

## Representation Form

Please complete a separate **Part B Representation Form** (this part) for each representation that you would like to make. One **Part A Representation Form** must be enclosed with your **Part B Representation Form(s)**.

We have also published a separate **Guidance Note** to explain the terms used and to assist in making effective representations.

### Part B: Representation

Name and Organisation:	The Late Lord Harlech Trust
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#### Q1. To which document does this representation relate?

- Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- (Please tick one box)

#### Q2. To which part of the document does this representation relate?

Paragraph:	<input type="text"/>	Policy:	<input type="text" value="SO3 SO6 SO15"/>	Site:	<input type="text" value="Not Listed Swan Hill Fields/Brogyntyn"/>	Policies Map:	<input type="text" value="S14 inset 1"/>
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#### Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:

- A. Legally compliant      Yes:       No:
- B. Sound      Yes:       No:
- C. Compliant with the Duty to Co-operate      Yes:       No:
- (Please tick as appropriate).

#### Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

*(Please continue on a separate sheet if necessary)*

**Q5. Please set out the modification(s) you consider necessary to make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above.**

*Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.*

*(Please continue on a separate sheet if necessary)*

**Please note:** In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.**

**Q6. If your representation is seeking a modification to the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan, do you consider it necessary to participate in examination hearing session(s)?**

*Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.*

- No, I do not wish to participate in hearing session(s)
- Yes, I wish to participate in hearing session(s)

*(Please tick one box)*

**Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:**

Office Use Only	Part A Reference:
	Part B Reference:

This pre-submission draft shows that the Swan Hill Fields/Brogyntyn site as a protected heritage site (Listed parkland) outside the Oswestry settlement boundary. It identifies other land for future development around Oswestry. The associated policies state that residential development should be limited to development within the settlement boundary, to the allocated sites and outside of these locations, some affordable housing (only) may be acceptable.

In effect, the emerging plan is silent in respect of the potential for development at Swan Hill Fields/Brogyntyn. Swan Fields/Brogyntyn site is both a heritage asset at risk and a tremendous opportunity for the town – there is scope to create new public parkland and routes on private land (paying homage to heritage and providing for the health and wellbeing of residents) and also providing for exemplary residential development, setting new, higher standards for Oswestry. All of this would be in immediate proximity/walking distance of the town centre, ensuring sustainability. “no action” or ignoring opportunities for change in favour of the status quo, is inappropriate and fails to meet Shropshire’s statutory duty in respect of adopting a positive strategy for conservation and enjoyment of the heritage asset, taking account of any threats such as decay, and taking opportunities to put the site to viable uses consistent with its conservation. Further, it is important for Oswestry’s long term future as a place that it supports “exciting” and groundbreaking development – and the Local Plan should look to support/provide for this.

*(Please continue on a separate sheet if necessary)*

**Please note:** The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Signature:

Date:

24/02/21

Office Use Only	Part A Reference:
	Part B Reference:



**Planning Pre-Application  
Land to the North West of Oswestry  
February 2021**



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## Introduction

This document is designed to support our application for planning advice in relation to privately owned land to the north-west of Oswestry. The land, situated between Oakhurst Road and Mount Road, approximately 98 acres in total, was once part of the larger estate of Lord Harlech's home, Brogyntyn. It is owned by the Trust of the late Lord Harlech. The Trustees wish to continue his legacy which, as you will see below, will ensure the land can continue to benefit the people of Oswestry and encourage more visitors to the town for decades to come.

The Harlech family have owned land near Brogyntyn, Oswestry for many centuries. In the 1850s the land which reaches down to the North-West of Oswestry, known as Swan Hill Farm, was purchased and then kept as parkland for the estate. The welfare and good standing of Oswestry town have always been a priority to the family. There is a long history of restoration and gifts of land to the town, including land to build a fire station, almshouses, land on Willow Street to build a theatre and Porkington Terrace to name just a few local landmarks.

