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Mixed use development comprising 95 holiday lodges, 82 bed care home, children's day nursery; works to existing hotel; plus various phases of residential development, Phases 1-4 = 163 units plus Phase 5 at Sapphire Golf Course = 403 units at:

Macdonald Hill Valley Hotel, Golf & Spa  
Tarpoley Rd  
Shropshire  
SY13 4HA

## **LOCAL PLAN REPRESENTATIONS**

February 2021

## **INTRODUCTION**

1. The Applicant owns Macdonald Hill Valley, Golf and Spa, Tarporley Road, Shropshire. The site consists of a large hotel with two no. 18-hole golf courses. The Applicant is keen to explore a proposal comprising a mixed-use development on part of the landholding.
2. The Applicant would like to promote the site for development through the Local Plan process. Whilst the current consultation is advanced for the *Shropshire Local Plan* (LP), the Applicant is keen to use this as an opportunity to make the LPA aware of land available for development. Alongside this, the Applicant will also be lodging a pre-application enquiry to further engage with officers.
3. The Applicant is keen for all or part of their land holding to be included within a revised *development boundary* or for it to be designated for a mixed-use development. The comments of the LPA are therefore invited.
4. This Statement seeks to consider matters around principle policy/strategic issues regarding the redevelopment of the site.

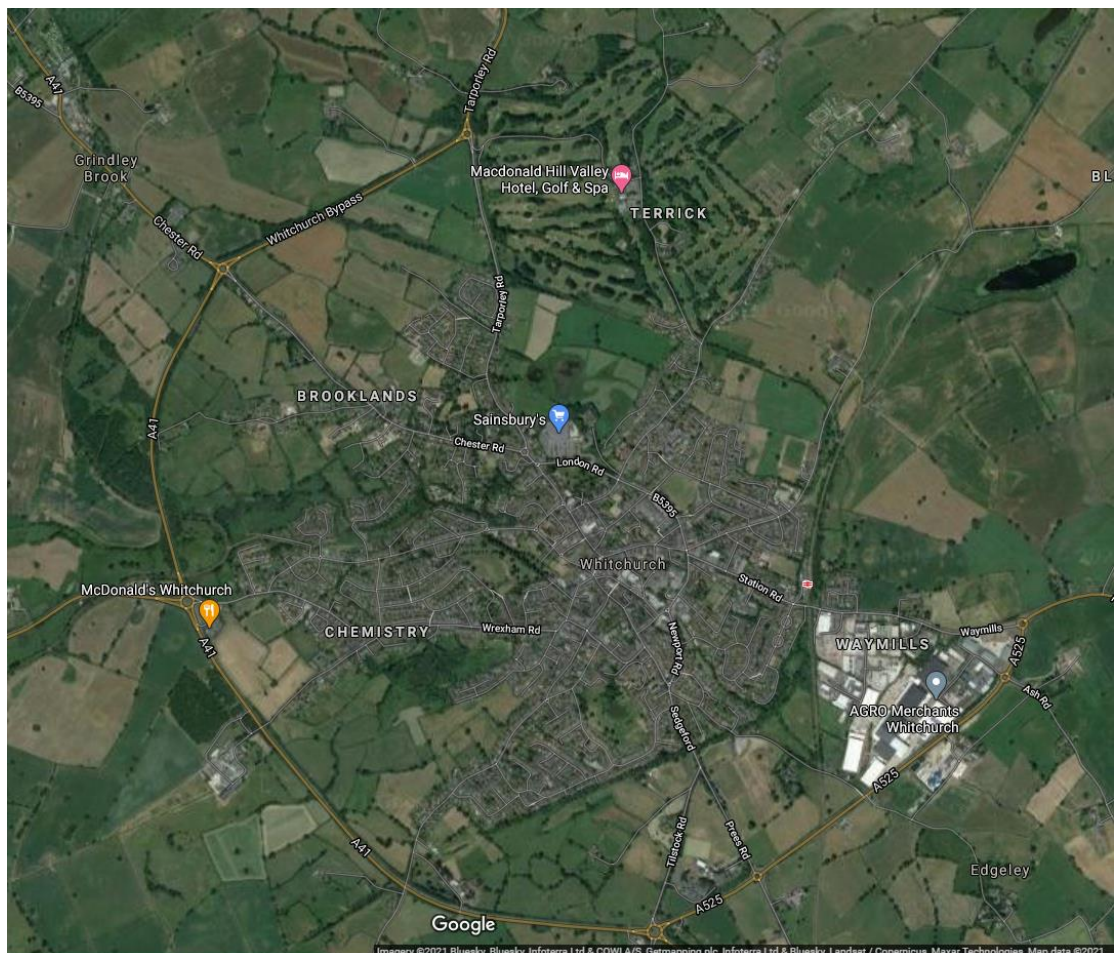
## **PROPOSAL**

5. The current proposals are for a mixed-use development which would be phased. The development comprises 95 holiday lodges, 82 bed care home, children's day nursery; works to the existing hotel plus various phases of residential development, Phases 1-4 = 163 units plus Phase 5 at Sapphire Golf Course = 403 units.

