



Dear Tim Rogers,

Planning Application for 5 houses next to Springbank Farm, Church Stretton 18/01258/OUT

This Application is scheduled to be heard at the South Area Planning Committee on February 16th, with an officer recommendation to refuse the Application.

Having read the Planning Officer's comments, I am struck by their inconsistency with what planning officers advised in relation to the now withdrawn planning application (CSTRO18) for more than 40 houses north of Church Stretton School, which was deemed acceptable in terms of its relationship to the development boundary, as well as access onto Shrewsbury Road.

Another inconsistency is that Shropshire Council has long included in the Local Development Plan, land in the north east corner of Springbank Farm (CST038), this site now provides the town's 1Ha of employment land. The site being proposed for 5 houses lies to the south west of this site (closer to the development boundary). This counters the argument that the proposed development of five houses is too divorced from the development boundary. The employment site would use the same access route to Shrewsbury Road as this proposed housing development.

The Planning Officer acknowledges that some account can be taken of the emerging Local Plan, which has increased windfall housing requirement from 50 to 121 houses over the Plan period. The Housing Needs Survey undertaken by the Town Council last year identified a significant need for affordable housing for key workers especially in the care sector. Windfall infill housing will not meet this need which is why the Town Council is engaging with housing associations and local landowners to identify potential rural exception sites. As the last available land on the valley floor, Springbank Farm is a prime location for such a development.

The Trustee owners of Springbank Farm have already submitted outline plans for a housing development that would bridge the 200 metre gap between this proposed housing development and the Ley Gardens estate. Furthermore, the Trustees have indicated that a rural exception site would be acceptable to them. Taking into account the ageing demographic of the Church Stretton community, the Town Council is keen to promote family-sized housing in proximity to the local schools and Springbank Farm offers possibly the last such opportunity, combining private and social housing. This application would add to the mix.

The Planning Committee is respectfully asked to take these matters into consideration when making their decision in relation to this proposed small-scale housing development, which has already been amended to take account of the Town Council's concerns.

I attach some documents which may be of assistance to Councillors.

Yours sincerely,

Cllr. Bob Welch, Church Stretton Town Mayor

Attached: Related housing development papers

cc Linda Jeavons, Chris Maclean, Hilary Claytonsmith