

AGENDA ITEM



Committee and date

Southern Planning Committee

26th August 2025

Development Management Report

Responsible Officer: Tim Collard, Service Director - Legal and Governance

Summary of Application

<u>Application Number:</u> 25/02112/FUL	<u>Parish:</u>	Pontesbury
<u>Proposal:</u> Use of land to site 40No additional caravans and associated works, including creation of new access road and repositioning of amenity block and parking area		
<u>Site Address:</u> Spring Lea, Plealey Road Lea Cross Shrewsbury Shropshire		
<u>Applicant:</u> Salop Caravan Sites Ltd		
<u>Case Officer:</u> Jenny Powell		<u>email:</u> jennifer.powell@shropshire.gov.uk

Grid Ref: 341898 - 307468



© Crown Copyright. All rights reserved. Shropshire Council AC0000808715. 2025 For reference purposes only. No further copies may be made.

Recommendation:- Approve, subject to the conditions set out in Appendix 1.

REPORT

1.0 THE PROPOSAL

- 1.1 The application seeks planning permission for the expansion of the existing established caravan site at Spring Lea, a fishery and holiday park, to accommodate 40 additional static caravans with associated landscaping works. The proposal also includes the creation of a new access road and separate pedestrian route from the A488, the blocking up of the existing site access from Plealey Lane to the east and the relocation of an amenity block with staff accommodation and parking previously approved under 21/03729/FUL.
- 1.2 The 40 additional static caravans are proposed to be sited around two new ornamental / suds attenuation ponds in a paddock immediately adjacent to the southeastern boundary of the existing site. The remaining works (including a further suds attenuation pond) are to be located in an arable field between the existing caravan site and the A488 to the north. Landscaping is proposed throughout.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The application site is split into two areas positioned either side of the existing development, enclosed by the red lines shown on the Location Plan. The two site areas are currently an arable field classified as Grade 2 (very good) agricultural land to the northwest, and Grade 3 (good) permanent pasture to the southeast.
- 2.2 The closest neighbours to the site are the residential dwellings situated on the northern side of Plealey Road at its junction with the A488, which includes 1-12 Halston Cottages, and five other dwellings, as well as Station House, located to the northwest of the existing site entrance. The village of Plealey is located approximately 0.75km to the southeast, and Pontesford is approximately 0.9km to the south.
- 2.3 The site lies in open countryside outside of the Shropshire Hills National Landscape, whose boundary is located approximately 0.5km to the south of the site.

3.0 REASON FOR COMMITTEE/DELEGATED DETERMINATION OF APPLICATION

- 3.1 The Parish Council and Local Member have indicated they object to this application, contrary to the case officer's recommendation to approve it. The application was discussed between the Interim Planning and Development Services Manager and the Chair of the Southern Planning Committee on 24th July 2025 where it was resolved to present this application to the Southern Planning

- 26th August 2025

Spring Lea

Committee.

4.0 Community Representations

Consultee Comment

SC Mineral and Waste

No reply received

Mining Remediation Authority (Coal Authority)

20th June 2025. Objection raised due to part of the site falling within a Development High Risk Area (DHRA) for historic shallow coal mining. While most of the development site lies in a Low Risk Area, the amenity block is within the DHRA and may require substantial groundworks. This requires a Coal Mining Risk Assessment to be submitted for the amenity block.

9th July 2025: Maintains a substantive concern following receipt of further information from the applicant, noting the submitted coal mining risk assessment identifies the risk but lacks sufficient site-specific ground investigation to justify the proposed foundation solution. Recommends further investigation through borehole drilling to ~30m depth to confirm ground conditions and determine if grouting is needed to stabilise any voids, with findings being submitted to the LPA. Notes that initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority under the Coal Industry Act 1994.

SC Regulatory Services

30th June 2025: No comment

SC Highways DC

18th June 2025

No objection raised. Notes that any technical approval for a new access would need to fulfil Road Safety Audit requirements also and this would form part of any technical approval process. Comments that there do not appear to be any matters relating to safety that could not be overcome through design but it should be noted that matters may arise post planning (outside of the decision making process) that may not result in acceptance of an access at this location on technical grounds.

