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Your Ref: 11/04213/FUL  
Our Ref: gc\_031111\_SC Karuna applic'n

3 November 2011

Dear Dyanne

**Planning application 11/04213/FUL Erection of an affordable dwelling, Karuna, Picklescott**

Thank you for the opportunity to comment on this application. The Shropshire Hills AONB Partnership feels that this proposal would have no detrimental effect on the landscape of the AONB and therefore has no objections to this application. The Council's Council 'Build your own affordable home information pack' refers to taking the AONB Management Plan into account. The most relevant section of the Management Plan is as follows:

*"Low-impact forms of development (e.g. buildings using traditional, locally sourced and low embodied energy materials) have potential to fit well with the AONB's purposes. This is especially so where they are associated with sustainable lifestyles including low energy and resource use, small-scale land management using sustainable approaches to food or wood production and with community or educational uses. Guidance and regulation will remain important to ensure compatibility with landscape, local community and other considerations. There is a case however that such development may be suitable in locations where higher impact forms of development would not be allowed. Progress is desirable to enable the planning system to assess such developments more broadly in relation to sustainable development and meeting the need for affordable housing."*

We consider that the proposed development has sustainability benefits and is in line with the AONB Management Plan.

Yours sincerely

George Chancellor  
AONB Partnership Chair