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Our ref: 24/00965/OUT 160424

Jacob Collett
Shropshire Council

16th April 2024

Dear Jacob

24/00965/OUT Montgomery Waters Limited Factory And Premises Shrewsbury Road Church Stretton Shropshire SY6 6HD, Outline application (all matters reserved) for the erection of warehouse building and new lorry park

The Shropshire Hills National Landscape Partnership objects to this application. The site lies outside the Church Stretton development boundary and directly adjacent to the Conservation Area with capacity to detract from the character and amenity of this. There is no consideration in the Planning Statement of the Shropshire Hills National Landscape (Area of Outstanding Natural Beauty) or policies related to this, which give the designated area strong protection. Recent provisions of the Levelling Up and Regeneration Act place a duty on relevant authorities to further the purpose of conserving and enhancing the natural beauty of the National Landscape. There is not enough information from which to gain a genuine indication of the extent, scale and impacts of the proposed development and it is not therefore appropriate to grant an outline permission with all matters reserved.

Whilst arguably the factory unit extension would be mostly hidden visually from some directions, the area behind the water works is woodland of significant value to the character of the area. The increased scale of development would alter the character of this area, and this will be apparent from the public footpath which runs directly through the development site west of the road. We recommend that a detailed arboriculture assessment and appropriate mitigation are sought from the applicant.

The proposed lorry park on green fields east of the road is of significant concern and would be in full open view from many aspects. This would become a brownfield site and at risk from further development in the future. It is difficult to see an effective form of landscaping and mitigation and we recommend this land is not developed. Should the development go ahead however, we recommend seeking and securing more robust and in-depth landscape mitigation and protecting this with a Tree Preservation Order. This would be in keeping with the council's sustainable development, biodiversity net gain and natural environment policies.

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The Planning statement section at section 3.2 mentions flood risk but does not address the hydrology of the area or its sensitivity to disturbance and pollution. A previous application to the south on the Church Stretton School fields was withdrawn after much discussion, including an objection from the waterworks owner regarding potential impacts on the water extraction area which is very close to the proposed lorry park. The watercourse that passes down Cwmdale and through the development site is culverted under the existing carpark and building. Its treatment and the effects of the development upon it and the water table in the surrounding area ought to be given appropriate consideration before an outline application is granted consent.

Yours sincerely

Phil Holden

Phil Holden
Manager, Shropshire Hills National Landscape Team
On behalf of Shropshire Hills National Landscape Partnership