

Julie Preston
Shropshire Council
Stone House
Corve Street
LUDLOW
SY8 1DG

15th Jan 2013

Dear Julie

12/05050/OUT | Outline application for the erection of a dwelling and tourism business | Skelton Bank Farm Clun Craven Arms Shropshire SY7 8NH

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

The proposed site is a green field location in a sensitive area of the Shropshire Hills AONB. 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 proposal includes the building of a permanent dwelling on the site of the original Skeltern Farm house which was demolished in 1979, some 34 years ago. Nothing now remains of the house other than the earthen building platform, so in effect a dwelling at this location must be regarded as a new build. No detail is provided on the proposed nature of the building and it is therefore impossible to make an informed judgement how the development would impact upon the protected landscape of the AONB. However having visited the site I would make the following observations:

- The site itself is an exposed hilltop location in a tranquil and remote part of the AONB and would be very visible in an otherwise open landscape, as such it would clearly carry some negative impact.
- 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.

With regard to the proposed 4 holiday let yurts, the AONB Policy 10 states that "The siting, design and specifications of new developments for tourism and recreation should be to high standards of environmental sensitivity and sustainability." Small developments of up to four units are usually acceptable but it is important that such developments are seen as sustainable and desirable that they are incorporated within the proximity of an existing settlement.

G Barratt
Landscape and Planning Officer on behalf of
Shropshire Hills AONB Partnership.