

PRE-APPLICATION REPORT

Reference	20/01408/PD
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Site Address	Recreational Ground and Allotments, Stoke Road, Wychbold
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Application Type	Permitted Development Advice	Receiving Officer	Frances Fleming
Date Received	9 July 2020	Parish	Dodderhill
Map Reference	(E)392462	(N)265548	Ward Councillors

Applicants Name and Address	Agents Name and Address
Cllr Aly Keane Dodderhill Parish Council	Cllr Aly Keane Dodderhill Parish Council

Description of Development

To move the current entrance from Stoke Road into the recreational area.

Planning History

No planning history relevant to the proposal.

Site Constraints

GEN9 - PD Rights Removed may apply: W/09/02647/PN - Wychbold Hall, Stoke Road, Wychbold - Distance: 0
NEWS - Paper: Droitwich Advertiser - Thursday - Distance: 0
AQMA - Air Quality Management Area Consultation - Distance: 0
BRINE - Brine A - Distance: 0
BRINE - Brine B - Distance: 0
CIL - CIL008 - Non-Urban Area - Distance: 0
CLAN - Contaminated Land - Distance: 0
GBLT - North Droitwich Green Belt - Distance: 0
ODB - Outside SWDP Development Boundary - Distance: 0
S106 - Section 106 Agreement - Distance: 0
SWHI - Surface Water: High 1 in 30 extent - Distance: 0
SWME - Surface Water: Medium 1 in 100 extent - Distance: 0
SWLO - Surface Water: Low 1 in 1000 extent - Distance: 0
TPO - Tree Preservation Order - 29/88/002/TPO - Distance: 0
TURB - Wind Turbines - Distance: 0
SWDP - SWDP 15: Designated Rural Areas - Distance: 0
SWDP - SWDP 2: Development Boundary - Distance: 0
SWDP - SWDP 2: Greenbelt - Distance: 0
SWDP - SWDP 38: Green Space - Distance: 0
SWDP - SWDP 5: Protect and Enhance - Distance: 0
SWDP - SWDP 5: Protect and Restore - Distance: 0
GEN9 - PD Rights Removed may apply: W/11/01587/PN - Wychbold Hall, Stoke Road, Wychbold - Distance: 0

Is the development CIL Liable ? No

Relevant Development Plan Policies

South Worcestershire Development Plan (SWDP) – adopted 2016

SWDP1 – Overarching Sustainable Development Principles
SWDP2 – Development Strategy and Settlement Hierarchy
SWDP4 – Moving Around South Worcestershire
SWDP21 – Design
SWDP22 – Biodiversity and Geodiversity
SWDP25 - Landscape Character
SWDP29 – Sustainable Drainage Systems

Relevant Supplementary Planning Guidance/Documents

South Worcestershire Design Guide Supplementary Planning Document (March 2018)
Worcestershire County Council Streetscape Design Guide (Winter 2018)
Water Management and Flooding SPD (July 2018)

Other Relevant Planning Documents

Wildlife and Countryside Act 1981
Town and Country Planning Act 1990 (as amended)
The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)
The Conservation of Habitats and Species Regulations 2010
Flood and Water Management Act 2010

Relevant Government Policy

National Planning Policy Framework (as amended)
Planning Practice Guide

Consultation

The council continues to work towards faster decision making and fewer refusals of permission. If consultation is fundamental to our response we will consult where possible. Please note that some external consultees charge separately for pre-application consultation.

It is recommended that the following bodies are consulted:

County Highway Authority
Land Drainage Engineer
Worcestershire Wildlife Trust

You are also advised to carry out public consultation with the local community (Parish Council and adjoining neighbours) prior to submitting any application.

Not contacting key consultees before making a formal planning application could result in a decision on the application being significantly delayed and/or refused.

Advice

Moving the access:

Based on the information submitted I have assessed the proposed development under Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) (England)

Order 2015 and can confirm that planning permission for the above proposal will not be required for the creation of a new access in this location.

However, it must be noted:

Dropped kerbs to enable access onto a property for vehicles must only be constructed by Ringway Infrastructure Services, Worcestershire County Councils approved contractor. The applicant is solely responsible for all costs associated with construction of the access.

The Ringway easy to following guide [Installing a dropped kerb](#) will take you through the whole process.

For further information, please contact Ringway direct on 01905 751651.

Email: worcestershirevehicle.crossing@ringway.co.uk

Construction of Parking Area:

Based on the information provided, I can confirm that planning permission would be required for the proposed parking area.

If you would like to apply for planning permission for the parking area, it is recommended that the proposed development also includes the proposed access if the works will be carried out at the same time, in order to avoid ambiguity.

When determining a planning application, it is necessary to consider a number of factors, which include, but is not limited to the following.

Principle of the development

- The application site lies outside of a defined development boundary, and therefore is in the open countryside where development is strictly controlled, in accordance with SWDP2.
- There is no specific policy in relation to the proposed development and therefore, the SWDP is silent on the matter. As such, in accordance with SWDP1 permission should be granted unless material considerations indicate otherwise, taking account of whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits.

