

# Information re: SNATCHFIELD FARM (CST021)

## (Local Plan Review -2020)



### POLICY CONFLICT

**This site's inclusion is not consistent with & conflicts with:**

#### National Planning Policy Framework

Para 172: "Planning permission should be refused for major development other than in exceptional circumstances"

"If the Network crosses or lies adjacent to the development site the network must be protected"

#### Shropshire Council Natural Environment Guidance Note 11

#### Shropshire Council Core Strategy

Strategic Objective 4 "ensuring that development proposals are appropriate in their scale and nature with the character and quality of their location".

"some forms of development which may be appropriate elsewhere should be controlled in the AONB". "There are too many examples of where the balance has not favoured the AONB landscape"

#### Shropshire Hills AONB Management Plan

#### Countryside and Rights of Way Act, 2000

Section 82 "the primary purpose of designation of an AONB is to conserve and enhance natural beauty."

Local planning authorities need to determine whether there are any environmental designations or policy constraints which prevent them from meeting housing need. These include **Ancient Woodland**, and **Areas of Outstanding Natural Beauty**

**Government guidance from publication "Planning for the right homes in the right places", 2017**

### ROAD SAFETY & ACCESS



#### Shropshire Council Strategic Developing Highways Manager, 2014

"Clive Avenue has always been the subject of road safety concern. Particularly, in respect to **vehicular and pedestrian conflict**".).

"I cannot support this site for future allocation"

Vehicle and Pedestrian/Cyclist movements at Clive Avenue up to 4 times higher now (Community Conducted Surveys, 2019) than those in the corresponding survey commissioned by the Site Promoter in 2012. Pedestrians/Cyclist movements at Clive Avenue are up to 10 times higher

#### Community Conducted Traffic Surveys, 2019

### ENVIRONMENT & LANDSCAPE



The Snatchfield site is a wildlife corridor promoting biodiversity. It contains notable habitats, with evidence of badgers, foraging bats, birds of prey, deer and nesting birds, including Swifts, Swallows, Red Kites and, in the surrounding woodland, Cuckoos. It also lies within the buffer zone of two Ancient Woodlands (and only 30m from one of these assets).

Objective 11 "Ensure that the character, quality and diversity of Shropshire's built, natural and historic environment is protected, enhanced and, where possible, restored, in a way that respects landscape character and contributes to wider environmental networks"

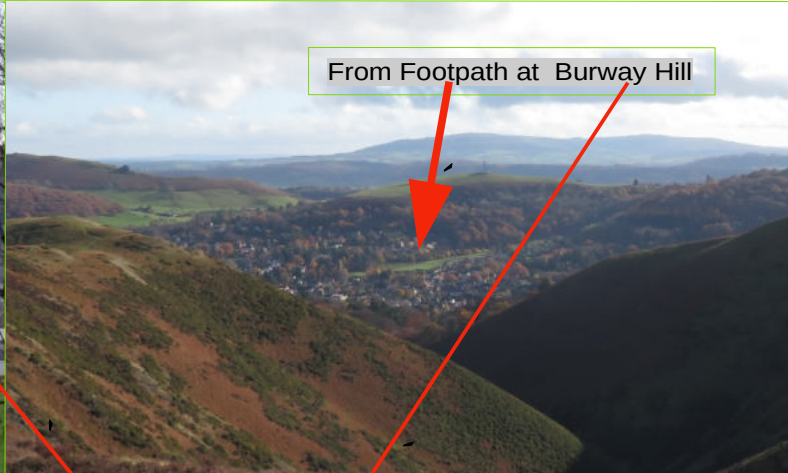
#### Shropshire Council Core Strategy

CS5 "There will be areas where development will need to pay particular regard to landscape character, biodiversity or other environmental considerations including in the Shropshire Hills Area of Outstanding Natural Beauty"

