded to the north and east by a belt of mature woodland. A hedgerow currently forms the boundary between this area and the existing caravan site and this can be seen in the photograph below:



- 1.7 Site B lies in the foreground of the holiday park and is clearly visible from Woodend Lane. It occupies a lower lying area with existing mobile homes on the upper slope and is visible from Woodend Lane with limited vegetation screening.



- 1.8 The plans have been amended in respect of Sites A and B since their original submission to take account of comments made by the Council's Landscape Officer and a desire to incorporate more significant landscape mitigation around the peripheries of Site B. As a consequence the number of units proposed has been reduced from 122 to 95.
- 1.9 The park holds a holiday licence and as such the caravans and lodges are for holiday home purposes only and may not be used for residential purposes. However, they are available for use 12 months of the year.

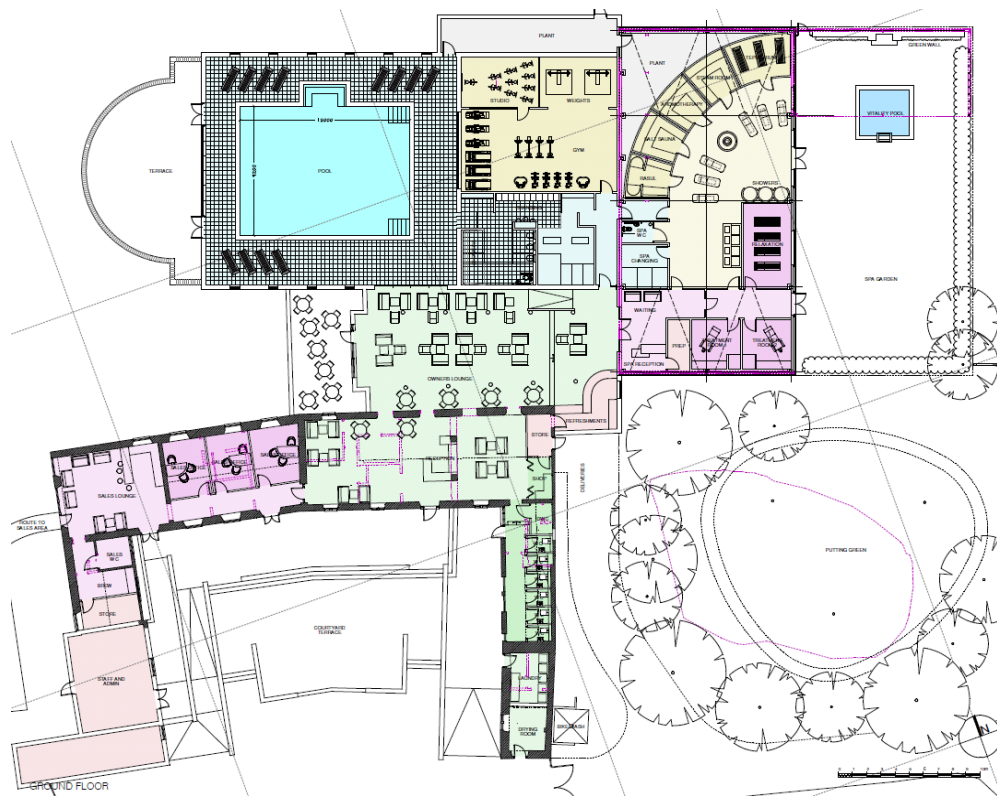
Adaptation and extension of existing buildings

- 1.10 The second part of the application relates to the adaptation and extension of the buildings that would have originally formed the farmstead of Boyce Farm. As stated earlier, the farmhouse is Grade II listed. It has been converted to use as a restaurant and does not form part of this application. Its former outbuildings have previously been converted to a mix of holiday

accommodation and office space. These are traditional stone faced buildings and the current proposals see their conversion to a mix of office space, sales area and shop.



- 1.11 In addition, an existing steel framed building is to be converted and extended, creating a link with the stone range, to create a swimming pool, gym and spa facilities. The layout of these facilities is shown below.



- 1.12 As stated previously, the proposed number of units has been reduced from 122 to 95. The application site has also been amended to incorporate a parcel of land immediately adjacent to the junction of Woodend Lane and the B4220 to facilitate the delivery of junction improvements, particularly to improve visibility in a northerly direction for vehicles emerging onto the B4220. The application is accompanied by a number of supporting documents which are listed as follows:

- Planning Statement
- Design & Access Statement
- Flood Risk Assessment
- Drainage Strategy
- Landscape & Visual Impact Assessment
- Transport Assessment

Further information on the subject of this report is available from Mr A Banks on 01432 383085

- Heritage Statement
- Extended Phase 1 Habitat Survey
- Economic Impact Statement

2. Policies

2.1 Herefordshire Local Plan – Core Strategy

SS1	–	Presumption in Favour of Sustainable Development
SS4	–	Movement and Transportation
SS6	–	Environmental Quality and Local Distinctiveness
MT1	–	Traffic Management, Highway Safety and Promoting Active Travel
RA3	–	Herefordshire’s Countryside
RA4	–	Agricultural, Forestry and Rural Enterprise Dwellings
E4	–	Tourism
LD1	–	Landscape and Townscape
LD2	–	Biodiversity and Geodiversity
LD3	–	Green Infrastructure
LD4	–	Historic Environment and Heritage Assets
SD1	–	Sustainable Design and Energy Efficiency
SD3	–	Sustainable Water Management and Water Resources
SD4	–	Waste Water Treatment and River Quality

2.2 National Planning Policy Framework

Chapter 1	–	Building a strong, competitive economy
Chapter 3	–	Supporting a prosperous rural economy
Chapter 11	–	Conserving and enhancing the natural environment
Chapter 12	–	Conserving and enhancing the historic environment

2.3 Neighbourhood Planning

Stanford Bishop Parish Council are not currently preparing a Neighbourhood Development Plan

2.4 The Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council’s website by using the following link:-

https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy

3. Planning History

The site has a long planning history relative to its development as a holiday park that dates back over 25 years. The following applications are all considered to be relevant:

- 3.1 143045/L & 143046/F – Proposed variation of Condition 2 of Planning Permission MH97/0022 – Approved
- 3.2 141803/F – Proposed removal of condition 4 of planning permission MH94/0098 (Change of use of agricultural land, to allow full development of existing static Holiday Home Park to allow 12 month holiday site use) – Approved
- 3.3 143795/F – Proposed removal of condition 3 of planning permission MH92/1221 (Continued use of land as a static caravan site with additional facilities for camping and touring caravans on a permanent basis) - to allow 12 month holiday use of the site – Approved

- 3.4 NE0009/1169/F – Proposed 9 hole golf course for use by Boyce Holiday Park holidaymakers and change of use of land – Approved. (it is noted that this permission has not been implemented and has subsequently lapsed)
- 3.5 NE2005/2059/F – Variation of Condition No. 5 of consent no. DCNE2004/2334/F to allow longer holiday occupancy period and amendments to wording of conditions 3 and 4 - Approved
- 3.6 NE2004/2334/F – Change of use of land to a holiday lodge park with vehicular access and associated works - Approved
- 3.7 DCNE2000/0703/F – Variation of condition no 4 MH94/0098 permitted operating period 7th March-7th January (10 months) to 1st February-1st January following year (11 months) – Approved
- 3.8 N99/0291/F & N99/0292/L - Conversion and reinstatement of stone farm buildings to create 5 No.holiday units – Approved
- 3.9 MH94/0098 – Change of use of agricultural land to allow full development of static holiday home park – Approved
- 3.10 MH97/0022 – Conversion of redundant buildings into cottage restaurant and function room, extension to form reception lobby, and conservatory – Approved
- 3.11 MH92/1221 - Continued use of land as a static caravan site with additional facilities for camping and touring caravans on a permanent basis – Approved subject to conditions
- 3.12 In addition, Members will recall that planning permission was refused for a proposed holiday park for 40 holiday caravans, associated infrastructure and managerial lodge on land immediately adjacent, but unrelated to, Malvern View at Tom' Patch (application reference 162809/F). The application was refused for the following reasons:

1. *The site is located within a Timbered Plateau Farmlands landscape character type as defined by the Council's Landscape Character Assessment. This landscape type is particularly characteristic of the Bromyard Plateau. They generally have a dispersed settlement pattern of individual farms and hamlets with occasional wayside dwellings and villages, contribute to a varied settlement character, but this is always of a dispersed nature. The density of development must remain low if the dispersed nature of the settlement pattern is to be respected.*

The proposal fails to demonstrate that it has been positively influenced by the landscape character of the area. It will introduce a development of a scale and concentration that is at odds with the landscape character type and will consequently have an unacceptable impact on the landscape character of the area, particularly when considered cumulatively with the existing Malvern View Caravan Park. The applicant has failed to demonstrate that these impacts can be satisfactorily ameliorated through additional planting and the local planning authority is not satisfied that impacts can be mitigated through the imposition of bespoke landscape conditions. The proposal is therefore contrary to Policy LD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

2. *As a result of its unacceptable landscape impacts, the proposal will have a detrimental impact upon natural assets and the overall character and quality of the environment contrary to Policy E4(2) of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.*

3. *The proposal will result in an increase in traffic movements along the C1136 and at its junction with the B4220. The applicant has failed to demonstrate that the local highway*

network can absorb the traffic impacts associated with the development and as a result it will adversely affect highway safety. The local planning authority is not satisfied that measures can be implemented to improve highway safety and consequently the proposal is contrary to Policy MT1 of the Herefordshire Local Plan – Core Strategy and paragraph 32 of the National Planning Policy Framework.

3.13 An appeal was subsequently dismissed solely on landscape grounds. A copy of the Inspector's decision letter is appended to this report.

4. Consultation Summary

Statutory Consultations

4.1 Natural England: Insufficient information provided

No assessment has been provided of the potential impacts the proposal will have on the Leigh Brook Valley SSSI

We advise you to obtain the following information in order to assess potential impacts of the proposal:

- Foul Sewage Plan
- Details of treatment to be provided upstream of the cellular storage to remove contaminants, sediment and debris before they enter storage
- Detail of structural design for underground geo-cellular boxes and pipes
- Details of safe maintenance access routes to all SuDs features
- A short and long term management plan for SuDs systems
- Confirmation on who will be legally responsible for this, will the local authority adopt the drainage system following construction

4.2 Welsh Water: No objection

It appears the application does not propose to connect to the public sewer, and therefore Dwr Cymru Welsh Water has no further comments. However, should circumstances change and a connection to the public sewerage system/public sewage treatment works is preferred we must be re-consulted on this application.

Internal Council Consultations

4.3 Transportation Manager:

The Technical Note Oct 17 illustrates using drawing number P0968.20171005.SK002, the existing junction with a proposal to promote the discussed "no right turns" from the camp. Whilst the access tweak to promote right turns only is noted this does not comply with the Herefordshire Design Guide and needs to be orientated more to 90 degrees to the Highway. However it has been suggested that a low level splitter over run area would be possible in the area but needs to still promote those leaving the site as near to 90 degrees as possible, to insure maximum visibility is achieved in both directions.

We also note the efforts to promote the "No right turn" Policy by signage on the plan, though again it is our opinion that they are not suitable. It is my suggestion that the current DIAG 505.1 be replaced on the applicants land with a DIAG 612 "no right turn" sign. In addition, a suitable road marking layout and rumble island/ splitter, as suggested above, this should be sufficient to visually enforce the agreed strategy. The one way arrow in the Highway verge would require TRO and mean vehicles passing in the opposite direction would contravene the new TRO so is not practical. We believe that this is unnecessary as a visual layout on the ground to be agreed should address our concerns.

The passing place appears to be within Highway ownership but I ask the applicant to confirm this as this is still critical to any application coming forward in this area.

The junction improvement scheme would go a long way to address our previously raised objections to this application. The ingress and egress from the B4220 is of considerable concern. This is an existing sub standard layout with immediate proximity to a non standard layout with the acute turn into the C-1136 and the immediate turn into U-65602 (Hope House Lane) The applicants junction improvement scheme would be conditioned in any approval going forward. A surety that the scheme can be delivered under 278 works prior works at the camp, along with Land ownership/ permissions proof will need to be established.

Moving forward we would need to see:

- An agreeable junction layout as discussed above
- Passing places ownership and compliance to the Herefordshire Design Guide
- Proof of ownership of land / permissions of use and an RSA 1 on the proposed junction improvement design is undertaken.

4.4 Conservation Manager (Landscape):

Original comment:

A full application has been made for the siting of 122 caravans on two sites on land at Malvern View.

I have visited the site at pre-application stage and again in September to meet with the planning agents and walk the site.

I have also read the suite of documents submitted in support of the application and I note there are several mitigation measures proposed both in respect of the proposed and existing caravans which encompass lighting arrangements and hedgerow heights and tree planting, these measures are welcomed.

In terms of identifying any potential landscape impact and harmful visual effects I will comment on each site separately as the sites are located upon different parts of the farm and the associated impacts are therefore quite different.

Site A is situated to the north east of the farmstead, immediately adjacent to the original caravan park. It is currently pasture land with a north facing slope and benefits from a mature woodland belt which wraps around the north and east of the site following the line of the watercourse. I have walked several of the local footpaths and seen the identified viewpoints within the Landscape Report and I am satisfied that the site is well contained and that visual effects will be confined to partial filtered views during the winter months from higher ground at Linley Green, as well as a view from the PROW SB17 as identified within the VP13. I am satisfied that with the additional mitigation proposed the views will not be significantly adverse. In terms of landscape character I do note that the plans indicate a proposed access to the field immediately south, given that this is an unnecessary area of hard surfacing I would recommend its removal.

Site B is situated in the southern half of the farmstead with caravans immediately adjacent on two sides, also pasture land it has a south facing slope which brings with it a different set of visual effects. Given the recent planning history on associated land it might be helpful for me to

set out the various factors that have been taken into consideration when reaching my conclusions:

- In plan form the site relates well to the existing context of caravans, essentially filling a gap which creates a complete block of development. This in effect assists in keeping the caravan site contained and for the most part located on the lower contours of the land.
- The site however does have a south facing fall which should be factored into the equation at its northern extents the site is more visually prominent than Site A, reaching 140m AOD in the north west corner.
- Potential views will be possible from both Woodend Lane and Hope House Lane as identified within the viewpoints shown within the Landscape Report. Users of these receptors are however considered lower sensitivity, the views will be distant rather than roadside and they will also form part of a contained view rather than extending a panorama of development in a westerly direction reaching up to the roadside. For these reasons the visual effects are in my professional opinion less substantial than those identified in proposal P162809/F.
- The site does benefit from a substantial woodland belt which provides screening from the south including a network of popular trails and there is potential to continue this native woodland belt along the western field boundary which would not be uncharacteristic for this landscape type; Timbered Plateau Farmlands. This mitigation would reduce any residual effects.
- My final point in respect to Site B is that the density of development is much greater than that of the site immediately to the east. Given that this site is at the fringes of the development the density of the proposal should be at least in line with that of the adjacent site. This in turn will allow for a less uniform, more fluid arrangement of caravans as well the introduction of informal planting within the site thereby breaking up the massing of the roof space. Any planting proposed should be in line with the landscape character type rather than amenity planting in order to blend with wider open countryside.

In conclusion therefore, Site A is considered to comply with LD1 of the Core Strategy, accepting the removal of the proposed access to the adjacent field. Development upon Site B could be mitigated to an acceptable degree, if, in addition to the measures proposed, the density of caravans is reduced and internal green infrastructure is planted to break up the massing.

Comments in relation to the amended proposal:

I have seen the revised site layout plan drawing no H2/2160403.14 Rev D. I am satisfied with the revised layout shown for site B.

I have also seen the detailed planting plans for Areas A and B, I am satisfied that substantial planting is proposed to mitigate the effects of the proposal to an acceptable degree of impact. I would recommend a condition be applied in respect of the management of the planting proposals for a period of 10 -15 years.

Following the receipt of the Inspector's decision in relation to the site at Tom's Patch the Landscape Officer has provided additional comments as follows:

Further to the recent appeal decision at Tom's Patch (APP/W1850/W/17/3185946) you have asked me to review the landscape position in respect of the Malvern View proposal. Whilst the sites are in close proximity to one another, each site should be assessed individually, as the significance of effects of the development will vary upon each site:

Site A Malvern View

I am satisfied that the residual landscape and visual effects as a result of the proposal are negligible.

