

Grahame French
Development Management
Shropshire Council
Shirehall
Shrewsbury
SY2 6ND

Your Ref: 14/04374/OUT
Our Ref: gc_180815_NHF 14_04374_OUT

18 August 2015

Dear Mr French

14/04374/OUT Outline application for erection of 85 dwellings and use of land for the siting of 16 holiday units, Proposed Development Land North and East of Cwms Lane, Church Stretton

We refer to the further consultation on additional documents submitted by the developer. The additional information provided is very limited and does not significantly change this unacceptable proposal. We are unclear why this justifies a new consultation, and would stress that if there is a more limited response to the new consultation, this should under no circumstances be taken to infer that the many people who have previously objected to the application are now happy with it.

We note that matters concerning access from the A49 have not yet been approved by the Highways Agency. We are concerned that some of the content of the Amendments/Additions document adds little to the proper content of a Design and Access or Planning Statement. We disagree with the opinions put forward about the Council's SAMDev Plan, and maintain that the continued progress of this Plan to full adoption without the New House Farm site allocated strengthens the policy case against the application. We feel that comments made about the town mayor illustrate a lack of sensitivity to public opinion and to the legitimate concerns that very many community members clearly have about the proposed development. The applicant's own information acknowledges an impact on Caer Caradoc, and they have sought, unsuccessfully, to address this through the proposal of single storey buildings in the area nearest to the hill.

With regard to potential works on the Cwms Lane holloway, we understand that no agreements have been reached with Shropshire Council's Outdoor Partnerships team. The statement that the field edge path alongside this is "difficult to use even in the summer months" is very inaccurate. This path is in reasonable condition and well used, and the views from it are excellent and would be blighted by this development. Potential improvements to make the holloway easier to use by walkers, cyclists and horse riders neither support the case for the development, nor compensate for the significant loss of amenity through the effect of the development on the parallel field edge path. The proposals outlined for the Archery Club do not seem to be material, since these would need to be the subject of a different application.

The assertion that the site has low landscape sensitivity is incorrect, as is the conclusion that the development has no significant adverse effect on the AONB, and neither is borne out by the evidence available. The Shropshire Hills AONB Partnership wishes to re-state its strong objection to this application.

Yours sincerely

George Chancellor
Chair