SC Trees

No reply received

SUDS

19th June 2025: The proposals are unlikely to significantly increase flood risk and therefore are acceptable.

SC Ecologist

2nd July 2025: No objection raised. Confirms no further ecological surveys required. The Biodiversity Net Gain (BNG) assessment predicts a 17.95% habitat gain and 70.70% hedgerow gain, which is not considered significant and will not require a s106 agreement. Notes that a Biodiversity Gain Plan and Habitat Management and Monitoring Plan will be required to discharge the deemed BNG condition. Recommends conditions and informatives to protect wildlife and deliver ecological enhancements.

SC Landscape Consultant – Keith Hampshire

2nd July 2025: No objection raised, but recommends landscape conditions be applied if permission is granted. Notes that while a Landscape Visual Appraisal (LVA) was not submitted and confirmed not to be required by the previous case officer dealing with the application, the submitted landscape mitigation plans align with previous LVA recommendations. Supports the proposed approach of retaining and enhancing vegetation through tree and hedgerow planting to reduce visual impact over time. Planting specifications (species, sizes, densities, seed mixes), accessibility considerations and a landscape management and maintenance plan should be submitted and approved prior to development commencing.

SC Green Infrastructure Advisor - Steven Sixsmith

19th June 2025: Makes observations on improvements that should be made to layout proposals to inform the hard and soft landscaping plan which could be addressed via the use of a planning condition.

Public Comments

Pontesbury Parish Council

25th June 2025: Strongly opposes the application, citing overdevelopment of a sensitive rural location that would be contrary to Policy LAN1 of the Pontesbury Neighbourhood Plan. Also comments that the design would urbanise a rural area, undermining its character. Concedes that the new access road may be an improvement on the existing access, which must be permanently closed if permission is granted. Also raises concerns about vehicle speeds on the A488, recommending a review of sightlines for safety, consideration being given to a lower speed limit and the provision of 'turning vehicles' signage. The council also requests that all permanent caravans be owner-occupied and not available for hire.

15th July 2025: Additional comment received from the Parish Council, fully supporting residents' concerns about the unacceptable visual impact of the proposal, especially during winter months. Also cites an historic (2001) planning case officer's statement that emphasised the need to protect the visual appearance of this area of special landscape character.

Public objections from six individuals were received, covering:

- Overdevelopment and scale of the proposal
- Negative visual and environmental impact

- Additional resultant infrastructure and traffic
- Impact on views into the nearby National Landscape and negative impact on the rural character of the area
- Incompatibility with Pontesbury Neighbourhood Plan policies
- Precedent and potential for further expansion to the north of the existing site
- Concern over numbers of caravans already on site and site clearance works

No comments of support were received.

5.0 THE MAIN ISSUES

Principle of development
Siting, scale and design
Visual impact and landscaping
Impact on neighbour amenity

6.0 OFFICER APPRAISAL

6.1 Principle of development

6.1.1 The NPPF at Paragraph 85 requires that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt, where significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. It goes on to explain at Paragraph 88 that in rural areas, decisions should enable the sustainable growth and expansion of all types of businesses, should enable the development of land based rural businesses and should enable sustainable rural tourism and leisure developments which respect the character of the countryside. Paragraph 89 then explains that in rural areas adjacent to or beyond existing settlements it is important to make sure development is sensitive to its surroundings, does not have an unacceptable impact on local roads, and exploits opportunities to make a location more sustainable (such as by improving the scope for access by public transport).

6.1.2 Core Strategy policy CS13 supports business investment and growth in Shropshire, particularly in several key sectors which includes tourism. Policy CS16 covers the delivery of high-quality sustainable tourism development which enhances the role the tourism sector plays in promoting both the local economy and wider visitor economy. Emphasis in this policy is also placed on differing types of development of high-quality visitor accommodation in accessible locations that are served by a range of services and facilities. In rural areas the proposals must be of an appropriate scale and character for their surroundings and be close to or within an established and viable tourism enterprise.

6.1.3 Policy CS5 covers the subject of development in the countryside and identifies that the suitable expansion of existing businesses by small scale development and sustainable rural tourism and leisure projects may be appropriate.