The proposed site is situated to the north east of the farmstead, immediately adjacent to the original caravan park. It is currently pasture land with a north facing slope and benefits from a mature woodland belt which wraps around the north and east of the site following the line of the watercourse. I have walked several of the local footpaths and seen the identified viewpoints within the Landscape Report and I am satisfied that the site is well contained and that visual effects will be confined to partial filtered views during the winter months from higher ground at Linley Green, as well as a view from the PROW SB17 as identified within the VP13.

Site B Malvern View

Site B is pasture land on the southern half of the farmstead with caravans immediately adjacent on two sides. On plan form it relates well to the caravan park; essentially filling a gap and creating a complete block of development, thus reducing sprawl. The site however does have a south facing fall at its height reaching 140m AOD in the north west corner, potential views will be possible from both Woodend Lane and Hope House Lane. The site does benefit from a substantial woodland belt which provides screening from the south and the proposed mitigation will reduce to degree adverse visual effects from the identified roads to the west. I do not consider the landscape effects to be significant and the additional planting across the wider site will offer enhancement. The visual effects whilst greater upon this site can be mitigated to filtered medium distance views by the proposed planting.

Tom's Patch

In my opinion both the landscape and the visual effects would be greater upon this site; as stated in the Inspector's comments this site has a particular landscape function, not attributed to Site A or B, which is to provide a landscape buffer of open countryside on the higher ground surrounding thereby containing the existing development. The visual effects are greater as near views of the development would be possible from Woodend Lane as well as middle distance view which would take in existing development to the east and extend development westwards creating a panoramic view of development. The proposed mitigation even at maturity will only reduce these effects to a limited degree.

4.5 Conservation Manager (Historic Buildings)

The proposals are adjacent to a listed farmhouse. The proposals relate in form to the type of buildings typically built on a modern farm. In one way they are what would be expected adjacent to a farmhouse, there may have been alternative approaches which would have enhanced the setting of the farmhouse, however the proposals are not felt to harm the setting of the building, therefore we have no objection to them on heritage grounds.

4.6 Conservation Manager (Ecology)

I have read the phase 1 report together with the follow-up ecological investigations for the project. Overall I am content with the scope and level of surveys and assessment of impacts. There is clearly a range of biodiversity within the area with particular concentration on bat and bird activities. It would seem from the findings that there is little constraint from the presence of great crested newt, badger or reptiles. I believe this is a fair assessment given the character of existing features (ponds, sett activity and habitat). The existing bat features and species utilising the site are clearly important to mitigate for. Generally, I believe the low level lighting plan should afford further mitigation for foraging brown long-eared and pipistrelles around the site provided that sufficient vegetation and planting is maintained which appears to be the case.

I note that there is an intention to further diversify the bird nesting potential with a greater variety of nest boxes in various locations. These should be included within any enhancement plans submitted as a requirement of non-standard conditions.

Regarding surface water management, the greenfield run-off rates seem to be adequate given installation of porous car park surfacing and interception proposals. However, I would defer technical appraisal to the drainage consultees.

Of more concern is the absence of detail on the treatment and disposal of foul waste from the site. The application form indicates that this is unknown and no details are provided as to how additional waste will be managed. Whilst I might agree at this stage that impacts on the nearest SSSI might be negligible from this source, it would be prudent to ensure that this is fully accounted for to avoid potential problems with pollution of ground water and nearby water courses.

4.7 Environmental Health Officer (Noise and nuisance):

From a noise and nuisance perspective our department has no objections to this proposal.

Informative

With regard to the proposal for a petting farm please be advised that there is a significant amount of health and safety guidance available on the layout and structural details of petting farms due to the risk of E Coli 0157. The applicant is strongly advised to refer to 'Preventing or controlling ill health from animal contact at visitor attractions' Industry Code of Practice – and other related guidance with regard to the planning and detailing of controls which include issues such as physical separation and location of handwashing facilities to minimise the impact of this pathogen.

4.8 Public Rights of Way Officer

The proposal would not appear to affect public footpath SB15. No objection.

4.9 Land Drainage Engineer

It is recommended that the Applicant submits information regarding the proposed surface water management strategy for the facilities area prior to granting planning permission.

Should the Council be minded to grant planning permission, we recommend that the following information is included within suitably worded planning conditions:

- A detailed surface water drainage strategy with supporting calculations that demonstrates there will be no surface water flooding up to the 1 in 30 year event, and no increased risk of flooding as a result of development between the 1 in 1 year event and up to the 1 in 100 year event and allowing for the potential effects of climate change;
- Further detail for the north-east parcel to demonstrate how the combined runoff from this area will not increase flood risk during smaller rainfall events;
- Results of infiltration testing undertaken in accordance with BRE365 guidance;
- Drawings showing cross sections through the proposed attenuation basins and swales, demonstrating appropriate freeboard and overflow provision in the event of exceedance or blockage;
- Confirmation of groundwater levels to demonstrate that the invert level of any unlined attenuation features can be located a minimum of 1m above groundwater levels;
- Details of the proposed outfalls to the watercourses.

If the results of infiltration testing indicate that infiltration could provide a viable means of discharge, a revised strategy should be provided by the Applicant. We also promote the use of combined infiltration and attenuation systems that can maximise infiltration during smaller rainfall events.

Ordinary Water Consent from Herefordshire Council may be required for the proposed outfalls to the ordinary watercourses.

5. Representations

5.1 Acton Beauchamp Group Parish Council: Objection

The Parish Council unanimously object to the above planning application for a number of reasons:- Increase in traffic in a small unsuitable lane, poor visibility, effect on existing businesses, bad access and junction onto the main road, over-development and damage to the landscape. If this number of caravans was approved there would be more caravans than houses in all of Acton Beauchamp, Stanford Bishop and Evesbatch.

5.2 Bromyard and Winslow Town Council: Support

At its meeting on Monday 21st August the Town Council's Planning & Economic Development Committee resolved to support this application.

5.3 There have been 47 letters of objection from third parties; some of whom have written more than once as a consequence of the proposals having been amended. The issues raised may be summarised as follows:-

- Views into the site from the Malvern Hills Area of Outstanding Natural Beauty are not limited to those available from the Worcester Beacon. There are others and paragraph 115 of the NPPF should be considered.
- The area over which the cumulative impact of the development i.e. with the existing site would spread is 43 acres.
- Views looking NW from elevated viewpoints indicate the spread of development on sloping land within the Timbered Plateau Farmland landscape. Hereabouts development is generally scattered.
- Existing views indicate clearly that the proposed expansion areas will be visible even in the summer months, but particularly during periods when landscaping is not in leaf.
- Views from Table Hill (within the AONB) demonstrate that the landscape character is typified by low-density development with which the proposal will be wholly at odds. Overall there is conflict with Core Strategy Policy LD1 insofar as the proposal fails to take account of the character of the landscape or that assessment has influenced the site selection to any extent. There is also conflict with the tourism policy E4 (2).
- Each proposed expansion area will individually create a significant negative cumulative impact on residential amenity.
- There will be severe and unacceptable negative visual impacts from distant and local receptors driving and walking the B4220 and C1136.
- The visual impact of the existing site from the B4220 is alien and severe and either of the two additional expansion areas would unacceptably add to impacts.
- The loss of residential amenity is most severe at "The Oaks" as the existing 'buffer zone' is intended for development.
- There are impacts on heritage assets that are not adequately addressed. Clater Park is not mentioned in the heritage report but is seen in views towards the site where the impact of the existing development has already had a detrimental effect. Silkcroft is Grade II listed building which has likewise not been assessed properly.
- The economic benefits of such parks is vastly over-stated. For many these are second homes and with facilities on site the off-site expenditure is marginal. The first imperative of such operations is to retain as much of the visitor spend on site as possible.