We recognise the importance of this piece of land within the current local plan and that it is designated as part of the urban green network. It is our aim that the proposal for which we are seeking planning advice, will be of significant benefit to the town of Oswestry and of an outstanding design.

It is also of paramount importance to the landowners that any development of the site is sensitive to the local area and of the highest environmental integrity. To ensure the longevity of any approved development, the Trustees require that any buildings must be carbon neutral, self sustainable and environmentally sensitive in design, build and powered.



*A plaque which describes the part of the land given to Oswestry town.*

# Proposal Summary

The scheme that we are proposing incorporates elements of private housing, affordable housing, work space, community use spaces, leisure and recreational ground. It will achieve this by capitalising on an area where existing transport services and infrastructure provide links to the centre of the town, but is as of yet undeveloped. As well as fulfilling those specifications it will allow the opening up of a large area of parkland not currently accessible to the public.

The concept illustrated on the next page, from the initial sketches, is driven by a consideration of public realm and landscape, however the residential development is crucial to both the sculpting of this open space and the viability and sustainability of its implementation.

Our aim is to design a scheme that compliments the original layout of the land, to have a synergy of green space and housing. Acknowledging key aspects of the local vernacular our aim is to create a stylish, contemporary, sustainable development with a strong identity that will be a positive addition to the town of Oswestry.



*Top picture is high up on the land, facing the estate. Lower is the ancient archway entrance to the park.*

## Location

The location in Oswestry is to the North West of the town centre, just past the fire station and to the left of Oakhurst road, SY10 7PH.



The middle part, shown in green hatch, is an area of land owned and managed by the family trust. This part of the site is currently leased to a farmer for grazing sheep and informally used by dog walkers. The site is accessed from Mount Road at the Southwest of the site, at the location of the gateway lodge. There are a number of mature and new trees on the site.

Brogyntyn Park, shown in orange, under management by Oswestry Town Council, is predominantly used for dog walking. There are no significant features such as park benches or play equipment on this area of land. The site is also used for an annual bonfire and fireworks gathering. The two parts of the site are currently divided by a fence as well as both trees and hedgerows. To the south of the land is the Fire Station at the junction of Mount Road, Willow Street and Oakhurst Road.



# Photographs of Site

1.



2.



## Photographs of Site (cont.)

3.

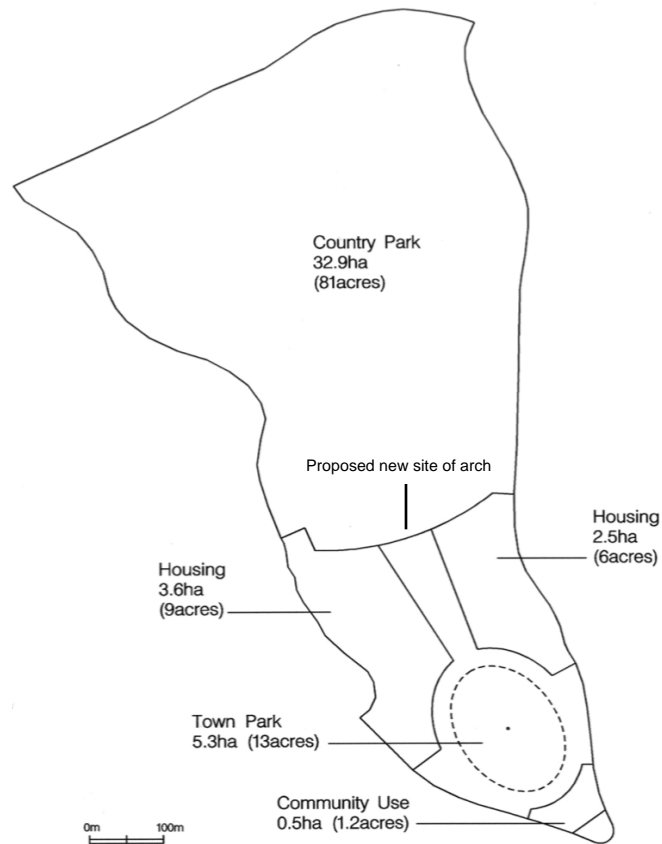


4.