- 6. The development would be accessed from existing access arrangements off Tarporley Road and Terrick Road.

**THE SITE**

- 7. The site comprises of a large hotel and spa surrounded by golf courses. The site lies to the north of Whitchurch. The site is mostly surrounded by open land. Some residential dwellings bound the site to the south. Whitchurch Cemetery bounds the site to the east. See map below.



## **PLANNING HISTORY**

8. Various applications have been submitted for extending the hotel, clubhouse, repositioning of tee positions and the creation of vehicular access.

## **PLANNING POLICIES**

9. Section 38(6) of the *Planning and Compulsory Purchase Act 2004*, states that planning applications should be assessed in accordance with the development plan unless material considerations indicate otherwise.
10. The *Shropshire Local Development Framework: Adopted Core Strategy* (CS) was adopted in February 2011. The strategy sets out the strategic planning policy for Shropshire, including a 'spatial' vision and objectives. It also sets out a development strategy identifying the level of development expected to take place in Shropshire (excluding the Borough of Telford and Wrekin) up until 2026.
11. The *Shropshire Local Plan* (LP) is currently under review. Shropshire Council published the Regulation 19: pre-submission draft of the Shropshire Local Plan and its supporting documents to invite representations from all parties on compliance with all legal requirements, including the duty to co-operate, and soundness.
12. Other relevant documents include The *National Planning Policy Framework* (NPPF), 2012 (as amended in 2019).

13. The main issues in determining any planning application are considered to be the general principle of development, design, and access and parking.

## **PRINCIPLE OF DEVELOPMENT**

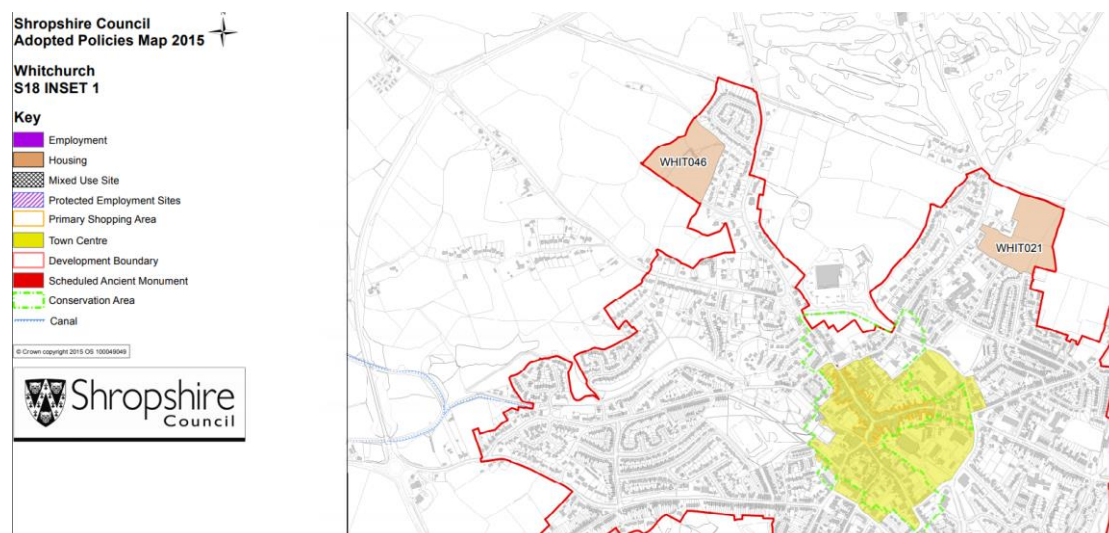
14. The Written Ministerial Statement from the Rt Hon Greg Clark MP dated the 23<sup>rd</sup> March 2011 states that The Chancellor of the Exchequer has issued a call to for action on growth, publishing an ambitious set of proposals to help rebuild Britain's economy. The Government's clear expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy.
15. The NPPF at paragraph 11 sets out a '*presumption in favour of sustainable development*'. It states that there are three dimensions to sustainable development: economic, social and environmental. The economic role should contribute to building a strong, responsive and competitive economy, while the social role supports strong, vibrant and healthy communities. The environmental role should contribute to protecting and enhancing our natural, built and historic environment and includes the prudent use of natural resources; minimising waste and pollution; and mitigating and adapting to climate change including moving to a low carbon economy.
16. The NPPF requires LPA's to plan positively for new development; to deal promptly and favourably with applications that comply with up-to-date plans and national policy; and wherever possible to approve

applications where plans are absent, out-of-date, silent or indeterminate.