- No account is taken of the impact of the proposal on local infrastructure. At peak occupancy the site as extended might have as many as 1,300 occupants. What provision is made for improvements to the local GP surgeries for instance?
- Variations of condition have allowed year round occupancy and given the units are offered for sale it would appear that visitors are in fact residents? Are what remains of the occupancy conditions being monitored/enforced or are these, in effect, second homes?
- The applicants own Economic Statement confirms that the build contract will in all probability be let to their specialist contractors who operate for them across the country.
- The scheme is not supported by the local Parish Council and has drawn significant local objection too. Locals do not agree that there are obvious economic benefits to the local area. The economic benefits accrue principally to the operator.
- The Transport Assessment is deficient and inadequate assessment has been made of the junction of the B4220 with the C1136, which provides access to the site. It is questionable as to whether the requisite visibility splay can be achieved here.
- Drivers turning left into the C1136 from the B4220 will not have adequate sight of vehicles emerging onto the B4220, which will lead to conflict.
- The increase in vehicular movements is understated and in combination with the speeds involved, there is conflict with Core Strategy Policy MT1 and the NPPF at paragraph 32.
- The existing lane is well used by pedestrians and horse-riders. More traffic will endanger non-motorised users.
- The site is not sustainably located. In reality visitors to the site are highly unlikely to walk to local bus stops.
- The impact of light pollution has not been adequately addressed.
- The Boyce Farmhouse is listed and the buildings adjacent are also listed. The impacts on these buildings far outweighs any public benefits.
- The repurposing of these buildings cannot be described as diversification from agriculture as their use has already been changed.
- If on site facilities are to be open to locals/general public, where is the parking provision?
- The red line area encompasses land not required for the expansion as currently proposed.
- There will be greater noise pollution, littering and dog fouling. The verges on the lane approaching the park are already covered in dog mess.
- The marginal economic gains are outweighed by the adverse impacts on visual amenity and landscape impact. The area is has enough caravan parks.
- Is the foul treatment package plant sufficient to deal with the foul flows? Any connection to the mains should be resisted.
- There are been a number of accidents on highways locally, but recorded hasn't commenced until recently and these are not represented in the Transport Assessment.
- The operators do not have a good record for abiding by planning conditions. Landscaping previously required is incomplete. The Deer Park is already open and the fencing associated with that has a detrimental landscape impact. Not all of the extensive planning history is accessible, but it would appear that there are extensions to buildings on site that may not have planning permission. If elements of the proposal are retrospective they should be acknowledged as such.
- Discharge of condition applications have been made after the development for which approval is being sought has been completed.
- The applicant should be invited to initiate a highway improvement scheme at their cost.
- The planning appeal for Tom's Patch, which is adjacent, is instructive. This is for a far larger site indicating that the scheme should likewise be refused.
- The proposed hedgerow planting appears to conflict with an easement on adjoining land.
- Officers should be careful in respect of the planning balance they apply and not bypass Core Strategy policies that remain up-to-date and in force. There is significant conflict with a number of such policies that indicates the adverse impacts significantly and demonstrably outweigh the benefits.

5.4 Herefordshire CPRE: Objection

Original comments in relation to scheme as first deposited:

Following up our Holding Objection sent to you on 31st August I am writing on behalf of the Committee of the Herefordshire Branch of the Campaign to Protect Rural England (CPRE) to elaborate on our concerns about this proposed, large development. There are already 274 static caravans in situ and permission was given for 35 eco-cabins but 16 of these still remain to be installed. This 56 hectare site is in the open countryside with views from the much valued Malvern Hills, which are within an Area of Outstanding Natural Beauty; AONBs are protected under NPPF Policy 11, para. 115.

The current site, open from January 1st to December 31st for unlimited holiday use, is also visible from several public roads i.e. the B4220, Woodend Lane (C1136), Hope House Lane and PROW footpaths SB 17 and SB 15; the latter is part of the Three Choirs Way, a much used route. A letter from the Secretary to the Herefordshire Area Leadon Vale Group notes that the proposed Deer Fence will necessitate four crossings by walkers of Footpath SB 15 which could cause a safety issue; no gates are shown on the plan dated 19.07.17. Adverse impacts on views from public roads and footpaths constitute a Material Planning Consideration as, indeed, are any impediments to the safe use of PROWs.

The main road between Malvern and Bromyard (B4220) has a dangerous junction on to the lane, Woodend Lane C1136, which leads to the entrance to this site, especially when turning left from the Bromyard direction. This 4 way junction is opposite the 'Pink Pub' (Herefordshire House Inn) and there are further difficulties with the traffic emerging from the pub carpark onto the B4220. Although the Transport Report which accompanies this application plays down the dangers of this junction this is disputed as the traffic is fast on this stretch of the B4220. Further traffic will result from 122 more occupied holiday caravans, especially as the proposed leisure facilities will be open to non-residents at the Park. Woodend Lane is narrow, single tracked with passing places and no footways; it is much used by walkers, runners, cyclists, horse-riders as well as motor vehicles. Any adverse effects on highway safety are contrary to Herefordshire Local Plan Core Strategy Policy MT1 and NPPF Policy 4 'Promoting Sustainable Transport' Para. 32.

There are two Grade II Listed buildings which are affected by the existing site, Silkcroft Farmhouse, 420 metres away, and Clater Park 2.1 km. away. These properties are Local Heritage Assets and under Herefordshire Local Plan Policy LD4 and NPPF Policy 12, para. 129. their settings should be protected. Further holiday caravans at the site will not fulfil this requirement.

Another concern is the lack of information on the treatment and disposal of foul waste from the proposed site; on the Application Form this is stated as 'Unknown'. CPRE campaigns to protect the rural landscape from inappropriate development; if this Park expands the landscape will be further urbanised. The name of the Park, Malvern View, provides an attraction to would-be holiday makers but views of this expanded holiday caravan site from the surrounding countryside and especially from high points on the Malvern Hills are not an attraction.

In summary a further 122 caravans (in use all year round), plus the increased traffic inevitably arising from the proposed public availability of the leisure facilities, could congest the narrow, unsuitable access lane. Poor visibility, especially at the junction with the B4220, represents a latent safety issue. The development will have a detrimental visual impact on

the local environment and infringe the lawful 'right to peaceful enjoyment of property' of existing permanent, local residents.

We trust that this application will not be permitted.

Comments on amended proposals

I am writing, within the extended consultation date, to reiterate the objections sent on behalf of the Committee of the Herefordshire Branch of CPRE to this slightly amended application whereby the total number of caravans will be reduced to 95 from the 122 detailed in the original application. The proposed additional mitigation at the margins of Area B is noted.

However all our earlier objections still apply in principle (detailed in our letter dated 15th September 2017) and we would be grateful if they are taken into consideration when this application is decided.

5.5 Ramblers' Association

The attached drawings 'Proposed Deer Fence Plan' and 'Proposed Site Layout' both show a black dashed line running East-West and then Southwards at the Eastern end. Having looked at the Definitive Map it is clear that this is Public Right of Way footpath SB15. It would have been helpful if this was listed in the Key of the drawings.

I have no objection to the change of use of the land for the siting of the caravans or the redevelopment of the existing farmyard buildings and associated agricultural barns as this will have no impact on footpath SB15.

However, I do have concerns with the positioning of the proposed deer fence as shown on the 'Proposed Deer Fence Plan'. It appears that footpath users will have to cross the Deer Fence four times. No gates are shown on the plan and I would like to know what provision is being put in place for crossing the fence. Wherever there are gates there is always the risk of them being left open.

My concern is also for the safety of the footpath users who will have to walk through the deer enclosure. Footpath SB15 is part of the Three Choirs Way and is therefore a popular path for walkers. If the deer believe they are being fed I believe you may get trampled. Also it may be necessary to close the enclosure for a period during breeding where males (stags) become aggressive. If this occurred a footpath diversion would need to be put in place.

In summary, it would be preferable that the number of times the footpath user has to cross the deer fence should be kept to a minimum and preferably, for safety reasons, not at all. I believe this would be in everyone's best interest.

5.6 The Bromyard District Chamber of Commerce and Industry:

The Chamber supports the above application for the following reasons :

1. Favourable economic activity in Bromyard and it's rural hinterland.
2. Opportunities for local employment (NPPF and Herefordshire LDP/Core Strategy).
3. Not aware that the B4220 is heavily used in terms of severity (NPPF)
4. Further screening of the existing Holiday Estate to eliminate any views from the Malvern Hills AONB.
5. No impact on landscape as proposed site is tucked away from view (LD 1).
6. Holiday static sites do not equate with planning regulations/guidelines for residential development.
7. Does not impact adversely on any residential dwellings or listed building.

8. Holiday Parks in Bromyard & District are (including rural Hinterland) should be encouraged given their significant contribution to the local economy and their wider tourist favourable impact in the County of Herefordshire (Policy E4 LDP/Core Strategy).

