

**Shropshire Hills AONB Partnership**

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Your Ref: 10/02265  
Our Ref: Gb\_12\_04672

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Dear Julie

**Application under Section 73a of the Town and Country Planning Act 1990 for erection of a 2m high boundary fence following removal of existing**

**The Bungalow, Clunbury, Craven Arms, Shropshire  
NGR SO374 803**

I have visited the site of the above development in my role as Planning and Landscape officer on behalf of the Shropshire Hills AONB. In this respect I would make the following comments on the proposal for the replacement of the SE boundary hedge of the property 'The Bungalow' with a timber and concrete post fence 2m high. The boundary feature runs along the northern side of a narrow gated lane running between 337325,280239 at its south-western extent and 337793,280809 at its north-eastern. The lane is terraced into the hillside with land rising steeply to the south-east and falling to the south-west. The lane is therefore confined by the nature of the terrain along its length. In general the lane is bounded along its eastern flank by rising land and along its west by a combination of post and wire fencing and old, generally poorly maintained, hedges. The character of the landscape and the lane within it, is very much one of an ancient terraced way.

Visually the section of the new panel and post fence, which has been erected adjacent to the property 'The Bungalow', does not fit well with the local character of the landscape and can be considered intrusive and not in keeping with the remainder of the lane boundary features. As such it has a negative effect upon the designated landscape of the Shropshire Hills, Paragraph 21 of Planning Policy Statement 7 states that *"the conservation of the natural beauty of the landscape (in AONBs) ... should be given great weight...in development control decisions in these areas."* Section 85 of the Countryside and Rights of Way Act 2000 requires planning authorities to *"have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty"*. These requirements are reflected in Policy E1 of the South Shropshire Local Plan which states that *"Development will not be permitted which would adversely affect the character or natural beauty of the Shropshire Hills Area of Outstanding Natural Beauty"*. The AONB recommends *that existing roadside hedges and fences should be maintained and/or restored where possible to retain the character of the landscape of the Shropshire Hills Area of Outstanding Natural Beauty*, (Shropshire Hills AONB Agricultural Building Design Guide 2010 pg 20).

The section of fencing which has been erected appears to have been built further into the highway than the central line of the existing hedge line by some 20 to 30cm, effectively narrowing the lane. Recent snow fall has compacted and frozen along the line of the fence in the shadow from the fence which is creating conditions which will delay any thawing. The reinstatement of a traditional hawthorn hedge would in contrast reduce such a frost pocket effect by creating a soft boundary feature. In view of the above the AONB Partnership objects to the construction of this boundary feature at this location and would recommend that the remaining existing hedge be retained and managed and that the constructed section of fencing be either removed or reduced in height with a traditional hawthorn hedge reinstated on the original boundary line. The fence to be removed as the hedge becomes established.

G Barratt  
Planning & Landscape Officer  
Shropshire Hills AONB  
On behalf of the AONB Partnership