

Dyanne Humphreys
Shropshire Council
Stone House
Corve Street
LUDLOW
SY8 1DG

Direct Line: 01588 674088
Email: phil.holden@shropshire.gov.uk
Your Ref: 13/03799/VAR
Our Ref:

29 October 2013

Dear Dyanne

13/03799/VAR Variation of Condition No. 5 (no. of touring pitches) pursuant to Permission 12/02363/FUL (extension of touring park) to allow a more flexible use of touring pitches, Land South of Three Horseshoes Inn, Wheathill, Shropshire

The Shropshire Hills AONB Partnership objects to this application.

Condition 5 of the 2012 permission to extend the park was put in place to protect the AONB:

5. The use of the application site as a touring caravan and camping site shall extend to 15 touring caravan pitches and 10 tent pitches only. Not more than 15 touring caravan pitches shall be occupied at any one time and these shall be used by touring vans, camper vans and motor homes only. Reason: To minimise the visual impact of the development on the landscape of the Shropshire Hills Area of Outstanding Natural Beauty (and in accordance with Policies CS6 and CS17 of the Shropshire Core Strategy).

To vary this will, by definition of the earlier decision, create an unacceptable impact on the AONB.

The AONB Partnership has concerns about the incremental nature of development on this site, which is becoming intrusive and out of keeping with the character of the area. The heavily landscaped site retains little rural or historic character, and the stone surfacing of the tent pitches suggests that there was little intention to make these attractive and viable, with a view to further expansion into caravans. Proposals for more caravans at this site should be refused.

Policy 10 of the AONB Management Plan approved by Shropshire Council states:

The siting, design and specification of new developments for tourism and recreation should be to high standards of environmental sensitivity and sustainability. The following guidelines are recommended:

- *Single developments of more than around ten accommodation units are less likely to be supported in small settlements and open countryside.*
- *Large parks of static caravans, cabins or chalets are likely to be intrusive. Smaller sites with good landscaping are preferable, and facilities for touring caravans and camping generally have a low impact as there are fewer permanent structures.*
- *Built facilities for recreation should only be allowed where their location and the activities they support are compatible with the special qualities of the AONB.*

Yours sincerely

Phil Holden
AONB Partnership Manager