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Your Ref:

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17th June 2013

13/01632/OUT | Outline Application for the erection of one dwelling with detached garage; insertion of septic tank drainage system to include means of access | Land SW Of Pulverbatch Reservoir Pulverbatch Shrewsbury Shropshire

The AONB Partnership objects to this application for outline planning permission.

The proposed site lies within the Shropshire Hills AONB, some 190m outside and west of the village of Pulverbatch. The proposal includes the building of a new build farmhouse with garage and domestic curtilage, adding to an existing free standing farm building. No detail is provided on the proposed design or material structure of the building and it is therefore impossible to make an informed judgement on its impact upon the protected landscape of the AONB. However having visited the site I would make the following observations:

- The site lies outside of the built envelope of Pulverbatch village and therefore in an open field agricultural setting.
- It is not clear if the proposal is to be considered as 'affordable housing', however the position on affordable housing adopted in the Shropshire Hills AONB Management Plan for 2009 – 2014 is considered relevant here, in that "*housing should be of high design and environmental standards and in appropriate locations*". AONB Partnership Position 7 states that "*the standards of sensitivity to the AONB should not be compromised, and are expected to be higher than outside the AONB*", (AONB Management Plan 2009-2014, pages 33 & 34). The current proposal for outline consent provides no information upon the form of the proposed dwelling.
- The proposed site lies only 120m west of the Scheduled Ancient Monument (SAM) of Castle Pulverbatch motte and bailey castle and 100m NNW of the listed Brook Cottage (National Heritage reference 1012860).

English Heritage state in their response of 11th June 2013 that they consider the proposed development to be within the setting of the SAM and that it will have a significant negative impact upon the setting and significance of the castle. The AONB Partnership agrees fully with this assessment in relation to the SAM. Such a new complex of buildings in this green field location, clearly visible from within the castle earthworks and from the motte summit would also negatively impact upon the character of this sensitive area of landscape. Paragraph 115 of the 2012 National Planning Policy Framework states that; "*Great weight should be given to conserving landscape and scenic beauty in... Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.*"

The AONB Partnership is in agreement with EH and the County Heritage section that this proposal should be refused and an alternative site sought within the village itself..

Yours sincerely

G Barratt

Landscape and Planning Officer

on behalf of Shropshire Hills AONB Partnership