

Cerys Jones

From: Sharon Holman
Sent: 25 October 2021 10:24
To: planning_admin
Subject: FW: P/2021/0640 CARAVEN SITE - LAND BETWEEN HOLLY COTTAGE AND CHAPEL FARM, WHITEWELL
Attachments: Chapel Farm Crash Map.docx; Chapel Farm Access Assessment October 2021.pdf

Civ – 'additional information' below and 'highway report' attached

From: Tim Williams <tim.williams@gpsltd.co.uk>
Sent: 25 October 2021 10:12 AM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: P/2021/0640 CARAVEN SITE - LAND BETWEEN HOLLY COTTAGE AND CHAPEL FARM, WHITEWELL

Dear Sharon, with reference to the above application please find attached an Access Assessment prepared by Sumner Consultancy on behalf of the applicant.

This Assessment is in response to the consultation response from the Council's Highways Dept. and focuses on the access arrangements into the site.

The Highways Department did also raise other points in relation to the application.

Firstly, with respect to access from the site onto the A525 and the concerns about this, the applicant notes as someone familiar with this area and these junctions that the junctions are used by heavy goods vehicles associated with businesses located in the area (G Mayer Plant Hire and Millington's Recovery) as well as agricultural vehicles and their trailers that pass the application site on their way to and from the A525. It is also noticed that by the Broad Oak junction with the A525 there is a Business Park with a number of businesses operating out of it, all of which it is assumed use the junction of the A525.

From the website [CrashMap.co.uk](https://www.crashmap.co.uk) it can be seen that in the last 10 years there have been no accidents at the junctions with the A525 despite being a busy road and only a few 'slight' accidents along this stretch of road. On this basis it would appear the safety of the junctions is not actually as bad as the Highways consultation response makes out. A screen shot from the CrashMap site is attached.

Also in relation to the use of the site for tourist accommodation, the applicant is aware that he can set up and operate a Certified Site whereby he can accommodate up to 5 caravans or motorhomes as well as 10 tents without the need to obtain planning permission. In the context of this 'fall back' position it is considered that the modest proposals in this application are therefore comparable and as such can be considered as being acceptable given this will be his likely course of action should this application be refused.

Secondly, with regards to the request for the site to have 2 parking spaces per pitch, this requirement is not considered necessary. From experience the overwhelming majority of pitches are only accompanied by one vehicle, this being the one which brought the caravan to the site. On the rare occasion there may be two vehicles there is room within the site for any additional vehicle to be parked on the site and given the rarity of such occurrences the grass should be in suitable condition for the occasional use by vehicles to traverse and park on such areas without any difficulties. Accordingly, it is not considered that there is the need to include 2 parking spaces for each pitch into the layout.

Finally, I have spoken with the client and we would wish to request an extension of time in which to determine the application, this being from 1st November 2021 to 10th January 2022. Please can you confirm that is acceptable to the Council. Further details regarding foul drainage arrangements will be submitted to the Council shortly.

Kind regards,

Tim Williams
For and on behalf of
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Upton Magna Business Park
Upton Magna
Shrewsbury
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