

Trystan Williams
Shropshire Council
The Gateway
The Auction Yard
Craven Arms, SY7 9BW

Direct Line: 01588 674088
Email: phil.holden@shropshire.gov.uk
Your Ref: 14/00676/FUL
Our Ref: ph_080414_14_00676 Snailbeach

8 April 2014

Dear Trystan

14/00676/FUL Erection of two dwellings, alterations to existing vehicular access and formation of private driveway, Proposed Development Land SW Of Methodist Chapel, Snailbeach

The Shropshire Hills AONB Partnership objects to this application.

We note that Snailbeach is a cluster settlement where *“development by infilling and conversions may be acceptable on suitable sites”* (SAMDev Plan). We share the view however of a number of others making comments that the scale of the five bedroomed houses proposed is not in keeping with the character of the settlement and not likely to contribute to identified local needs. We also share concerns about the suitability of the site in relation to the steepness of the access track and the likely scale of works necessary to make this usable. As such we consider the development would have an unacceptable impact on the special qualities of the AONB.

We would draw to your attention the following relevant policies which we believe support the rejection of this application:

National Planning Policy Framework para 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.

Core Strategy Policy CS5 explanation:

4.72 However, whilst this policy seeks to facilitate a wide range of beneficial rural development, the operation of this policy, in conjunction with Policy CS6 and more detailed policies in the SAMDev DPD, recognises the need to consider the scale and design of proposals, where development is most appropriately sited, environmental and other impacts. There will be a significant emphasis on achieving quality and sustainability of design, particularly locally appropriate design and use of materials. Thus, proposals which would result in isolated, sporadic, out of scale, badly designed or otherwise unacceptable development, or which may either individually or cumulatively erode the character of the countryside, will not be acceptable. Whilst these considerations will apply generally, there will be areas where development will need to pay particular regard to landscape character, biodiversity or other environmental considerations including in the Shropshire Hills Area of Outstanding Natural Beauty. (emphasis added)

Core Strategy Policy CS6: Sustainable Design and Development Principles

And ensuring that all development:

• Protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local

context and character, and those features which contribute to local character, having regard to national and local design guidance, landscape character assessments and ecological strategies where appropriate; (emphasis added)

Shropshire Council SAMDev Plan Policy MD12: The Natural Environment

Explanation para 4.115 **Great weight will also be given to conserving and enhancing the natural beauty of the Shropshire Hills AONB, having regard to the AONB Management Plan.**

Shropshire Council SAMDev Plan Policy MD13: The Historic Environment

In accordance with Policies CS6 and CS17 and through applying the guidance in the Historic Environment SPD, Shropshire's heritage assets will be conserved, sympathetically enhanced and restored by:

1. Ensuring that proposals which are likely to either directly or indirectly affect the significance of a heritage asset, including its setting, are accompanied by a Heritage Assessment.

2. Ensuring that the social or economic benefits of a development can be demonstrated to clearly outweigh any adverse effects on the significance of a heritage asset, or its setting, taking into account the degree of harm, the importance of the asset and any potential beneficial use of the asset. Where such proposals are permitted, measures to offset and record the loss of significance to the heritage asset and to advance understanding in a manner proportionate to the asset's importance and the level of impact, will be required.

Explanation para 4.133 **Heritage assets** are buildings, monuments, sites, places, areas or landscapes which have a degree of significance and heritage interest that merit consideration as part of the planning process. **The term includes all designated assets**, namely Listed Buildings, Conservation Areas, World Heritage Sites, Registered Parks and Gardens, Registered Battlefields, Scheduled Ancient Monuments, and **nationally protected landscapes such as Areas of Outstanding Natural Beauty**; (emphasis added)

Shropshire Council policy in the Shropshire Hills AONB Management Plan 2014-19:

Housing and Design of Development

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

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.

Yours sincerely

Phil Holden
Shropshire Hills AONB Partnership Manager