The consultation responses can be viewed on the Council's website by using the following link:-

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=172345&search=172345

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer's Appraisal

Principle of development

- 6.1 Paragraph 28 of the National Planning Policy Framework (the NPPF) provides the basis for the Government's approach to diversification of the rural economy. It relates to economic growth in rural areas and advocates a positive approach to new development that is sustainable. It makes specific reference to rural tourism advising that local and neighbourhood plans should:

Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

- 6.2 In the absence of a Neighbourhood Development Plan, Policy E4 of the Core Strategy is most relevant. It advises that Herefordshire will be promoted for sustainable tourism by utilising its unique environmental and heritage assets. It then goes on to list five measures that will be used to support the tourist industry. Of these, three are of particular relevance to this application and read as follows:

Policy E4 Tourism:-

Herefordshire will be promoted as a destination for quality leisure visits and sustainable tourism by utilising, conserving and enhancing the county's unique environmental and heritage assets and by recognising the intrinsic character and beauty of the countryside. In particular, the tourist industry will be supported by a number of measures including:

the development of sustainable tourism opportunities, capitalising on assets such as the county's landscape, rivers, other waterways and attractive rural settlements, where there is no detrimental impact on the county's varied natural and heritage assets or on the overall character and quality of the environment. Particular regard will be had to conserving the landscape and scenic beauty in the Areas of Outstanding Natural Beauty;

retaining and enhancing existing, and encouraging new, accommodation and attractions throughout the county, which will help to diversify the tourist provision, extend the tourist season and increase the number of visitors staying overnight. In particular proposals for new hotels will be encouraged. Applicants will be encouraged to provide a 'Hotel Needs Assessment' for any applications for new hotels;

ensuring that cycling, walking and heritage tourism is encouraged by facilitating the development of long distance walking and cycling routes, food and drink trails and heritage trails, including improvements to public rights of way, whilst having special regard for the visual amenity of such routes and trails, and for the setting of heritage assets in their vicinity.

- 6.3 The policy reflects the NPPF's positive approach towards sustainable development. The matters described above do not preclude the type of development proposed and therefore the principle is accepted. The matter therefore to be resolved is whether the scheme represents

sustainable development as defined by the NPPF – namely that it meets the social, economic and environmental dimensions of the definition.

- 6.4 The objections made largely question the environmental dimension of sustainability of the proposal and these will be assessed in the following paragraphs. The social and economic effects will also be considered and the planning balance applied in coming to a conclusion as to whether the scheme is representative of the type of sustainable tourism that the Core Strategy acts to promote.

Landscape impacts

- 6.5 The site falls within a Timbered Plateau Farmlands landscape character type as defined by the Council's Landscape Character Assessment. These are agricultural landscapes of hedged fields, scattered farms, woods and wooded valleys associated with undulating relief. As one might expect, this description is entirely typical of the local landscape and is evidenced by the aerial view below where hedged fields and blocks of woodland can clearly be seen.



- 6.6 Policy LD1 of the Core Strategy is clear that proposals should demonstrate that the character of the landscape has positively influenced, amongst other things, the scale and design of proposals and site selection. Tourism Policy E4(2) also refers to the landscape as an asset. It advises that tourism-related development will be supported where there is no detrimental impact on the overall character and quality of the environment.
- 6.7 It is accepted that, in its present form, the holiday park does have a visual impact on the surrounding area. The arrangement of static caravans, the wide bell mouth junction onto the unclassified road and the access road are quite prominent and give the locality a formalised appearance. The key question is whether the proposed change of use of Sites A and B will give rise to further cumulative effects that cause unacceptable visual impact and/or unacceptably change the landscape character of the area.
- 6.8 Sites A and B both abut the existing boundaries of the holiday park, as identified by the red stars. In terms of site selection, they are the most obvious parcels of land to look to if one seeks to extend the existing holiday park. As well as their proximity, they both occupy lower lying land and Site A particularly benefits from being bounded by existing mature woodland.
- 6.9 Amendments to reduce the number of units proposed enables the introduction of a more substantial area of planting along the southern and western boundaries of Site B, linking with the existing woodland belt immediately to the south. Such planting would be consistent with the landscape character type and would also serve not only to mitigate the visual impacts of the development proposed, but also that of the existing holiday park. In your officers view this is a significant environmental benefit which weighs in favour of the proposal.

- 6.10 Comparisons will no doubt be drawn between this application and the recently dismissed appeal at Tom's Patch, which bounds Malvern View to the west. The Council's Landscape Officer has provided a commentary on this and is quite clear that there are differences between the sites that have enabled her to come to a different conclusion; particularly that the visual effects of development at Tom's Patch would be greater due to topography and the fact that it has a particular landscape function, not attributed to Site A or B, providing a landscape buffer of open countryside on the higher ground, thus providing a degree of visual containment of Malvern View Caravan Park.
- 6.11 Some concerns have also been raised about the impacts of the development on the Malvern Hills AONB, and refer in some detail to views from Suckley Hill, approximately 3km (1.8miles) to the east.
- 6.12 Paragraph 115 of the NPPF places great weight on the need to conserve landscape and scenic beauty in AONBs. This is also enshrined in Policy LD1 of the Core Strategy. The site is not within the Malvern Hills AONB, but its potential effect on its setting and scenic beauty should be considered.
- 6.13 The Landscape and Visual Impact Assessment (LVIA) that supports the application advises that the author was unable to find viewpoints that included the site, but does acknowledge that they may exist. It notes that the land around the Suckley Hill area in particular rises to form heavily wooded parallel ridges. It opines that, if views do exist, they will be restricted by foreground vegetation.
- 6.14 It goes on to advise that distant views are available from the high slopes and hills to the west of Great Malvern, including the Worcestershire Beacon. It suggests that in clear atmospheric conditions, the existing site is visible; white against the complex mosaic of mainly greens. This view will be available from all the higher northwest facing slopes and tops. The LVIA concludes that from a range of 9-10Km, the proposed development with its embedded mitigation (landscape infrastructure specifically to break up these views in particular) will be capable of fully mitigating perceived adverse landscape effects on the AONB, and could even improve the existing condition by further screening the existing caravans.
- 6.15 One objector does provide photographs from viewpoints within the AONB and has expressed the opinion that the development will be clearly visible. I have visited a number of the viewpoints identified with the Landscape Officer and, whilst the existing site can be seen from some, it is within the context of a 'patchwork' of green fields, woodland blocks and inter-dispersed farmsteads and groups of buildings. It is not considered that the proposal will have any demonstrable detrimental impact on the setting of the Malvern Hills AONB. I concur with the findings of the LVIA that the proposals will in fact offer the opportunity to improve the landscape setting of the existing holiday park through the addition of further planting and therefore I do not find that there is any contradiction with Policy LD1 of the Core Strategy or paragraph 115 of the NPPF.
- 6.16 With regard to the new build elements of the proposed leisure facilities, the swimming pool and spa building is shown with a standing seam zinc roof. Concerns have been raised that this will give rise to glare. However, the plans suggest that this will be finished with a slate grey colour. In the context of the surrounding area where modern agricultural buildings have been erected with similar finishes to their roofs, I do not consider this to be unacceptable in terms of its appearance.
- 6.17 It is therefore concluded that the proposal is acceptable both in terms of its visual impacts and its impact on the landscape character of the area and as such complies with policy LD1 of the Core Strategy. The mitigation measures proposed are appropriate within the context of the landscape character type and will have the added benefit of providing landscape mitigation for

