

SHROPSHIRE LOCAL PLAN EXAMINATION

Stage 1 Hearing Statement

Representor unique Part A Ref *	A0473
Matter	2
Relevant questions nos	2
<p>Shropshire Council have paid no heed to local concerns in regards of their preferred site submitted throughout the consultation process. In particular that development to the south of the village accessed off the A49 is not the preferred site locally. Alternative sites to the east and west of the village with established access already in place, that do not experience similar levels of flooding allow for more sympathetic, practical and planned growth of the village. The main objections put forward were: 1. Development 'to the south' of the village and outside of the current development boundary. 2. Significant historical Flooding Risk. 3. Access to the A49.</p> <p>1. Development to the South of the village The proposed site was subject to a planning application in 2014 which was refused by SC. A subsequent appeal to the Planning Inspectorate in 2015 led to that appeal being dismissed on a number of well documented policy grounds. The Inspectors report stated that in her view "the site reads clearly in the street scene as the beginning of the countryside beyond the southern perimeter of Hadnall village" and that "the development would inevitably and irrevocably change the character and appearance of the countryside, simply by extending the spread of built development" She went on to say that "this in itself would be harmful to the rural sense of place". The PC shares these documented views and believe that some three years on they remain equally valid. The Inspector went on to say that "the site and its immediate environment perform a transitional function between village and countryside, moving southward from the compact, domestic environment of Wedgefield Close and Old Farm Lane to a more rural landscape with little built form and an abundance of open fields interspersed with copses of trees and native hedgerows". Non-fulfilment of this role weighed heavily on that assessment and against the proposal. "In common with many settlements, Hadnall's highest density is at its centre, with building coverage dropping off as one heads towards the open countryside". In addition the inspector had reservations about the visual impact of the proposed access arrangements. Existing views on entering and leaving the village along the A49 Shrewsbury Road, are dominated by hedging and grassed verges, giving the road a very rural character. "Even if mitigation could be sought at reserved matters stage through the submission of a landscaping scheme, the gap created for the new road and the associated visibility splays and footpath would disrupt the continuity of the hedgerow, reducing its contribution to the rural character and appearance on this approach to the village". The development proposed was then and still is outside the defined settlement boundary for Hadnall and she concluded Office Use Only Part A Reference: Part B Reference: would...." have a significant adverse effect on the open landscape character of the area and its intrinsic rural character".</p> <p>2. Significant historical Flooding Risk The PC wish to highlight the concerns of local residents in regard to flooding across this site. Concerns and photographic evidence is</p>	

well documented in comments submitted during the previous submission 14/04559/OUT during 2014. Whilst SC's planning officers reports 'suggests' that drainage details, plan and calculations could be conditioned and submitted for approval at the reserved matters stage if outline planning permission were to be granted but that as the scheme is greater than 1 hectare, a Flood Risk Assessment (FRA) would need to be produced.

3. Access to the A49 The site access is onto the A49 and the PC notes the proposal to extend the 30mph further to the South. There are still grave concerns about the speed and volume of traffic passing through the village. The previous planning decision report for this site made reference to traffic surveys and accident data. The PC would welcome updated analysis of both these factors as there have been at least two serious accidents in recent months on this stretch of the A49 and the volume and speed of traffic remains a real concern to residents. The PC believe that this is not the most appropriate site for sympathetic, practical and planned growth of our village. Again we point to SC Planning Officers report from 2014 stating "The village shop and post office are some distance away from the development and the village hall even further. Walking or cycling along a narrow pavement on A49 is very daunting and likely the residents would resort to motorised vehicular traffic to use local amenities, church, village hall, shop rather than on foot or bicycle". The PC supports this comment and believes it remains valid.

*Your unique reference can be found in the Schedule of Respondents (Schedule 3 of document SD014.01) at:

<https://shropshire.gov.uk/planning-policy/local-planning/local-plan-review/draft-shropshire-local-plan-2016-2038-examination/examination-library/earlier-regulation-18-plan-making-stages-of-consultation/regulation-19-pre-submission-draft-of-the-shropshire-local-plan-consultation/>