- 6.1.4 SAMDev policy MD11 also identifies that tourist facilities and visitor accommodation may be acceptable where the proposal complements the character and qualities of the immediate surroundings and is well screened. This policy also requires proposed visitor accommodation not to result in any cumulative impacts that impact negatively on any natural or historic assets in the area or the highway network, or that constitute any over development of the site. Any static caravans should also be well screened by high quality landscaping and their use limited to visitor accommodation with no residential use.
- 6.1.5 Policy CS6 seeks to ensure that all development is appropriate in scale, density, pattern, and design taking into account the local context and character. Policy MD2 of the SAMDev Plan builds on Policy CS6 providing additional detail on how sustainable design will be achieved.
- 6.1.6 This application seeks to further expand the existing tourist accommodation offer at Spring Lea, which is a well-established leisure business that also provides fishing opportunities, and which would provide benefits to the local economy and community through employment and increased local trade, as well as to Shropshire's wider tourism offer through associated visits. The proposal would undoubtedly significantly increase the number of static caravans on site, although these would be located beyond the existing static caravans on land south of the existing development that is further away from existing neighbouring residential dwellings and the A488. The amenity block and parking area already benefit from planning permission but are being relocated within this proposal closer to the main road and new access. As such that they would form a logical 'welcome' point when accessing the site. Notably, the principle of their development is already established by the existing planning permission under which they were granted.
- 6.1.7 The proposal would create a new pedestrian route across agricultural land in the northern part of the site that would enable visitors to the site to access the existing bus stop at the junction between the A488 and Plealey Lane (which serves the 552 bus service between Minsterley and Shrewsbury) making the location more sustainable. The existing site access onto Plealey Lane would be permanently blocked up and a new access onto the A488 would be created. Highways officers have raised no objection to these proposals, noting that Road Safety Audit requirements would form part of any technical approval process (post planning) and therefore officers are satisfied that there would be no unacceptable impacts on local roads.
- 6.1.8 There is no agricultural land protection policy within the current development plan and the NPPF offers no specific protection to such land in policy terms. There is one reference to the recognition of the 'economic and other benefits of the best and most versatile agricultural land' within the NPPF at Paragraph 187(b), whilst footnote 65 notes that "where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to

those of a higher quality". Whilst the proposals would take two parcels of agricultural land out of use (dividing the northernmost land parcel into two smaller fields either side of the new access road, and effectively sterilising the land in this part of the site), it is recognised that there is no opportunity in any part of the land holding to directly expand it onto any land that is not classified as Grade 2/3 (very good/ good). There is therefore no basis in policy terms for the scheme to be refused on the loss of agricultural land.

- 6.1.9 In terms of the provision of the statutory 10% biodiversity net gain required as a consequence of the development, Ecology officers are satisfied that the proposal will achieve this (subject to the submission of a Biodiversity Gain Plan and Habitat Management and Monitoring Plan to discharge the deemed BNG condition post-decision). Officers therefore consider the principle of development in this location is acceptable and would accord with local and national policy.

6.2 Siting, scale and design

- 6.2.1 The proposed 40no. additional static caravans would be positioned in a circuit formation in the southernmost part of the site around two new ornamental/ suds attenuation ponds and would be contiguous with the existing area of static caravans. The scale, design and appearance of the amenities building (which includes staff accommodation, communal washing and laundry facilities, showers/toilets, a gym, café, shop and site office/ reception) already benefits from planning permission granted under 21/03729/FUL and is simply being relocated for the purposes of this application.
- 6.2.2 Concerns have been raised by The Coal Authority about the proposed siting of the amenities building in relation to existing ground conditions and potential land instability. It is considered that such matters can be addressed through the imposition of an appropriately worded pre-commencement condition that would require physical assessment through the drilling of test bore holes, and appropriate below ground grouting where voids were identified, to ensure the siting of the building would be acceptable and safe for public use prior to its erection. Given the building already has permission, an alternative location for it elsewhere within the original site could be sought through a future variation of condition application (should planning permission be granted for the current proposal) if the acceptability of ground conditions are found to be insurmountable.
- 6.2.3 Officers consider that the proposed siting, scale and design of the proposal would not be unacceptable in either the context of the existing established leisure park or in terms of the provisions of the NPPF with regard to business expansion and economic growth. Whilst the site would grow in size, its scale would not be considered to represent harmful urbanisation of the open countryside in this location where the local character and context has been taken into account, landscaping and would be provided and where improved access to public transport would result, making the site more sustainable.

