Shropshire Council

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Planning Policy & Strategy Team

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# **Local Plan Review – Preferred Sites Consultation**

Snatchfield Farm, Snatchers Lane, Church Stretton (CST021)

Date:

To whom it may concern

As a resident of Church Stretton, I am shocked and deeply concerned about the move to once again consider Snatchfield as a preferred site for housing development.

I strongly object to any development of Snatchfield. Church Stretton is a small town and walkers are encouraged to visit and stay here. In addition, HF Holidays brings a steady stream of walkers to the town, many arriving by train (Church Stretton station signage states “Walkers are welcome”. Along with other footpaths, the Jack Mytton Way leading through Snatchfield  is very popular with local and non-local walkers. To build upon this beautiful ancient, green tongue of land, would be destroying the very thing that people visit Church Stretton for and live here because of.

Secondly, Snatchfield  is a greenfield site in the Area of Outstanding Natural Beauty and this should be reason enough never to consider building of any sort here, but rather to preserve this site for people now and for future generations. There is a real danger that we will be destroying the unique special place that is Church Stretton. Surely we need to consider all Brownfield sites before Greenfield sites and according to the National policy not build on AONB land, but protect and enhance it.

Thirdly, the access for vehicles via Watling Street South, Clive Avenue, Ragleth Road and Chelmick Drive is narrow and dangerous as it is. To increase traffic would be unthinkable on this hill. There is barely enough space for two cars to pass and pedestrians are at risk right now. In addition the small roads will become busy and noisy, with traffic building up at the Sandford Avenue Junction at the A49.

My 4th point is that, as a regular walker on the Jack Mytton Way and other footpaths in the Church Stretton area, the Snatchfield site can be seen from many other viewpoints: examples are the Shropshire Way up to Ragleth Hill, Plocks Coppice, Hope Bowdler hill, lower slopes of Caer Caradoc, the footpath from Carding Mill Valley up to the golf course and the Devil's Mouth car park on the Burway Road. Any development would degrade the beauty of Church Stretton and this is irreversible.

Lastly, the Snatchfield site is very wet, boggy ground and a watercourse runs through it fiercely. It is often  so wet that it is tantamount to walking through a lake. Climate change and global warming seems certain to add to this problem. Flood risk to properties further down in the town and to the road system is a real threat. Water coming down from the hills will eventually threaten on a regular basis - it has caused problems of this kind within the last year.

To sum up, in my view this site should be deleted from the local plan review and all future planning. Its beauty and environmental biodiversity should be protected and enhanced thus adding to the visual appeal for residents and tourists alike.

Yours faithfully