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Planning application 11/02773/FUL Greenway, Upper Dinchope, Shropshire, SY7 9LU. Erection of: tractor/implement shed; shower/toilet building; 5 wooden cabins; change of use land to touring caravan park (30 pitches).

Dear Peter

The Shropshire Hills AONB Partnership objects to the above planning application in its current form, which is under-developed and lacking in sufficient detail to facilitate a full appraisal of the application. In general the AONB Partnership favours small low-impact tourism developments designed in sympathy with local character and taking a sustainable approach to development. Shropshire Council's approved Policy 10 of the 2009-2014 Management Plan for the Shropshire Hills AONB states:

POLICY 10 The siting, design and specification of new developments for tourism and recreation should be to high standards of environmental sensitivity and sustainability. The following guidelines are recommended:

- *Single developments of more than around ten accommodation units are less likely to be supported in small settlements and open countryside.*
- *Large parks of static caravans, cabins or chalets are likely to be intrusive. Smaller sites with good landscaping are preferable, and facilities for touring caravans and camping generally have a low impact as there are fewer permanent structures.*
- *Built facilities for recreation should only be allowed where their location and the activities they support are compatible with the special qualities of the AONB.*

In its present form we would consider that the Greenway site conforms to this policy as a small and relatively discrete camping and touring caravan club facility. However the proposed enlarging of the site to a capacity of 30 touring caravan pitches and 5 static pods raises considerable concern, as the more intensive use of the site will impact upon the local environment and on adjoining properties. In general the proposal appears under-developed, lacks detail and is rather superficial. The site plan for the proposed development lacks clarity and is ambiguous in its representation of proposed elements of the site.

No consideration appears to have been made for the run-off from the roofs of the proposed buildings and the elements of proposed landscaping are not represented. No consideration appears to have been given to environmental mitigation strategies such as green roof, permeable paving, water recycling, solar water heating, etc all of which offer environmental benefits off-setting such a development as that proposed.

Considering the specifics of the proposed development the following section of the above AONB Management Plan Policy 10 is regarded as of paramount consideration to each of the proposed elements: *"The siting and specification of new developments for tourism and recreation should be to high standards of environmental sensitivity and sustainability."*

1. The proposed tractor shed. This is a large building 60ft long by 30ft wide and standing to a ridge height of 14.4ft. This seems a rather over large building for its proposed purpose and in respect to the area of the site, c1.5 ha. The supplied drawings are shown in silhouette only and give no information on the materials used to build the structure. From the supplier's logo it would seem to be a steel frame structure but there is no information on the nature of elevations or roof. It is also noted that the supplier's address is Glasgow. The AONB Partnership supports use where possible of locally sourced materials with a minimum carbon footprint, as outlined in the 'Shropshire Hills AONB Agricultural Building Design Guide' (section 1.4.3 Materials, p 7 and 3.3 Materials & Detailing pp 29-36) available at http://www.shropshirehillsaonb.co.uk/wp-content/uploads/2010/10/Agricultural_Buildings_Design_Guide2.pdf.
2. The proposed toilet and shower block is shown as a simple timber frame building accommodating two toilets, two showers and six wash basins. These are to discharge into the existing domestic septic tank system. If the site was fully occupied there would be an estimated number of c100 people using this facility at any one time. This raises the question of whether the existing tank and irrigation system able to cope with this capacity. Detailed specifications and calculations should be provided demonstrating that the increased use can be accommodated by the existing system.
3. Landscaping. The proposal states that "the appearance will be softened and integrated into the landscape by the use of natural contours which will be enhanced by nominally increased levels of planting using topsoil from the works and extensive planting of native species of trees". While the sentiment expressed is admirable, detailed site drawings are required to more fully explain the form of this landscaping and planting. Section 3.5 p37 of the Agricultural Building Design Guide referred to above provides some guidance. Detailed proposals for any cut and fill ground works, planting regime and a management and maintenance programme covering at least three years is considered appropriate.
4. No objection is raised to the five proposed static camping pods, though their positions should be incorporated sympathetically into a landscape mitigation scheme and documented accordingly.

While in general the AONB Partnership is supportive of small scale facilities for touring caravans and camping as a part of sustainable tourism within the Shropshire Hills, it is stressed in Policy 10 of the AONB Management Plan that these should be allowed where their location and activities are compatible with the special qualities of the AONB. In its current form there is not sufficient information available within the planning application to judge whether this application does conform to this Policy. The AONB Partnership would in this case advise that the application be withdrawn and more fully developed to provide a detailed proposal.

Yours sincerely

G Barratt
Landscape & Planning Officer
On behalf of Shropshire Hills AONB Partnership