# Site Outline

The following is a map of the site and its areas created by an external architect. It is subject to change. This is the area for which we are requesting your advice.



## 1. Residential Housing

Conceived as a true sustainable community, the residential component of the development defines the new public realm, creating a new route from the town centre to the newly accessible landscape of the Country Park to the north. The new residential quarter will also include affordable and key worker housing and an area for possible community use.

## 2. Town Park

Subject to discussion with the Town Council, the Trustees would seek to jointly develop a properly landscaped and cared for public park area with for example children's play area, bench seating etc. This will provide an area for both passive and formal recreational pursuits. It will also provide an opportunity for managed dog walking through the provision of more well-sited waste bins.

## 3. Arch Renovation

Currently isolated, the Grade II listed Triumphal Arch is shown dismantled for complete refurbishment and re-erected in a new location, as the focal point of the new development ñ reinstated to its original use as the entrance to the Country Park.

## Site Outline (cont.)



### 4. The Country Park (Portion outlined on map above)

Using the natural beauty of the well-established undulating landscape we propose to further enhance the upper portion of the land to create a publicly accessible country park complete with the following amenities:

- The arboretum: using the natural woodland as a start we would plant further species of native and foreign trees to create a managed woodland environment
- Sculpture trail: interesting pieces of sculpture positioned around the park providing people with a route to follow
- Perimeter walk/trim trail: a route around the outside of the park with exercise points every few hundred meters
- Open-air theatre with natural amphitheatre: creation of a natural landscaped amphitheatre
- A managed transport plan to create the right balance between on-site parking and other sustainable modes of transport for getting to the park.
- The Maze in maize: providing an interesting and unusual visitor attraction to the area the maze would be open for about 3 months every year during the maize growing season

## Sketch of the Site Plan



### PLEASE NOTE

This sketches is a preliminary artist sketch for the purpose of the pre-application advice. We recognise that it may not exactly represent the final concept.

# Local Amenities



The site is served by three bus services with bus stops in close proximity to the site. There is a local on road cycle route along to the east of the site along Oakhurst Road. The site is easily accessed by foot from the town centre and surrounding residential areas with footpaths on both sides of the road for the majority of the length of the roads adjacent to the site.

There are no public footpaths across the site. Mount Road and Oakhurst Road along the extent of the residential area are lit by street lighting maintained by Shropshire County Council. The speed limit of the roads adjacent to the site are 30mph.

## Conclusion

The Trustees submit this information to support an understanding of the proposed vision for the future for this land. Having looked into the proposals for possible housing developments in the current LDF issues and options paper, we feel that the land to the north of the fire station provides the ideal area to incorporate more housing without pushing the town boundaries ever wider.

We have the opportunity to comprehensively masterplan a sustainable community for the 21st century, one that is mindful of the character of the town of Oswestry yet embraces and enhances the open spaces that surround it. We are looking to achieve sensible, logical rounding off of Oswestry's town boundary, protecting the natural environment whilst also providing the opportunity for an exemplar scheme that will not only fulfil the need for more housing but will create accessible public realm close to existing town services and an exceptional visitor attraction.

We notice that other development proposals are more dispersed and less accessible to Oswestry Town Centre. We believe that a well-planned community will take little to nothing away from the green space and that it will benefit the whole town by opening up an area currently not accessible to the public. It will provide employment for the area, not only through the phased building and landscaping, but also through the operation of the Country Park and associated ventures and tourist attractions.

## Application category & Fee

The development which we are proposing comes under the 'Small Scale Development' bracket outlined by Shropshire council.

This covers:

- Dwellings (10–199) or site area is between 0.5ha and 4ha where number of dwellings is not given.\*

\*Because it covers the approximate housing quantity of the proposal.

This category stipulates a charge of £1200 for consultation.