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Your Ref:  
Our Ref: GB\_11\_03047\_DH, Ludlow

15th August 2011

**Planning application 11/03047/ Erection of General Purpose & Livestock Building at Plough Farm, Corfton, Craven Arms.**

**Dear Trystan**

Thank you for your consultation on the above application. In general the AONB Partnership is supportive of farm diversification and to the increase the local supply of meat from grazing animals. Where this is compatible with the AONB designation, Shropshire Hills AONB Management Plan 2009-2014, pg. 30 Farming objective 3 and 31 Position 4. However **The Shropshire Hills AONB Partnership objects to this application . The visual and landscape impacts have not been adequately assessed in relation to the Area of Outstanding Beauty designation and it is the view of the AONB Partnership that the development will, by adding to the existing substantial buildings, have a significant negative impact on landscape character.**

Policy Background

Shropshire Council's Policy 4 in the 2009-2014 Shropshire Hills AONB Management Plan states that *"Farm diversification enterprises need to be in harmony with environment and protecting this resource, which also provides an important economic asset for the future."*

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 saved Policy E1 of the South Shropshire District 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"*.

Landscape and Visual Impact Assessment

The Design and Access statement is limited to a single A4 side of paper, there is no attempt to quantify the visual and landscape impact of the proposed building, no consideration of the potential local environmental impact and inadequate detail of the proposed management of any waste products generated by the stock when concentrated at the site. The application form states that surplus water will be disposed of by soakaways. There is an inadequate level of detail in respect to this proposed management, details to BRE Digest 365 specifications are required to be submitted for approval.

The Design Statement is cursory and in no way assesses the potential impacts of the proposed development on this nationally protected landscape. .

Yours sincerely

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

The Shropshire Hills AONB Partnership is hosted by Shropshire Council and funded also by Defra, Telford & Wrekin Council and project funders.