#### Shropshire Council Core Strategy



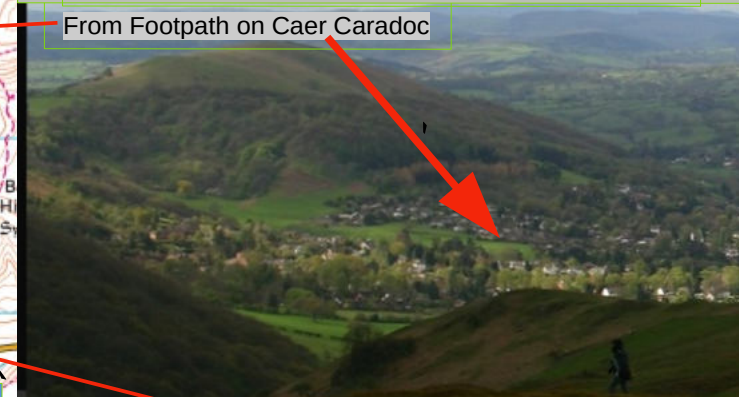
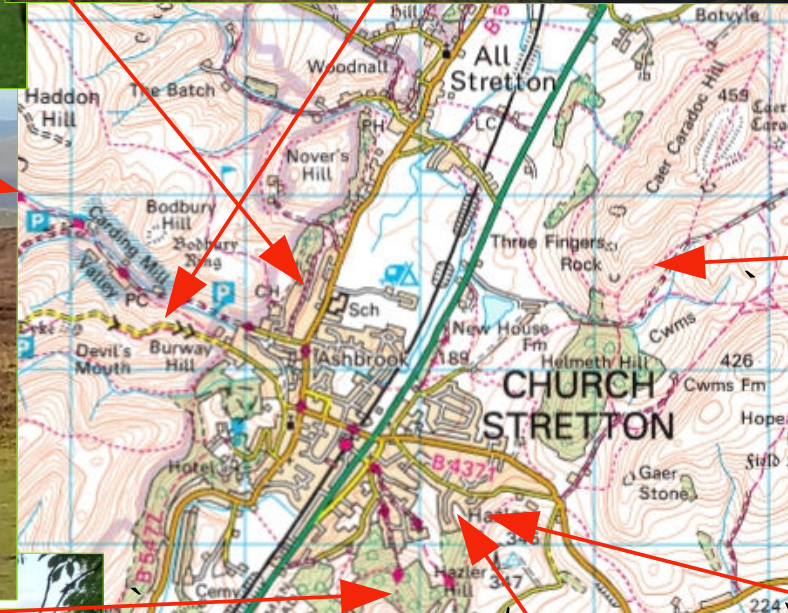
From Footpath at Madeira Walk



From Footpath at Burway Hill



From Footpath at Motts Rd



From Footpath on Caer Caradoc



From Shropshire Way at Gough's Coppice



From Footpath at Plock's Coppice



From footpath at Hazler Hill

# Snatchfield Farm

Site CST021 is the last remaining unimproved mediaeval meadow in Church Stretton. It is an unspoilt area of AONB open countryside that sweeps down from Ragleth Hill to meet the town's boundary. This is a valued landscape and it is visible from many of the area's iconic hills and footpaths. The Jack Mytton Way long-distance bridleway runs through the middle of the entire site

## PREVIOUS PLANNING HISTORY

South Shropshire  
District Council

- 13th Mar. 1974 (App. 74/669) **Residential development**
- 13th Dec. 1984 (App. 84/645) **Erection of farmhouse**
- 7th Oct. 1985 (App. 85/510) **Erection of dwellings**
- 17th July 1986 (App. 86/442/0) **Erection of 7 bungalows**
- 4th Sept. 1986 App. (86/555/0) **Erection of dwellings**
- 4th Sept. 1986 (App. 86/556/0) **For use as caravan site**
- 23rd Dec. 1986 (App. 87/2/0) **Erection of dwellings**
- 7th Dec. 1987 (App. 87/943/0) **Erection of dwellings**



