

Long Lane Farmhouse Marchamley SY4 5LB

Dear Councillors,

Planning Application 14/05739/FUL Long Lane Farm

I do hope you will allow a moment of your time to read my submission in support of my planning application that is being presented to you tomorrow. Unfortunately, I shall be away and unable to attend both the site meeting and the committee meeting. I have pegged out the site with orange string and do hope this will assist.

The officer's recommendation for my proposal is for refusal, based on sustainability.

- ❖ The application has the support of the Parish Council, the Local Member and there are two letters of support from local residents.
- ❖ The application has raised no objection from consultees or third parties.

My application is presented to the Committee Members because the Parish Council and my Local Ward Member consider the development would not have an adverse impact on the settlement and that the three tests of economic, social and environment impact can be met. The officer report acknowledges the application ticks boxes for economic and social considerations and considers the proposal would not result in adverse ecological or environmental implications.

The officer report acknowledges that sustainable sites for housing should be supported in line with requirements contained within the NPPF and that the 5 year housing supply is a minimum requirement and notes at 6.2.5 the "proposal will provide a single dwelling which will help meet the housing shortage in Shropshire".

In the report for the proposed development at Drayton Road, Hodnet which is on the same agenda, the officer states at para 6.1.6:

"In this period between examination and adoption sustainable sites for housing where any adverse impacts do not significantly and demonstrably outweigh the benefits of the development, will still have a strong presumption in favour of permission under the NPPF, as the 5 year housing supply is a minimum requirement and the NPPF aim of significantly boosting housing supply remains a material consideration. Officers consider that it would be difficult to defend a refusal for a site which is considered to constitute sustainable development unless the adverse impacts of granting consent would significantly and demonstrably outweigh the benefits."

The recommendation for refusal for the proposed dwelling at Long Lane Farmhouse states that (inter alia) the development would lead to sporadic and unsustainable development and would put a reliance on the motor car to access day to day local services

The refusal implies that the site is detached from the settlement, however it is in fact a mere 100 metres from the edge of the settlement boundary for Marchamley which is defined as a 'cluster' in the emerging SAMDev and is situated 1.5 miles from Hodnet which is identified as a Community Hub; both of which form part of the Market Drayton Community Cluster.

It takes just 2 minutes to walk down Long Lane to reach the village which is considered, in policy terms, capable of accommodating further residential development and consequently must be deemed a sustainable location. In reality there is little difference if you live in the middle or on the edge of the village for accessing services and facilities.

The officer report makes reference to the fact that the lane has no footpath. The lane, like many rural roads in the county does not benefit from a footpath and like many similar roads is safely used on a daily basis by pedestrians, cyclists and horse riders alongside motor vehicles.

The site is not in an isolated position where there is a strong presumption against development; it is on the fringe of the settlement and would provide an appropriately designed and highly sustainable self-build property from Border Oak, an award winning company for both design and sustainability. Full sustainability credentials of the build accompany the application to confirm its low carbon status.

Shropshire is an extremely rural county and consequently most housing within the county is located quite a distance from most services and facilities. Many of the large villages support neither a shop and/or post office and most do not have provision for education facilities or places of employment. Public transport is poor in the county and the vast majority of its population have to rely on the private car for access to employment, education, entertainment and services.

There would be no visual harm or impact on residential amenity. The dwelling would be sited within the residential curtilage of the host property in place of the existing barn, which would be demolished. The new build would provide a smaller residence and would enable me to pass Long Lane Farmhouse (where I have lived for the past 40 years and where I have brought up 3 children) to my son and his young family who will return to live in and support this rural settlement. The new house would be appropriately designed and would enable us to formerly work from home thereby cutting the long commute and thus reducing our reliance on the private car.

Sustainable sites for housing, where any adverse impacts do not significantly and demonstrably outweigh the benefits of the development will still have a strong presumption in favour of permission under the NPPF and the Planning Practice Guide published on 6th March 2014. These policy documents state that all settlements should be considered which can play a role in delivering sustainable development in rural areas.

The Parish Plan prioritises the development of small houses in the area and measures which support small businesses, and this development is in accordance with both local imperatives. It is hoped that the Committee Members will add their support to Localism and be minded to approve this modest sustainable low carbon self-build opportunity in the village of Marchamley, a settlement which has opened its arms to the right sort of development.

Thank you,
Maureen Howell