6.3 Visual impact and landscaping

6.3.1 The site is in open countryside but is not located within the Shropshire Hills National Landscape (formerly AONB). However, the designated landscape's boundary is located around 0.5km south of the site and it forms a backdrop to the development, particularly when viewed from the north.

6.3.2 The NPPF states at Paragraph 189 that development within the setting of designated areas such as National Landscapes should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. Core Strategy policy CS16 places emphasis on supporting development that promotes opportunities for accessing, understanding and engaging with Shropshire's landscape, cultural and historic assets including the Shropshire Hills National Landscape (AONB), and rights-of-way network, whilst SAMDev Plan policy MD12 states that where proposals are likely to have a significant adverse effect directly, indirectly or cumulatively on the special qualities of the Shropshire AONB, or on visual amenity, landscape character and local distinctiveness, development will only be permitted where there is no satisfactory means of avoiding such impacts through redesign or by relocating to an alternative site, and where the social or economic benefits of the proposal outweigh the harm to the asset.

6.3.3 The Shropshire Hills AONB Management Plan 2019-2024, requires under Policy P1(viii) that development in the setting of the AONB (i.e the area beyond it) should be assessed for its impacts on the special qualities of the AONB itself, and also take account of the special qualities and landscape quality of the setting of the AONB. Policy P2 looks for existing landscape features to be incorporated into site design where possible and explains that appropriate landscaping measures and the creation of new features can enhance a development. Policy EC1(v), concerning tourism promotion, explains that countryside attractions should be linked where possible to settlements where services and public transport facilities exist and can be promoted, helping to maximise economic benefits. It goes on to emphasise that locations best served by public transport should receive the main promotion as 'gateways' to the Shropshire Hills, in preference to locations where access is only possible by car

6.3.4 Pontesbury Neighbourhood Plan 2026-2038 Policy LAN1 (Landscape Character) states that development in the parish outside the Pontesbury village development boundary which maintains or where possible enhances the landscape character of the parish will be supported, whilst proposals likely to have a significant impact on the rural character of the neighbourhood area should demonstrate how this has been taken into account by the proposal. Additionally, Policy LAN5 (Conserve character of the land adjacent to the A488) goes on to explain that development along the A488 between Cruckmeole and Pontesford should maintain or enhance the landscape character of the land bordering the road, respecting the sporadic distribution of buildings, where the policy exists to prevent uncharacteristic ribbon development.

- 6.3.5 The submitted proposal includes extensive soft landscaping including the planting of a new hedge along the southernmost boundary of the site and significant screening and tree planting in the northern part of the site. This will mitigate the development and in time will shield views of it from external views, including from the A488 where part of an existing mature hedge is proposed to be relocated to provide the required highways visibility splays for the proposed the new access.
- 6.3.6 No objections have been raised by either landscape consultee in terms of the scheme's visual impact or its impact on the National Landscape or the local landscape character, whilst enhancements and mitigations have been recommended above and beyond the landscaping plans submitted such that a landscape management and maintenance plan would be made a pre-commencement condition of any approval granted (see Appendix 1). No comments have been received from the Tree Team, although tree protection conditions have been proposed in Appendix 1 in line with the recommendations of the submitted arboricultural impact assessment, tree protection plan and arboricultural method statement.
- 6.3.7 Given that the existing caravan site can only be glimpsed in views from adjacent roads to the north and west and the proposed development will be heavily screened through landscaping it is not felt that the proposed expansion of the site would generate an unacceptable visual impact on the surrounding landscape character and National Landscape in the long term, in line with the views expressed by the landscape consultees and the policies of the AONB Management Plan. Visibility into and out of the National Landscape is a material consideration in the determination of planning applications, however the intervisibility in this instance is limited, given the intervening distance between the site and the National Landscape's boundaries, and it is not felt that the presence of additional caravans upon the site would result in any greater erosion of the special qualities of the National Landscape beyond it than presently exists, particularly once the landscaping has matured.
- 6.3.8 Additionally, the large village of Pontesbury is considered to be a gateway settlement for accessing the National Landscape, as a draw for visitors to the area, and would be readily accessible to users of the site by public transport. Any perceived visual and landscape harms of the proposal, particularly in respect of the Neighbourhood Plan, would be outweighed by the existing established use on site and the resultant local economic benefits associated with the expansion of the business. The proposal is not for ribbon development, would maintain landscape character and has considered the visual impacts of the development providing hard and soft landscaping proposals in mitigation that can be further bolstered by condition. Lighting can similarly be controlled by condition. The visual impact and landscaping of the scheme are therefore, on balance, considered to be acceptable.
- 6.4 Impact on neighbour amenity
- 6.4.1 Users of the existing caravan park currently access the site along an unclassified