**27th June 1986 HM Planning Inspector  
(appeal by landowner 85/510)**

"development would lead to a significant change in the balance between housing and open space resulting in an extensive suburban area out of keeping with the hilly rural setting of the village"

"Development would be detrimental to the landscape quality of the Area of Outstanding Beauty"

"Development of the appeal site would spoil this part of the setting of Church Stretton"(and) "dominate and spoil the appearance of the very attractive valley"

Shropshire Council

**SAMdev (Local Plan) 2012-2015:**

Snatchfield is named as preferred site

**Site assessment of Snatchfield for SAMdev**

"The impact on the local highway network is significant and the allocation of the site for housing does not have community support"

"The main concerns were; loss of green space; the impact on the AONB; insufficient existing infrastructure; loss of footpaths and negative impact on tourism"

**2015 HM Planning Inspector's Report  
on the Examination into SAMdev Plan**

"delete any preference for development of greenfield land to the east of the A49 in Church Stretton"



## THE COMMUNITY VIEW

Household survey: of 875 households in The Strettons (January 2020)

**Analysis reveals AONB, landscape & countryside a top priority for all ages.**

"By far the most response related to the AONB and surrounding countryside. This was mentioned 322 times, 41% of all the comments made."

"Many comments made reference to needing to protect the landscape of the hills on both side of the valley"

"Preserve the character and appearance of the town. Also mentioned was the importance of preserving the trees and green spaces"

Church Stretton Town Council

"The site forms a habitat corridor for a diverse selection of wildlife including bats badgers and nesting birds"

"site suffers from drainage issues, any development on this site would exacerbate the problem of run-off which would increase flood risk elsewhere"

"sites on the hillsides are not favoured for development as water roll-off finds its way to the valley floor"

"Access is a major issue on this site. The surrounding roads could not cope"

Shropshire Hills AONB Partnership

"it is important that the sensitivities of Church Stretton's location within the AONB are fully considered in decisions "

"Shropshire Council's poor past record on protecting the AONB from major development has been highlighted in a national report"

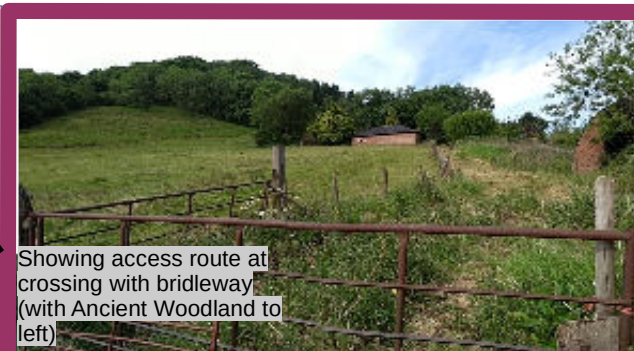


On Chelmick Dr.



