

Grahame French
Shropshire Council
The Gateway
The Auction Yard
CRAVEN ARMS
SY7 9BW

Your Ref: 15/01277/OUT
Our Ref: ph_020615_15_01277 Springbank

2 June 2015

Dear Grahame

15/01277/OUT Outline application (access for approval) for the formation of commercial units with Business (B1) and Office use; formation of parking areas and service roads, Proposed Development Land to the East of Shrewsbury Road, Church Stretton, Shropshire

The Shropshire Hills AONB Partnership objects to this application.

We do not believe the design and quality of the proposed development meets the requirements set out in the Council's SAMDev pre-submission Plan:

The AONB designation means that the highest and most sensitive design standards will be sought for all forms of new development in Church Stretton to minimise any adverse effects on landscape character and visual amenity in line with Policies CS6, MD2, MD12 and MD13.

We are aware that the principle of employment development on this site is being determined through the SAMDev process, and consistent with our earlier consultation responses, we believe that some employment development on this site is preferable to that at New House Farm east of the A49. However, the detailed proposals need to meet the necessary design standards and environmental conditions, which the current application does not do. Although only an outline application, the indicative styles for the buildings and access road are not in keeping with the rural location.

We note that the Inspector's current proposed modifications to the SAMDev Plan include reference to flood risk at this site, amending the development guidelines to read:

ELR078- "...The design and layout of development will need to satisfactorily address topographical, drainage and flood risk issues to be investigated through a specific Flood Risk Assessment to determine the developable area of the site.

It would not appear that the application has adequately taken these matters into account.

Due to the sensitivity of the site, we would recommend this application be withdrawn and that a full planning application covering detailed aspects of design, etc, be developed in consultation with local stakeholders.

The following policies, amongst others, are highly pertinent to this application:

Shropshire Core Strategy Policy CS17: Environmental Networks states:

Development will identify, protect, enhance, expand and connect Shropshire's environmental assets, to create a multifunctional network of natural and historic resources. This will be achieved by ensuring that all development:

- Protects and enhances the diversity, high quality and local character of Shropshire's natural, built and historic environment, and does not adversely affect the visual, ecological, heritage or recreational values and functions of these assets, their immediate surroundings or their connecting corridors. Further guidance will be provided in SPDs concerning the natural and built environment;*
- Contributes to local distinctiveness, having regard to the quality of Shropshire's environment, including landscape, biodiversity and heritage assets, such as the Shropshire Hills AONB, the Meres and Mosses and the World Heritage Sites at Pontcysyllte Aqueduct and Canal and Ironbridge Gorge.*

Shropshire Council SAMDev Policy MD12: The Natural Environment states:

In accordance with Policies CS6, CS17 and through applying the guidance in the Natural Environment SPD, the conservation, enhancement and restoration of Shropshire's natural assets will be achieved by:

1. Ensuring that the social or economic benefits of development can be demonstrated to clearly outweigh the harm to natural assets where proposals are likely to have an unavoidable significant adverse effect, directly, indirectly or cumulatively, on any of the following:

- i. the special qualities of the Shropshire Hills AONB;*
- ii. locally designated biodiversity and geological sites;*
- iii. priority species;*
- iv. priority habitats*
- v. important woodlands, trees and hedges;*
- vi. ecological networks*
- vii. geological assets;*
- viii. visual amenity;*
- ix. landscape character and local distinctiveness.*

Yours sincerely

Phil Holden
AONB Partnership Manager