road (Plealey Road), past existing residential dwellings. This is acknowledged by the applicants to be unsatisfactory as the road in parts is very narrow with limited passing places and no pavement, and where some of the dwellings at Halston Cottages park their vehicles on the carriageway. The proposed new access from the A488, with a new pedestrian route to the bus stop and permanent closing of the existing site access off Plealey Road would therefore provide a significant betterment to the amenity of these local residents.

- 6.4.2 The proposal would nonetheless increase the number of visitors to the site more generally whilst the amenity block and associated parking would be positioned closer to the dwellings at the Plealey Lane/ A488 junction than is currently approved, albeit still more than 115m from the nearest dwelling. However, the additional caravans would be located beyond the existing area of static caravans, and more than 160m away from existing residential dwellings, with associated landscaping maturing and obscuring the development in time.
- 6.4.3 Officers therefore have no concerns that there would be any undue overlooking as a consequence of the development, whilst any noise impacts are likely to be more limited in nature due to the distances involved, such that on balance, neighbour amenity will overall be improved as a consequence of the highways improvements resulting from the development.

7.0 CONCLUSION

The proposed expansion of the Spring Lea leisure site represents the growth of an established rural tourism enterprise that aligns with both national and local planning policy objectives. The development would contribute positively to the local economy, enhance Shropshire's visitor offer, and improve site sustainability through better access to public transport and revised site access arrangements.

While the proposal involves a significant increase in accommodation units and the loss of agricultural land, it does not conflict with current policy protections in this regard. The siting, scale, and design of the development are appropriate in the context of the existing site and surrounding landscape, with substantial landscaping proposed to mitigate visual impacts as well as ground investigation controlled by condition. The proximity to the Shropshire Hills National Landscape has been carefully considered, and with appropriate landscaping, the proposal would preserve its setting.

Importantly, the revised access arrangements will improve highway safety on Plealey Road and reduce negative impacts on neighbouring residential amenity, with the benefits of the scheme outweighing any potential adverse effects. Therefore, the proposal is considered to be compliant with the relevant planning policies and guidance, and subject to appropriate conditions (proposed at Appendix 1), is recommended for approval.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

There are two principal risks associated with this recommendation as follows:

- As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.
- The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

8.2 Human Rights

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

9.0 Financial Implications

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

10. Background

Relevant Planning Policies

Central Government Guidance:

National Planning Policy Framework 2024

Levelling up and Regeneration Act 2023

The Town and Country Planning Act 1990

Core Strategy and SAMDev Policies:

CS1 Strategic Approach

CS5 Countryside and Greenbelt

CS6 Sustainable Design and Development Principles

CS13 Economic Development, Enterprise and Employment

CS16 Tourism, Culture and Leisure

CS17 Environmental Networks

MD2 Sustainable Design

MD11 Tourism Facilities and Visitor Accommodation

MD12 The Natural Environment

Shropshire Hills AONB Management Plan 2019-2024:

P1 Protection of the AONB

P2 Landscape

EC1 People Enjoying and Caring about the Landscape

Pontesbury Neighbourhood Plan 2026-2038

RELEVANT PLANNING HISTORY:

17/01447/FUL Change of use of land in connection with relocation of two static caravans and siting of one additional caravan for holiday letting including connections to the existing drains and septic tank GRANT 7th July 2017