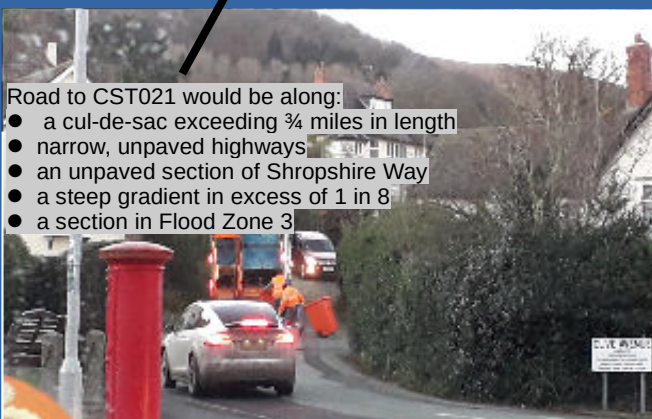
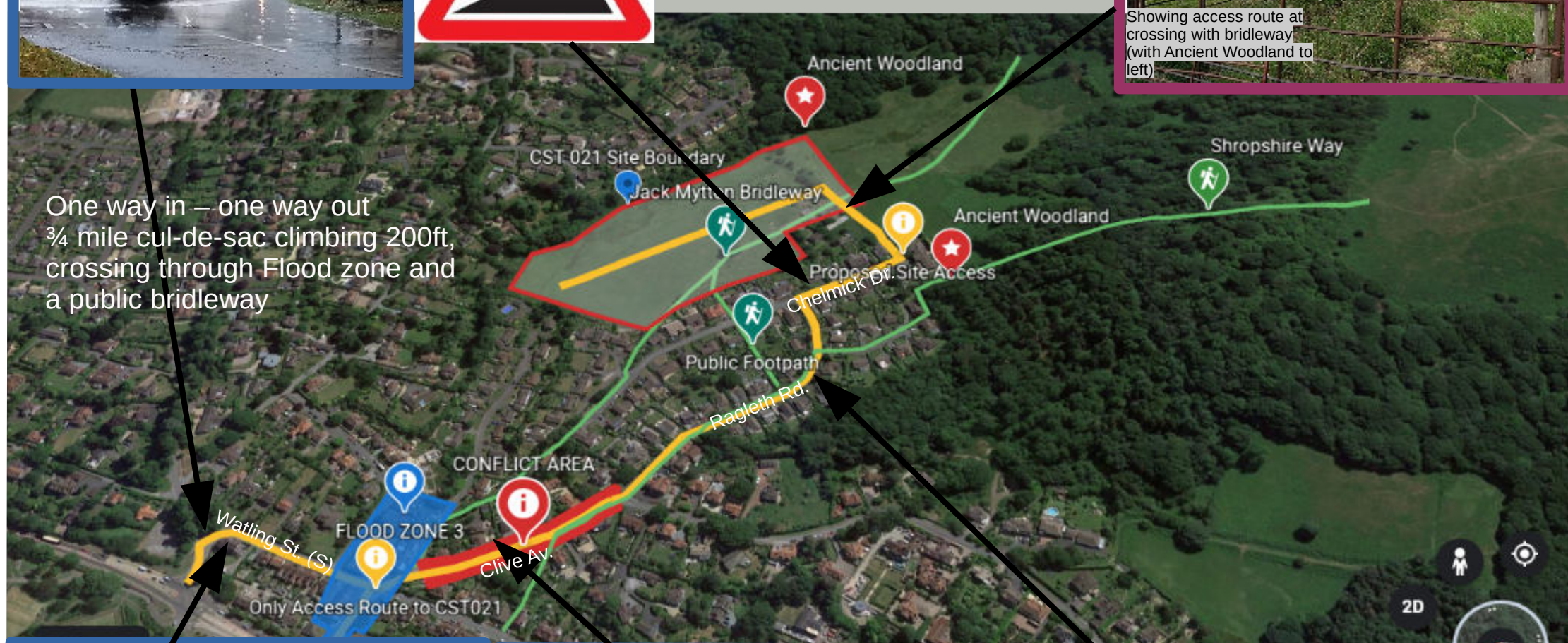
# Location Map

Showing access hazards, public footpaths and proximity to protected environmental assets



Showing access route at crossing with bridleway (with Ancient Woodland to left)

One way in – one way out  
¾ mile cul-de-sac climbing 200ft,  
crossing through Flood zone and  
a public bridleway



- Road to CST021 would be along:
- a cul-de-sac exceeding ¾ miles in length
  - narrow, unpaved highways
  - an unpaved section of Shropshire Way
  - a steep gradient in excess of 1 in 8
  - a section in Flood Zone 3



Schoolchildren walking home up Clive Avenue  
on only route into CST021



A hillside spring regularly break the surface on Ragleth Rd causing  
multiple sink-holes. Dangerous in winter