

Grahame French
Shropshire Council
The Gateway
The Auction Yard
CRAVEN ARMS
SY7 9BW

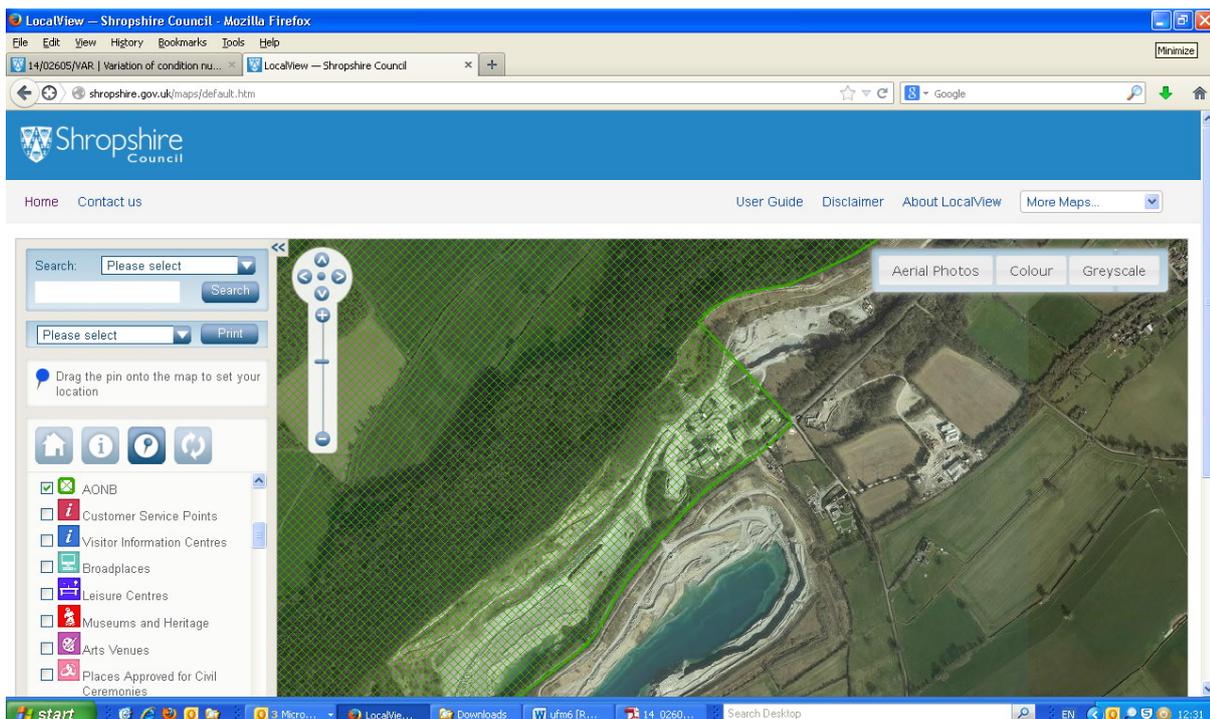
Your Ref: 14/02605/VAR
Our Ref: gc_240614_14.02605.VAR

24 June 2014

Dear Grahame

14/02605/VAR Variation of condition number 12a attached to planning application reference number: 12/03034/MAW to allow the condition to only apply to the area of the quarry outside the operational yard, therefore allowing permitted development rights inside the operational yard

The Shropshire Hills AONB Partnership objects to this application. The information provided in the Planning Statement, and therefore the premise of the application, is incorrect. The operational yard area of the application lies wholly within the Shropshire Hills AONB. It is remarkable given how many planning applications have been made for this site that this fundamental misrepresentation is still made. Given the sensitivity of the site and the continued expansion of industrial development in this location, this variation to allow permitted development rights should not be granted. The extract below from Shropshire Council's LocalView online mapping which correctly shows the AONB boundary clearly indicates that the whole of the operational yard is within the AONB. The south-western part of the yard as drawn on the application plan also lies within the Wenlock Edge SSSI, contrary to what is stated in the Planning Statement accompanying the application.



The following national and local policies applicable support the position that this application should be refused:

Para 14 of the National Planning Policy Framework on the 'golden thread' of sustainable development, **highlights AONBs through footnote 9 as an exception to a presumption in favour of development, as one of a few types of special area where "specific policies in this Framework indicate development should be restricted."**

Para 115 of the National Planning Policy Framework states that:

115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads. (emphasis added)

Shropshire Core Strategy Policy CS17: Environmental Networks states:

Development will identify, protect, enhance, expand and connect Shropshire's environmental assets, to create a multifunctional network of natural and historic resources. This will be achieved by ensuring that all development:

- *Protects and enhances the diversity, high quality and local character of Shropshire's natural, built and historic environment, and does not adversely affect the visual, ecological, heritage or recreational values and functions of these assets, their immediate surroundings or their connecting corridors. Further guidance will be provided in SPDs concerning the natural and built environment;*
- *Contributes to local distinctiveness, having regard to the quality of Shropshire's environment, including landscape, biodiversity and heritage assets, such as the Shropshire Hills AONB, the Meres and Mosses and the World Heritage Sites at Pontcysyllte Aqueduct and Canal and Ironbridge Gorge.*

Shropshire Council SAMDev Policy MD12: The Natural Environment states:

In accordance with Policies CS6, CS17 and through applying the guidance in the Natural Environment SPD, the conservation, enhancement and restoration of Shropshire's natural assets will be achieved by:

1. Ensuring that the social or economic benefits of development can be demonstrated to clearly outweigh the harm to natural assets where proposals are likely to have an unavoidable significant adverse effect, directly, indirectly or cumulatively, on any of the following:

- i. the special qualities of the Shropshire Hills AONB;*
- ii. locally designated biodiversity and geological sites;*
- iii. priority species;*
- iv. priority habitats*
- v. important woodlands, trees and hedges;*
- vi. ecological networks*
- vii. geological assets;*
- viii. visual amenity;*
- ix. landscape character and local distinctiveness. (emphasis added)*

Yours sincerely

George Chancellor
Chair