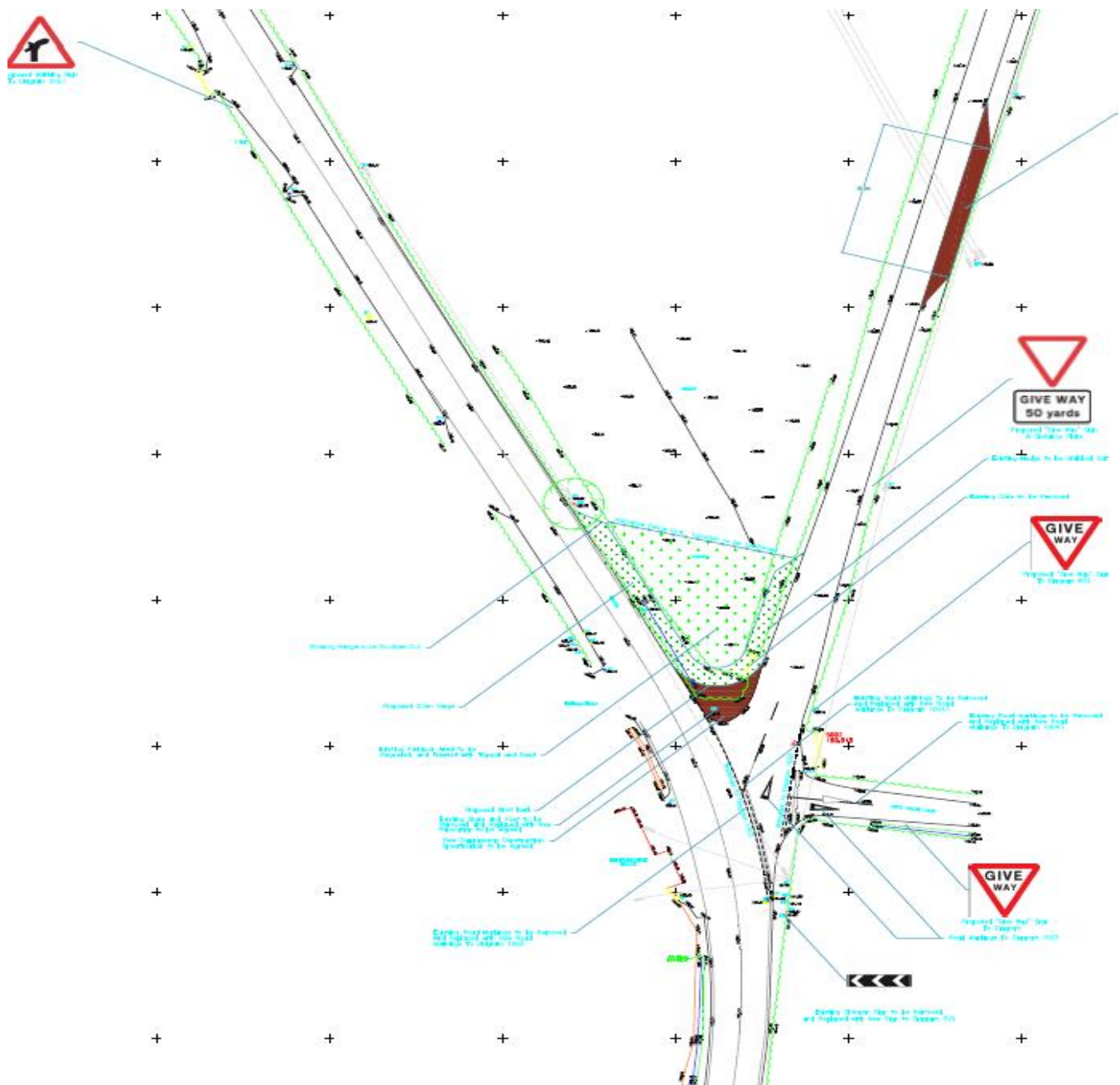
existing development as well as that proposed. This is a significant environmental benefit that weighs in favour of the application.

The effect of development on the surrounding highway network

- 6.18 The site is accessed via an unclassified road which in turn emerges onto the B4220. Negotiations have continued with the applicant's agent in respect of highway matters, originally in light of the refused application at Tom's Patch and the concerns expressed by Planning Committee about the capacity of the highway network to absorb additional traffic movements. It should be noted that the Inspector did not uphold this reason for refusal and commented that concerns about highway safety were not evidenced by data to suggest that the junction has a history of accidents. He also considered that the traffic count submitted suggested that increases in vehicle movements would be relatively modest.
- 6.19 The Transport Assessment (TA) supporting the application includes a traffic count and speed survey conducted over the May Day Bank Holiday weekend. The former shows a peak PM flow of 212 vehicles passing through the vicinity of the Woodend Lane / B4220 junction; an average of 3.5 vehicles per minute, whilst the latter indicates an average speed in the same location on the B4220 of 47 mph northbound and 44mph southbound.
- 6.20 The TA also considers existing and projected vehicle movements associated with the site. A summary of these is provided in the table below. The 'worst case' scenario; that being the weekend peak, suggests that the proposed development would add 16 vehicles movements to the local road network.

	Weekday						Weekend		
	AM			PM			Arrival	Departure	Two Way
	Arrival	Departure	Two Way	Arrival	Departure	Two Way			
Current	9	11	20	16	13	29	23	14	37
Permitted (39 additional)	1	2	3	2	2	4	3	2	5
Proposed (122 additional)	4	5	9	7	6	13	10	6	16
TOTAL	14	18	32	25	21	46	36	21	57

- 6.21 The approach to the site along the unclassified road from its junction with the B4220 is straight and visibility is very good. A passing place does already exist and there is scope within the confines of the highway to accommodate a further passing place. This has been shown on a plan of highway improvements proposed by the applicant and re-produced below.



6.22 The suitability of the junction with the B4220 is another matter that has been raised by local residents and was also an area where further investigation was requested by the Transportation Manager. The result has been that the applicant has acquired a triangle of land between Woodend Lane and the B4220 in order to facilitate improvements to visibility for vehicles emerging from Woodend Lane. As the photograph below shows, visibility is limited in a northerly direction and the ability to improve it is considered to be a significant benefit.



- 6.23 The applicant has been able to demonstrate through the completion of additional traffic survey work and through their agreement to undertake improvement works to the highway to mitigate the impact of their development that the proposal is acceptable in terms of highway safety and capacity. In the language of the NPPF, the residual cumulative impacts of development are not considered to be severe. It is therefore your officer's opinion that the proposal accords with Policy MT1 of the Core Strategy and the NPPF.

Potential impacts on heritage assets

- 6.24 Under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the local planning authority is required, when considering development which affects a listed building or its setting:

“to have special regard for the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

- 6.25 It follows that the duties in section 66 do not allow a local planning authority to treat the desirability of preserving the setting of listed buildings merely as material considerations to which it can simply attach such weight as it sees fit. When an authority finds that a proposed development would harm the setting of a listed building, it must give that harm “considerable importance and weight”.
- 6.26 Importantly, this does not mean that an authority's assessment of likely harm of proposed development to the setting of a listed building is other than a matter for its own planning judgement. Nor does it mean that an the authority should give equal weight to harm that it considers would be limited or “less than substantial” and to harm that it considers would be “substantial”.
- 6.27 The NPPF offers further guidance about heritage assets, recognising that they are irreplaceable resources that should be conserved; ‘...in a manner appropriate to their significance.’ Paragraphs 129 to 134 offer particular clarity about the assessment to be made of the significance of heritage assets. Paragraph 131 outlines three criteria to be taken account of in the determination of planning applications. These are as follows:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

- 6.28 The NPPF also requires the level of information to be submitted in terms of heritage assets to be proportionate to their significance. Accordingly the application is accompanied by a Heritage Statement which deals specifically with the impacts of development upon Boyce Farmhouse as a Grade II listed building. It does not look at heritage assets in the wider context. This will be dealt with in the proceeding paragraphs.
- 6.29 Boyce Farmhouse lies at the centre of Malvern View Caravan Park and is used in conjunction with it, having recently been converted to a restaurant use. Its original farm buildings remain and have been converted into ancillary uses associated with the caravan park. The buildings are surrounded by hard standings, static caravans and other paraphernalia associated with the use of the site as a whole. All of the development that surrounds is lawful in that it has been the subject of planning permission and therefore this forms their setting.
- 6.30 The use of its outbuildings for purposes other than agriculture has long since been established through their conversion to holiday accommodation. The relationship between farmhouse and outbuildings is retained with the courtyard between the two remaining un-developed; all new building proposed to the north and replacing, in part, an existing steel framed agricultural building.
- 6.31 Policy LD4 'Historic environment and heritage assets', requires, inter alia, that development affecting heritage assets and the wider historic environment should preserve or where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design.
- 6.32 The new elements have a contemporary appearance and within the context of the immediate surroundings, are considered to be acceptable in terms of design. I am of the view that the proposals preserve the character and appearance of Boyce Farmhouse, particularly in the context of the surrounding land use. I am therefore content that the proposal is acceptable in terms of its appearance and that it accords with policies LD1, LD4 and SD1 of the Core Strategy. On this basis I do not consider that paragraph 134 of the NPPF is engaged.
- 6.33 Two other listed buildings lie within reasonable proximity of the site – Woodsend and Silkcroft. Woodsend is located to the north of the site and beyond the former railway cutting. This boundary is heavily wooded and the property has a woodland setting. The former railway cutting provides a visually impenetrable buffer between Woodsend and the site and again it is considered that the proposal will have no demonstrable effect on its setting. Paragraph 134 of the NPPF is not engaged.
- 6.34 Silkcroft is more visible and glimpses of it and the small group of buildings that comprise the holding can be gained from the unclassified road as one approaches the application site. Views are across agricultural land and are limited by the roadside hedge. Two modern agricultural / workshop buildings lie in the foreground of Silkcroft when looking from the unclassified road in a westerly direction. These play a significant role in forming the setting of the listed building.
- 6.35 There is no obvious visual connection between the site and Silkcroft. Existing vegetation serves to filter views from one to the other. Again I conclude that paragraph 134 of the NPPF is not engaged.