21/03729/FUL Siting of an additional 39No static caravans, 18No pods, 6No holiday lodges, 1No. amenity block with staff accommodation at first floor and associated infrastructure GRANT 20th December 2021

22/00892/DIS Discharge of conditions (5 Construction Method Statement) and 6 (Landscape Plan) on planning permission 21/03729/FUL DISAPP 23rd March 2022

AGENDA ITEM

- 26th August 2025

Spring Lea

PREAPM/24/00209 Proposed new access, relocation of amenity building and extension of caravan site to the south. PREAMD 19th November 2024

25/02112/FUL Use of land to site 40No additional caravans and associated works, including creation of new access road and repositioning of amenity block and parking area PCO SA/99/1270 Change of use from pasture land to area for the siting of two mobile homes for the occasional use by anglers. (Amended description). (Retrospective) PERCON 16th February 2000

SA/94/0181 Construction of an angling pool. PERCON 30th March 1994

SA/09/0316/F To continue to site two mobile homes for the occasional use by anglers for a temporary period of 10 years (retrospective) GRANT 15th May 2009

SA/01/1522/F Change of use of pasture land to allow the increase in numbers on existing site for touring caravans to a maximum of 20 PERCON 20th February 2002

SA/01/0991/F Construction of an angling pool PERCON 4th September 2001

11. Additional Information

View details online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SXLOT0TDIGZ00>

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

<http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SXLOT0TDIGZ00>

Cabinet Member (Portfolio Holder) - Councillor David Walker

Local Member - Cllr Roger Evans

Appendices

APPENDIX 1 - Conditions

APPENDIX 1

Conditions

STANDARD CONDITION(S)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended).

2. The development shall be carried out strictly in accordance with the approved plans and drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

3. Prior to the above ground works commencing samples and/or details of the roofing materials and the materials to be used in the construction of the external walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

4. a) Prior to the commencement of development, written permission shall be obtained from The Coal Authority to undertake investigative borehole drilling works of ~30m depth for ground condition investigation purposes beneath and in the vicinity of the proposed amenities building. A Site Investigation Report shall be produced following the conclusion of the approved drilling investigations to assess the nature and extent of any voids and broken ground found and should as far as is practicable definitively prove or disprove the presence of shallow historic coal mine workings. The Site Investigation Report shall be undertaken by a competent person and shall be submitted to and approved in writing by the Local Planning Authority.

b) In the event of the Site Investigation Report finding evidence of shallow voids without sufficient competent rock cover above, a Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall provide details of the grouting treatment proposed to fill any identified below-ground voids and stabilise the land. The Remediation Strategy must demonstrate that the site will be stabilised to the satisfaction of the Local Planning Authority as a result of treatment and with regard to the intended use of the land before any further works may take place on site.

c) The works detailed as being necessary to make safe the land instability shall be carried out in accordance with the approved Remediation Strategy, and with the prior written permission of The Coal Authority.

d) In the event that further land instability that was not previously identified is found at any time when carrying out the approved development within the Development High Risk Area it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of (a) above, and where treatment is necessary a remediation scheme must be prepared in accordance with the requirements of (b) above, which is subject to the approval in writing by the Local Planning Authority.

e) Following completion of measures identified in the approved remediation scheme a Verification Report shall be submitted to and approved in writing by the Local Planning Authority that demonstrates any instability identified has been made safe.

Reason: To ensure that risks from land instability to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to public health and safety.

5. No development shall take place until detailed hard and soft landscape schemes for the whole site have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. These shall follow the approved Landscape Mitigation Plans (ref: Dwg No. SA51959-BRY-ST-PL-A-0006, Berrys, May 2025) and (ref: Dwg No. SA51959-BRY-ST-PL-A-0006, Berrys, May 2025) submitted as part of the planning application. The soft landscape details shall include: plant species, sizes, numbers and densities, method of cultivation and planting, and an implementation timetable. The hard landscape details shall include the location and specification of all hard surfaces and boundary treatments and consider accessibility. Native species used are to be of local provenance (Shropshire or surrounding counties).

Reason: To ensure the provision of amenity and biodiversity afforded by appropriate landscape design.

