

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

Your Ref: 13/03440/OUT
Our Ref: gc_221113_13.03440.OUT

22 November 2013

Dear Julie

13/03440/OUT Outline application (access for approval) for residential development to include new vehicular access, Land North of Turnpike Meadow, High Street, Clun

Due to resource constraints the Shropshire Hills AONB Partnership did not make consideration of, or comments on, the proposed allocation of this site for housing. We recognise that, subject to final formal approval of the SAMDev Plan, the principle of development at this site has been established, and we therefore do not comment now on the desirability or otherwise of the site for housing in principle. We do however have concerns about the current application.

The application provides fewer affordable houses than the 13% minimum now required (4.9 should surely be rounded to 5 rather than 4). The applicant is also transparently pushing forward the outline planning permission to avoid having to make a greater affordable housing allocation in the future. We are in addition concerned that while the outline application is for only 38 houses, the housing numbers may be raised at detailed planning permission stage.

Freshwater pearl mussels as found in the River Clun Special Area of Conservation (SAC) are a Red List species and are considered by the International Union for Conservation of Nature (IUCN) to be Critically Endangered. Urban development is associated with reduced water and habitat quality in freshwater pearl mussel rivers, which are a species requiring near natural conditions. If development is permitted without mitigation measures there are likely to be elevations in BOD (Biological Oxygen Demand) and phosphate levels, which can lead to loss of juvenile mussel habitat and would further contribute to the unfavourable status of the Clun SAC. Prohibitions under Article 12 of the Habitats Directive preclude "*deterioration or destruction of a breeding site or resting place of such an animal*". Therefore any wastewater discharges must reach the River Clun below the reference levels specified in the River Clun Nutrient Management Plan (currently in draft). Furthermore, the River Clun is subject to an unnatural flow regime. The proximity of the proposed development to the highway drainage system and ultimately the River Clun increases potential for elevated runoff. Therefore any development should seek to reduce this impact by implementation of Sustainable Urban Drainage Scheme (SUDS). In summary, the potential for impacts on the very sensitive environment of the River Clun are significant, and we note Natural England's position and that of the Council's Ecology section regarding this, and that the requirements of the Habitats Regulations Assessment have not been met. **On the basis of these factors we feel that we have no option but to object to this application at this time.** If planning permission is granted at this site there should be a planning gain contribution to riparian and catchment management measures.

Yours sincerely

George Chancellor
Chair