Ecology

- 6.36 Both sites are presently grazing land. While the margins of Site A and the adjacent woodland belt provide valuable habitat, the site itself has limited biodiversity value. Site B is similar in terms of its biodiversity value. Policy LD2 of the Core Strategy requires development proposals to conserve, restore and enhance biodiversity. As outlined in the landscape section of this report the proposals include significant amounts of new woodland planting and it is considered that this will improve the site's value as a nesting and foraging habitat for birds, provide shelter for small mammals and encourage insects. The proposal therefore accords with Policy LD2.

Economic Benefits

- 6.37 The application is accompanied by two separate documents – an Economic Impact Summary and Economic Impact Statement. The summary looks at the impacts of holiday parks generally, drawing comparisons between the spend of visitors to owned statics, rented statics and touring pitches. It finds that the rental market generates most spend, with visitor owned units second and touring caravans third.
- 6.38 The Economic Impact Statement is more specific in its assessment of the potential impacts of the proposed development on the local economy. It advises that, between 2013 and 2015, visitors to Herefordshire generated an average spend of £59 million per year and that visitor numbers continue to grow.
- 6.39 The statement goes on to advise that the proposal is based on a five year plan to develop the holiday park and that this will bring about new employment opportunities in the construction sector. It also advises that, based on the assumptions of the Economic Impact Summary that every 15 static units will generate one full time employment opportunity and so it can be assumed that this proposal will create 8 full time jobs.
- 6.40 The amount of expenditure that the development itself would create in the local area is less clear. The units would be owner occupied and the evidence provided acknowledges a reduced level of spend in such scenarios. Your officers opinion is that, in effect, the units would become second homes to their owners rather than a holiday destination as such, and that spending patterns and behaviours are likely to be rather different to that of a tourist to the area.
- 6.41 Nevertheless, the development will bring people into the County who may not otherwise be visitors and they will, to varying degrees, spend within the local area. The development of a leisure facility on the site will also create employment opportunities in the long term, together with shorter term employment in the construction sector. All of these aspects represent economic benefits that will weigh in favour of the development.

Drainage

- 6.42 Notwithstanding the initial request for further information, the comments from the Land Drainage Engineer suggest that the issue of surface water drainage arrangements can be dealt with through the imposition of a suitably worded condition. There is no evidence to suggest that there will be a fundamental issue in achieving an appropriate scheme and the comments provide a series of clear bullet points of the information required. On this basis I am sufficiently content that the proposals are compliant with policies LD3 and LD4 of the Core Strategy.

Summary and conclusions

- 6.43 Both Policy SS1 of the Core Strategy and paragraph 14 of the National Planning Policy Framework engage the presumption in favour of sustainable development and require that development should be approved where it accords with the development plan.

- 6.44 The principle of development is considered to be acceptable. The proposals form an obvious and rational extension to an existing caravan park and policy E4 of the Core Strategy does encourage further sustainable tourism related development.
- 6.45 Whilst local residents concerns are fully acknowledged and have been carefully considered, the proposed development complies with the requirements of policy MT1 of the Core Strategy and with the guidance contained within the National Planning Policy Framework. The applicant has secured ownership of an additional parcel of land at the junction of Woodend Lane and the B4220 such that they are able to deliver some meaningful improvements to visibility at the junction in a northerly direction. Whilst there is no evidence of an accident record here, the improvements that could be delivered are a social benefit weighing in favour of the development.
- 6.46 Matters of impact upon the landscape and biodiversity have been resolved satisfactorily and officers are content that the mitigation measures proposed are sufficient to ensure that the requirements of policies LD1 and LD2 of the Core Strategy are met. In the case of visual impacts, officers are of the view that the introduction of significant elements of new planting will in fact help to mitigate pre-existing harm caused by the holiday park. This is considered to be an environmental benefit weighing in favour of the development.
- 6.47 The proposal does not harm the significance of identified heritage assets. The elements of new build do not disrupt the relationship between Boyce Farmhouse and its outbuildings. In the absence of harm to its significance, or to other listed buildings in the locality, paragraph 134 of the NPPF is not engaged.
- 6.48 In assessing the three indivisible dimensions of sustainable development as set out in the Core Strategy and NPPF, officers are of the opinion that the scheme is representative of sustainable development and that the presumption in favour of approval is engaged. The contribution the development would make in terms of jobs and the increased spending in the local area that will support local businesses should also be acknowledged as fulfilment of the economic and social roles.
- 6.49 To conclude, the proposed development is considered to represent a sustainable development for which there is a presumption in favour and, as such, the applications for planning permission and listed building consent are both recommended for approval subject to conditions listed below.

RECOMMENDATIONS

- a) **That planning permission (172345/F) be granted subject to the following conditions and any other further conditions considered necessary by officers named in the Scheme of Delegation to officers:**
1. **A01 Time limit for commencement (full permission)**
 2. **B02 Development in accordance with approved plans and materials**
 3. **The number of caravans to be sited on the application site shall be limited to a maximum of 95.**

Reason: To conform to Policy LD1 of the Herefordshire Local Plan and the National Planning Policy Framework, to clarify the terms of the permission and minimise visual intrusion.
 4. **No external surface of any static caravan hereby approved shall be of a colour other**

Further information on the subject of this report is available from Mr A Banks on 01432 383085

than one which has previously been approved in writing by the local planning authority for that purpose.

Reason: To conform to Policy LD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework, to clarify the terms of the permission and minimise visual intrusion.

5. Prior to the first use of the development hereby permitted, full details of all external lighting to be installed upon the site (including upon the external elevations of the building) shall be submitted to and be approved in writing by the local planning authority. No external lighting shall be installed upon the site (including upon the external elevations of the building) without the prior written consent of the local planning authority. The approved external lighting shall be installed in accordance with the approved details and thereafter maintained in accordance with those details.

Reason: To safeguard the character and amenities of the area and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

6. The finished floor level of the holiday caravans and associated decking shall not be greater than 850mm above the existing ground levels denoted on the Topographical Survey drawing (NRG Survey dated 21/03/2016) received on 6th September 2016.

Reason: In the interests of visual amenity and the character and appearance of the area and to comply with Policy LD1 of the Herefordshire Local Plan – Core Strategy.

7. The development hereby approved is for the use of the land as a caravan holiday park. The following shall apply:
- (i) the caravans shall only be occupied for holiday purposes only;
 - (ii) the caravans shall not be occupied as a person's sole, or main place of residence;
 - (iii) the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

Reason: In order to conform to Policy RA5 of the Herefordshire Local Plan – Core Strategy so as to prevent the establishment of a residential use in the countryside where it would not normally be permitted.

8. None of the (existing trees) (and/or) hedgerows on the site (other than those specifically shown to be removed on the approved drawings) shall be removed, destroyed or felled without the prior approval in writing of the Local Planning Authority.

Reason: To safeguard the amenity of the area and to ensure that the development conforms with Policies SD1 and LD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

9. A detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The submitted landscaping scheme shall include a scaled drawing and a written specification clearly describing the species, sizes, densities and planting numbers proposed. Drawings must include accurate details of all existing trees and hedgerows to be retained with their location, species, size and condition.

Reason: To ensure a satisfactory appearance to the development in the landscape, in accordance with policies SS6, LD1, RA6 and SD1 of the Herefordshire Local Plan Core Strategy and the National Planning Policy Framework.