17. The NPPF, which should be afforded significant weight in determining planning applications, makes it clear that *'sustainable development'* should be supported.

### *Analysis*

18. The *Shropshire Council Adopted Policies Map 2015* identifies the site as being outside, but adjacent to, the *development boundary* for Whitchurch (see below). Whitchurch is located within North East Shropshire and is designated as a *'Market Town and Key Centre'*. The site is not designated; lies within a *'whiteland'* area; and covered by a rural regeneration zone. The site is not designated for its environmental or heritage value. The site is not within a conservation area nor does it lie in close proximity to any listed buildings.



19. The NPPF at paragraph 11 sets out a *'presumption in favour of sustainable development'*. The NPPF states that there are three



dimensions to sustainable development: economic, social and environmental.

20. Whitchurch is a highly sustainable Town with many local services. The Town has a variety of supermarkets, shops, a hospital, pubs, restaurants and other local services. The Town has a train station offering public transport to the wider area.

*Current Core Strategy, 2011*

21. Table 1 of the CS identifies Whitchurch as being a *Market Town and Key Centre*. North East Shropshire needs between 5,500 and 6,050 new homes.
22. Policy CS1 of the CS states that Market Towns and other Key Centres will maintain and enhance their traditional roles in providing services and employment, accommodating around 40% of Shropshire's residential development over the plan period.
23. Policy CS3 of the CS states that the Market Towns and other Key Centres will maintain and enhance their roles in providing facilities and services to their rural hinterlands and providing foci for economic development and regeneration. Balanced housing and employment development, of an appropriate scale and design that respects each town's distinctive character and is supported by improvements in infrastructure, will take place within the towns' development boundaries and on sites allocated for development.
24. Table 2 of Policy CS3 indicates that Whitchurch is a Principal Centre which has an indicative housing need of more than 1,000 between the years 2006 and 2026.

25. Policy CS11 of the CS states that to meet the diverse housing needs of Shropshire residents now and in the future and to create mixed, balanced and inclusive communities, an integrated and balanced approach will be taken with regard to existing and new housing, including type, size, tenure and affordability.
26. Policy CS13 of the CS states that Shropshire Council, working with its partners, will plan positively to develop and diversify the Shropshire economy, supporting enterprise, and seeking to deliver sustainable economic growth and prosperous communities.
27. Policy CS16 of the CS states that to deliver high quality, sustainable tourism, and cultural and leisure development, which enhances the vital role that these sectors play for the local economy, benefits local communities and visitors, and is sensitive to Shropshire's intrinsic natural and built environment qualities.
28. Policy CS16 will support new and extended tourism development, and cultural and leisure facilities, that are appropriate to their location.

*Shropshire Local Plan*

29. Policy SP1 states that development will contribute to meeting local needs and making its settlements more sustainable, providing the right mix of new housing, employment and other types of development.
30. Policy SP2 at paragraph 2 states that over the plan period from 2016 to 2038, around 30,800 new dwellings and around 300 hectares of employment land will be delivered.



31. Schedule SP2.1: Urban Locations identifies Whitchurch as being a *Principal Centre*. Policy SP2 at paragraph 5 states that Principal and Key Centres will accommodate significant well-designed new housing and employment development, supported by necessary infrastructure. Growth within these diverse settlements will maintain and enhance their roles, support key services and facilities and maximise their economic potential.
32. Policy SP7 at paragraph 1 states that in addition to supporting the development of the housing on the allocations set out in Policies S1-S20, there will be positive consideration of other sustainable housing development where this does not conflict with the Policies of the Local Plan.
33. Policy SP7 at paragraph 4 states that additional market housing development outside the settlement development boundaries shown on the Policies Map will be strictly controlled in line with Policy SP10, and will only be considered potentially acceptable where there is clear evidence that the residential development guideline for the settlement appears unlikely to be met over the plan period, or where there are specific considerations set out in the Settlement Policies.
34. Policy SP10 states that new market housing will be strictly controlled outside the development boundaries of the Strategic Centre of Shrewsbury, the Principle Centres, the Key Centres, the new Strategic Settlements and the Community Hubs.
35. Policy SP10 also states that employment, business, operational defence, renewable energy and community development in the countryside will

be considered against national policy and the criteria in other relevant policies of this Local Plan which together recognise the need for flexibility in delivering development to support and meet economic, community and associated needs whilst ensuring that development does not result in unacceptable adverse impacts.

