Shropshire Council

*My Address*

Planning Policy &Strategy Team,

Shirehall

Abbey Foregate

Shrewsbury

SY2 6ND

 Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Dear Sirs,

Shropshire Local Plan Review: Consultation on Preferred Sites November 2018

Church Stretton Place Plan December 2018

This letter is to object in the strongest possible terms to the proposal to include the **Snatchfields** site (CST021) as a Preferred Site for Development. The reasons for this objection are as follows :-

In 2015, the **Planning Inspector** examined SAMDev to check that it “provided an appropriate basis for the planning of the County”. She concluded it did fulfill this purpose subject to a number of modifications. One of these was “**Delete any preference for development of greenfield land to the east of the A49”.**

In 2012, **Shropshire Council** removed Snatchfields from SAMDev after a huge groundswell of opinion from the residents of the town. The reasons included,

* wrong location (too far from town facilities, shops, school, etc.);
* flood risk (surface water run off from Snatchfields would increase flood risk to properties lower down) ;
* vehicle access route would be long and difficult (via Clive Ave, Ragleth Rd & Chelmick Drive);
* ongoing noise nuisance (the amphitheatre lay of the land is such that noise travels easily across Snatchfields to existing properties, especially those at higher levels.

In earlier Planning Decisions relating to Snatchfields :-

* The **Planning Inspector** examined an appeal lodged by a developer after Shropshire Council refused his application to build 22 bungalows . His findings were overwhelmingly against any development on the site.
* **Church Stretton Town Council** wrote to South Shropshire Council saying they were worried about **surface water problems** on Snatchfields and the resultant effect on flooding lower down in the town.
* **Shropshire Council** commissioned an investigation of Landscape Sensitivity in the area. The findings were entered in SAMDev and included **“Snatchfields has a very limited capacity for housing”.**

**All of the above concerns are still very relevant today and must not be ignored !**

If development is allowed on **Snatchfields** it could be the start of Church Stretton becoming another urban sprawland consequently destroying the unique features which attract so many visitors to the town. The town is the centre of the **Shropshire Hills Area of Outstanding Natural Beauty (AONB).** As such, its landscape and natural beauty must be protected and its housing policy adopted in accordance with the National Planning Policy Framework in the same tightly controlled manner as if it was a National Park.

**Additional Comments**

Yours Faithfully,