- 10. A landscape phasing scheme (implementation scheme) for the landscaping scheme as approved (condition 9) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The landscaping scheme shall thereafter be fully implemented in accordance with the phasing scheme (implementation scheme) so approved.**

Reason: To ensure a satisfactory appearance to the development in the landscape, in accordance with policies SS6, LD1, RA6 and SD1 of the Herefordshire Local Plan Core Strategy and the National Planning Policy Framework.

- 11. The approved landscaping scheme as implemented by the landscape phasing scheme (condition 10) shall thereafter be maintained for a period of five years. Such maintenance is to include the replacement of any plant/tree/shrub/hedge that is removed, significantly damaged, diseased or dying, with plants/trees/shrubs/hedges of the same species and size within the next planting season.**

Reason: To ensure a satisfactory appearance to the development in the landscape, in accordance with policies SS6, LD1, RA6 and SD1 of the Herefordshire Local Plan Core Strategy and the national Planning Policy Framework.

- 12. The recommendations set out in the ecologist's reports of phase 1 surveys and bat nocturnal surveys from deltasimmons dated August 2016 and January 2017 respectively should be followed unless otherwise agreed in writing by the local planning authority. Prior to commencement of the development, species mitigation method statement together with a habitat enhancement plan integrated with the landscape scheme should be submitted to and be approved in writing by the local planning authority, and the scheme shall be implemented as approved.**

An appropriately qualified and experienced ecological clerk of works should be appointed (or consultant engaged in that capacity) to oversee the ecological mitigation work.

Reason: To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (with amendments and as supplemented by the Countryside and Rights of Way Act 2000), the Natural Environment and Rural Communities Act 2006 and the Conservation of Habitats and Species Regulations 2010 (and 2012 amendment). To comply Herefordshire Council's Policies LD2 Biodiversity and Geodiversity, LD3 Green Infrastructure of the Herefordshire Local Plan Core Strategy 2013 – 2031 and to meet the requirements of the National Planning Policy Framework (NPPF).

- 13. With the exception of any site clearance and groundwork, no further development shall take place until the following details have been submitted:**
- A detailed surface water drainage strategy with supporting calculations that demonstrates there will be no surface water flooding up to the 1 in 30 year event, and no increased risk of flooding as a result of development between the 1 in 1 year event and up to the 1 in 100 year event and allowing for the potential effects of climate change;**
 - Further detail for the north-east parcel to demonstrate how the combined**

runoff from this area will not increase flood risk during smaller rainfall events;

- Results of infiltration testing undertaken in accordance with BRE365 guidance;
- Drawings showing cross sections through the proposed attenuation basins and swales, demonstrating appropriate freeboard and overflow provision in the event of exceedance or blockage;
- Confirmation of groundwater levels to demonstrate that the invert level of any unlined attenuation features can be located a minimum of 1m above groundwater levels;
- Details of the proposed outfalls to the watercourses.

The development shall be carried out in accordance with the approved details.

Reason: To mitigate any increased risk of flooding and to comply with Policy SD3 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

14. H17 Junction improvement/off site works – to include:

- White lining to junction of the B4420 junction and improved signage.
- Applicant to ensure One way departure from the site towards B4420 only.
- Passing bays and road widening to front of site to be constructed before works start on site, to be constructed to adoptable standards. All details to be agreed with highways including locations of passing bays.

15. The leisure facilities hereby approved as shown on drawing no. 276-016 Revision B shall only be used by residents of Malvern View Holiday Park and shall not be otherwise made available for use by the general public

Reason: The application has been determined on the basis that the leisure facilities proposed are only available for site residents and will not give rise to separate vehicle movements. The local planning authority would wish to consider their wider use within the context of Policy MT1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

INFORMATIVES:

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. HN07 Section 278 Agreement
3. HN10 No drainage to discharge to highway
4. HN04 Private apparatus within highway
5. HN01 Mud on highway
6. HN28 Highways Design Guide and Specification
7. HN05 Works within the highway

Further information on the subject of this report is available from Mr A Banks on 01432 383085

8. HN22 Works adjoining highway

(b) That listed building consent (173946) be granted subject to the following conditions:

- 1. D01 Time limit for commencement (Listed Building Consent)**
- 2. B02 Development in accordance with approved plans and materials**

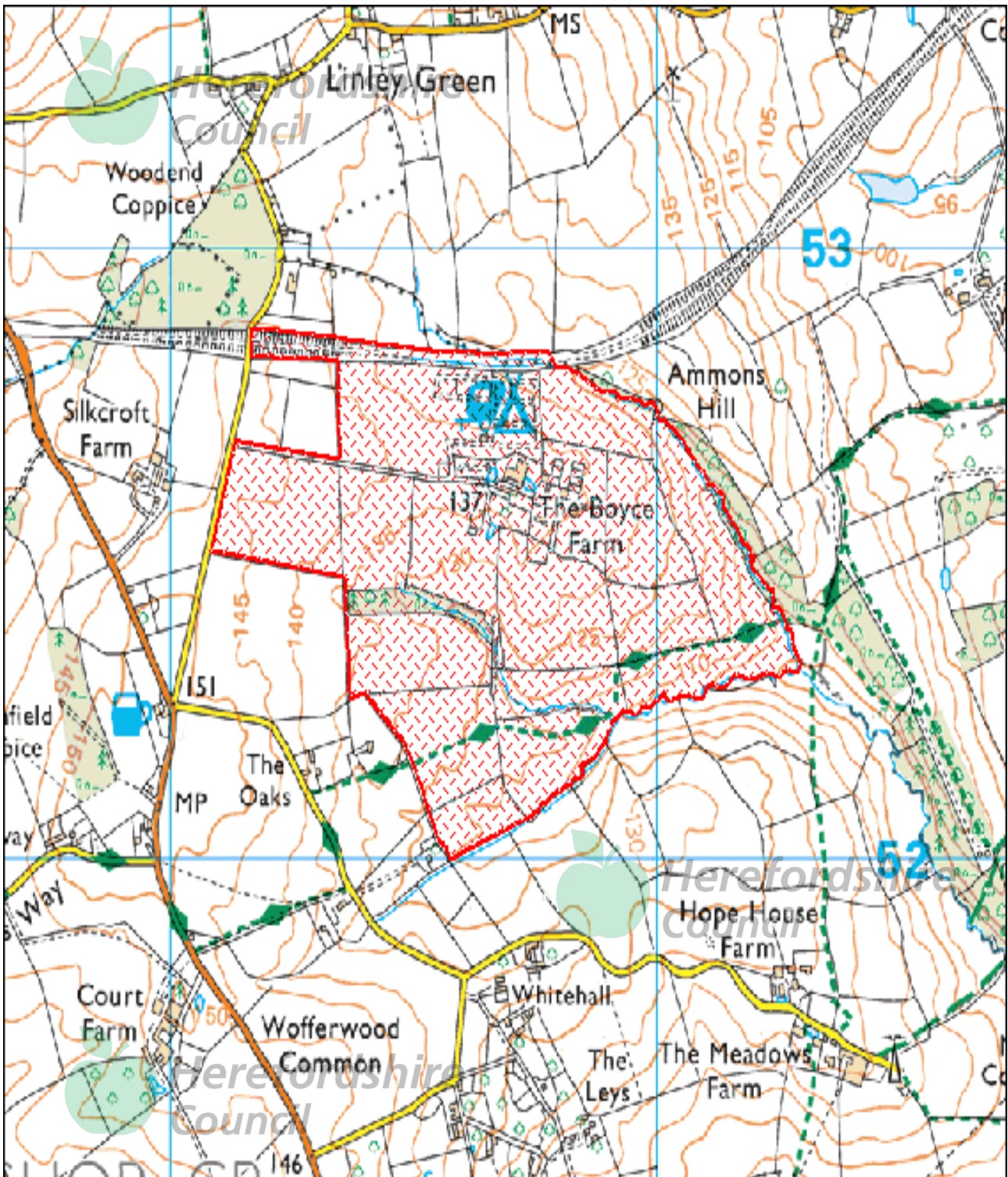
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 172345

SITE ADDRESS : MALVERN VIEW COUNTRY ESTATE, WOODEND LANE, STANFORD BISHOP, WORCESTER

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