36. Sustainable employment, tourism, leisure, other business and community development proposals in the countryside will be positively considered, where they maintain or enhance countryside vitality and character, including through the use of previously developed land, and are consistent with national Green Belt policy and the wider policies of this Local Plan.

37. Policy SP12 states that economic development proposals will be supported that deliver employment through:

*'Provision of additional floorspace for expansion of existing businesses;*

*Existing businesses that relocate expand in the County'*

38. Policy DP1 states that residential development will be expected to provide a mix of dwelling sizes, types and tenures in order to meet the identified needs of local communities, including families with children, older people, people wishing to build their own homes and people with disabilities and special needs.

39. On sites of 50 or more dwellings, an appropriate range of specialist housing designed to meet the diverse needs of older people, such as: age-restricted general market housing; retirement living or sheltered

housing; extra care housing or housing-with-care; and/or residential care homes and nursing homes will be provided. An appropriate range of specialist dwellings to meet the needs of those with disabilities and special needs will be provided.

40. Overall, the Applicant is generally supportive of the policies proposed in the emerging LP. The proposal presented would provide a diverse range of benefits including affordable housing; commercial opportunities; and holiday accommodation. The benefits cover environmental, social and economic priorities. It is considered that a well-designed development utilising previously-developed land in part and in a highly sustainable location on the edge of an existing Town would offer a sustainable future for Witchchurch.

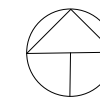
## **CONCLUSION**

41. The proposals would deliver a range of planning benefits as noted above. The proposal takes full account of policies within the CS; emerging LP; and Central Government planning guidance.
42. The Applicant is keen for all or part of their land holding to be included within a revised *development boundary* or for it to be designated for a mixed-use development. The comments of the LPA are therefore invited.





NORTH



- Approximate site boundary
- Existing Hotel

**GENERAL SCHEDULE:**

- A-** Nursery.  
90 No. children full time capacity-650 sq.m-2 storey
- G** - Restaurant extension -73 sq.m with 1st Floor terrace.
- L & K** - Existing restaurant and function at ground, converted to retail - F & B - 500 sq.m
- J** - New Porte Cochere -140 sq.m
- H** - Leisure extension (964 sq.mm) and remodeling (362 sq.m) to existing Spa / HFC with Wellness added.
- M** - Public areas refurbished 1,200 sq.m

**Residential .1 (18,500 sq.m = 1.8H)**

20 No. detached dwellings @ 250 sq.m / 2,700 sq.ft

**Residential .2 (4,242 sq.m =0.42H)**

5 No. detached dwellings @ 250 sq.m / 2,700 sq.ft

**Residential .3 (6,500 sq.m =0.65H)**

54 No. apartments @ 80 sq.m =850 sq.ft. 6,000 sq.m - 4 storey with undercroft parking.

**Residential .4 (17,500 sq.m =1.75H)**

B-C-D  
28 No. apartments per block @ 80 sq.m =850 sq.ft. 3,500sq. - 3 storey with undercroft parking.

Total 84 No. apartments @ 850 sq.ft - 10,500 sq.ft

**F** - 82 No.existing hotel beds converted to carehome  
-3,200 sq.ft

**Residential .5 (Sapphire Golf Course)**

403 No. Residential dwellings-mix to be confirmed.

**Holiday Lodges**

- 1-** 30 No. 4 person Lodge-68 sq.m =740 sq.ft (6,835 sq.m =0.68H)
- 2-** 44 No. 4 person Lodge-68 sq.m =740 sq.ft (11,982 sq.m =1.19H)
- 3-** 21 No. 4 person Lodge-68 sq.m =740 sq.ft (5,950 sq.m =0.59H)

**DRAFT**

revision: \_\_\_\_\_ date: \_\_\_\_\_

client: MACDONALD HOTELS AND RESORTS LTD	project: MACDONALD HILL VALLEY	drawing: HOTEL DEVELOPMENT SPV
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project no: 7079 SPV	drawing no: F.09	revision: B	drawn: BB	checked:	date:	scale @ A2 N.T.S
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**street design partnership**  
architecture - urban design - interiors