Design and Landscape Impact

- Policy SWDP21 requires all new developments to be of a high quality design. Further advice is set out in the council's Design Guide and in the Design Guide SPD.
- Policy SWDP25 relates to the consideration of landscape character, in particular, the policy requires proposals to demonstrate that they are appropriate to and integrate with the character of the landscape setting.
- The creation of an access track and parking area is, by its nature, a relatively low impact intrusion into the landscape.
- Details on the proposed materials to be used would be required to fully assess the proposal in terms of design and visual impact.

Impact upon amenities

- Proposed developments need to be assessed in relation to adverse impacts on light, outlook and privacy for neighbouring properties. SWDP21 and the Design Guide SPD have been consulted to assess impacts.
- The siting of the proposed is not directly adjacent to any neighbouring properties and therefore the proposal is unlikely to adversely impact amenities. This would be considered in more detail if a planning application were submitted.

Flooding and drainage

- The application site lies within Flood Zone 1 which means it is not identified by the Environment Agency as an area at risk of fluvial flooding.
- A small part of the north-western edge of the site is identified as being at risk of surface water Flooding however, the proposed development would not fall within this area.
- A Water Management Statement should be submitted as part of a planning application.
- Policy SWDP29 requires all development proposals to demonstrate that site drainage and run off will be managed in a sustainable way that mimics the natural drainage network.
- Proposals should manage surface water through sustainable drainage systems that protect water quality.

Ecology and wildlife

- In accordance with policy SWDP22 all new developments are encouraged to enhance biodiversity.
- It is suggested that the removal of any trees and any proposed planting and landscaping are added to the existing and proposed plans.
- If a planning application was to be submitted, it is likely that the council's Natural Heritage officer would be consulted, and a Preliminary Ecological Assessment may be required at validation stage if it is considered that there is a risk that development would harm a protected species.
- You may be asked to submit photographs of the existing roofs for the Natural Heritage Officer to assess the potential for roosting bats and to determine whether a survey would be required.

Highways and traffic

- SWDP4 requires all development proposals to address road safety and be compliant with the Streetscape Design Guide.
- As the access and parking area is proposed in order to improve highways safety, this would be looked upon favourably.
- County Highways would be consulted if a planning application was made and they would conduct a full assessment of the proposal in terms of highways safety and traffic generation.

Environmental Impact Assessment Regulations 2011

Screening of the development under the above Regulations is not deemed necessary.

Current Issues: COVID-19

It is important to note that the planning service is not currently Business As Usual due to the COVID-19 pandemic;

- For new applications submitted, electronic applications are easy to review and validate, with us all working from home.

- For the time being we have limited access to our office, however this is subject to change at short notice. Any further limitations to access will mean that it will be difficult to deal with paper applications— so we would be grateful if everything is done electronically.
- We are asking applicants to put up site notices if required (with instructions). Neighbour letters and media advertising will happen as normal.
- We are now avoiding site visits unless absolutely necessary (for example for urgent enforcement matters) The following will occur for 'site visits':
 - Ø Where possible our officers will rely on photos and web based images to make decisions – **it would be useful to include photographs of the application site with the application if you are planning to submit an application while these limitations are in place.**
 - Ø If photos are insufficient, officers may arrange site visits where absolutely necessary and where it is definitely safe to do so.

Validation requirements

The council needs you to provide several documents to be able to process your application. The documents you will need to submit with your application are as follows –

- Appropriately scaled (1:1250) Location Plan with the application site outlined in red and
- Block Plan (1:500) (https://www.planningportal.co.uk/homepage/4/buy_a_plan)
- Water Management Statement (<https://www.wychavon.gov.uk/planning/making-a-planningapplication/water-management-advice>)
- Sectional drawings of the proposed hardstanding surface.
- Ecological report (if required)

More information can be found online at: <https://www.wychavon.gov.uk/making-a-planningapplication>

If you or your agent omits any of these documents, your application is likely to be delayed.

If you wish to seek pre application advice from County Highways please contact them directly on - highwaypreappenquiri@worcestershire.gov.uk . Please note there is a charge for this service, the cost for which County Highways will be able to advise you.

Planning Application Fee

Your planning application would require a fee payable to the council. Fees are set by the Government under the Fee Regulations 2012. It is anticipated that your proposal would require a fee of £462

Disclaimer

Our ability to provide a high-quality service is very dependent on the quality of documents and depth of information submitted to us. We rely on applicants and agents to provide us with comprehensive documents, commensurate with the scale/complexity of the proposal to enable us to work with you.

The advice given by council officers in response to pre-application enquiries does not bind the council's decision-making or constitute a formal decision by the council as the local planning authority. However, we will give you the best advice possible based on the information that you provide, and with regard to relevant circumstances at the time. Any views or opinions expressed are given in good faith and to the best of our ability without prejudice to the formal consideration of any planning application following statutory public consultation.

The written advice provided will be considered by the council as a material consideration in the determination of a future related planning application, subject to the proviso that circumstances and information may change or come to light that may alter that position. In this regard the weight given to pre-application advice will decline over time.

Please be advised that delays between obtaining pre-application advice and the formal submission of a related planning application may lead to the pre-application advice becoming outdated, especially if new planning policies/guidance are adopted, new case laws are formed, or the surrounding context changes.

Confidentiality

The advice given will remain confidential until such time as a formal application is submitted pursuant to this advice where it will then become a public document.

Officer Contact: Frances Fleming

Date 21 July 2020