6. A landscape management and maintenance plan for the landscape proposals shall be prepared and submitted for approval by the LPA prior to development commencement and shall be for a minimum of five years following planting. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

7. All pre-commencement tree works and tree protection measures as detailed in the 'Arboricultural Appraisal (Incorporating an Arboricultural Impact Assessment and Tree Protection Measures...) P:1071_v2_AA' (Salopian Consultancy, 6th June 2024) shall be fully implemented and photographic evidence of such be submitted to the written satisfaction of the Local Planning Authority, before any development-related equipment, materials or machinery are brought onto the site. The development shall be implemented in accordance

with approved document and the approved tree protection measures shall be maintained in a satisfactory condition throughout the duration of the development, until all equipment, machinery and surplus materials have been removed from the site.

Reason: To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important to the appearance of the development.

CONDITION(S) THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT

8. No part of the development hereby approved shall come into use until the new access from the A488 has been constructed in accordance with the approved plan (SA51959-BRY-ST-PL-C-0006 received on 10th June 2025) the existing access to the site from Plealey Road has been closed and this has been demonstrated to and approved in writing by the Local Highway Authority

Reason: In the interest of highway safety and neighbour amenity

9. Prior to first occupation / use of the buildings, the makes, models and locations of bat and bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The following boxes shall be erected on the site:

- A minimum of 5 external woodcrete bat boxes or integrated bat bricks, suitable for nursery or summer roosting for small crevice dwelling bat species.
- A minimum of 10 artificial nests, of either integrated brick design or external box design, suitable for starlings (42mm hole, starling specific), sparrows (32mm hole, terrace design), swifts (swift bricks or boxes), house martins (house martin nesting cups), swallows (swallow nesting cups) and/or small birds (32mm hole, standard design).

The boxes shall be sited in suitable locations, with a clear flight path and where they will be unaffected by artificial lighting. The boxes shall thereafter be maintained for the lifetime of the development.

For swift bricks: Bricks should be positioned 1) Out of direct sunlight 2) At the highest possible position in the building's wall 3) In clusters of at least three 4) 50 to 100cm apart 5) Not directly above windows 6) With a clear flightpath to the entrance 7) North or east/west aspects preferred. (See <https://www.swift-conservation.org/Leaflet%204%20-%20Swift%20Nest%20Bricks%20-%20installation%20&%20suppliers-small.pdf> for more details).

Reason: To ensure the provision of roosting and nesting opportunities, in accordance with MD12, CS17 and section 192 of the NPPF.

CONDITION(S) THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT

10. Prior to the erection of any external lighting on the site, a lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The lighting plan shall demonstrate that the proposed lighting will not impact upon ecological networks and/or

sensitive features, e.g. bat and bird boxes, trees, and hedgerows. The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trust's Guidance Note 08/23 Bats and artificial lighting in the UK. The development shall be carried out strictly in accordance with the approved details and thereafter retained for the lifetime of the development.

Reason: To minimise disturbance to bats, which are European Protected Species.

11. All works to the site shall occur strictly in accordance with the mitigation and enhancement measures regarding bats and birds as provided in Section 4 of the Preliminary Ecological Appraisal (Salopian Consultancy, June 2024).

Reason: To ensure the protection of and enhancements for bats, which are European Protected Species and birds which are protected under Section 1 of the 1981 Wildlife and Countryside Act (as amended).

12. The staff accommodation shown provided within the amenity building hereby permitted, shall only be occupied by a person solely or mainly employed at the surrounding Caravan site, or any resident dependants.

Reason: Permission has only been granted because there is an essential long term need for management of the site that is sufficient to override the general presumption against new residential development in this rural area.

13. The 40 no. static caravans must be occupied for holiday purposes only and must not be occupied as a person's sole, or main place of residence. The owners/ operators of the site must maintain an up-to-date register of the names of all the owners and occupiers of the individual static caravans hereby approved and of their main home addresses, and must make this information available at all reasonable times to the Local Planning Authority. The register shall be collected by the caravan site licence holder or his/her nominated person.

Reason: To ensure that the approved holiday accommodation is not used for permanent residential accommodation which would be contrary to Local Plan Housing Policy.