

From: Phil Holden

Sent: 27 January 2017 15:58

To: Mandy Starr <Mandy.Starr@shropshire.gov.uk>; planningdmse <planningdmse@shropshire.gov.uk>

Subject: 16/04668/OUT Land S of B4380, Buildwas

Dear Mandy

The Shropshire Hills AONB Partnership objects to this application.

The proposed development lies within the AONB on land south of the main road, representing a significant change to the historical pattern of development. We also note and support the concerns of other consultees that the land may be flood prone, and that the number and layout of houses is inappropriate both to the pattern of existing housing in the village and the settlement's allocations for housing. The AONB Management Plan housing policy states "All development should integrate well into the historic pattern and character of the surrounding built environment and landscape".

National policies give the highest levels of protection to AONBs, including NPPF para 14 footnote 9 and para 115. In addition to other local planning considerations, the application clearly also needs to conform with Shropshire Council Core Strategy policies CS 5, 6, 16 and 17 and SAMDev policies MD 2, 7, 8, 11, 12 and 13 that make specific reference to the Shropshire Hills AONB.

The statutory Shropshire Hills AONB Management Plan 2014-2019 (<http://www.shropshirehillsaonb.co.uk/a-special-place/management-plan/>) formally approved and adopted by Shropshire Council contains further Council policies that are material planning considerations which the Core Strategy requires should be given due weight. The Management Plan policy on housing is quoted in full below:

Housing and Design of Development

The design of all housing (market priced and affordable) should demonstrate sensitivity to the special qualities of the AONB.

Where affordable housing is allowed when other forms of development would not be, in order to meet social need, the standards of sensitivity to the AONB should not be compromised, and are expected to be higher than outside the AONB. Such cases need to include a rigorous assessment of identified local housing need and consideration of the capacity of the landscape to accommodate development without undermining the purposes of designation. Development should not contribute to the loss of irreplaceable habitats or established ancient trees.

All development should integrate well into the historic pattern and character of the surrounding built environment and landscape. Building style should reflect local tradition, and designs should be of a high standard in keeping with the nationally designated landscape. In line with Core Strategy policy CS6, particular regard should be paid to village and town design statements and Conservation Area Appraisals. Inappropriate design, layout and materials should be avoided. Innovative sustainable schemes are to be encouraged where they take account of the surrounding vernacular and the use of local materials.

Where possible, locally-occurring building materials should be used. Roofing materials should be in keeping with those used in nearby buildings, with no bright coloured tiles or reflective surfaces. The use of photovoltaic tiles matching existing and surrounding roof colours should be encouraged. External lighting on new developments should be kept to a minimum and use down-lighting to reduce light pollution.

[This policy links with current Shropshire Council Core Strategy policy CS6 Sustainable Design & Development Principles and Policy CS20].

Kind regards

Phil Holden

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www.shropshirehillsaonb.co.uk www.twitter.com/ShropHillsAONB



We work to help conserve and enhance the Shropshire Hills Area of Outstanding Natural Beauty.

The AONB Partnership is hosted by Shropshire Council and funded also by Defra, Telford & Wrekin Council and project funders.

Contact details are held in accordance with the Data Protection Act, for queries please contact us.

The Shropshire Hills is one of 46 AONBs in the UK – www.LandscapesForLife.org.uk