



Historic England

Ian Kilby
Shropshire Council
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND

8 August 2019

Dear Mr Kilby,

Shrewsbury Flaxmill Maltings

As you will be aware, Historic England are in the process of restoring Shrewsbury Flaxmill Maltings (“the Flaxmill”), a site of historic and international significance, following its acquisition in March 2005.

Planning permission for the Flaxmill (comprising an outline planning permission and a detailed planning permission and listed building consent for a first phase of development) was first obtained in November 2010 following a masterplan study (undertaken in 2004) which identified the opportunity to greatly improve the site and the surrounding environment of the Flaxmill based upon the acquisition and sympathetic redevelopment of neighbouring sites (“the masterplan consents”)¹.

The masterplan consents remain extant, however, subsequent planning permissions and listed building consents have been obtained (and implemented) to authorise the mixed-use redevelopment of outbuildings within the vicinity of the Main Mill², as well as the repair and restoration of the Main Mill and Kiln themselves in order to form a visitor interpretation centre; a learning space and café; restoration of the upper floors of the Main Mill for commercial use; and the creation of a car parking area (98 spaces for office and visitor parking) with improved accessibility across the site³.

The above-mentioned car parking area is to be located on land known as the “Railway Triangle”, situate between land parcels which are within the freehold ownership of Historic England.

¹ See the following consents: ref. 10/03237/OUT; 10/03230/FUL; and 10/03233/LBC.

² See the following consents: ref. 12/04435/FUL and 12/04436/LBC – repair and conservation of the Dye and Stove House, office and stables to provide mixed use development (use classes A1-A3, B1-B2, B8 and D1-D2); new landscaping; and ref. 13/02383/LBC – demolition of existing south silo structure affecting a Grade 1 Listed Building.

³ See the following consents: ref. 16/02872/FUL and 16/02873/LBC – repair and restoration of the Main Mill and Kiln; installation of structural strengthening solution; re-opening of windows to all floors, formation of visitor interpretation centre, learning space and café; restoration of upper floors for commercial use; landscaping and formation of car parking area (98 spaces) with improved accessibility across the site.



Historic England, 29 Queen Square, Bristol BS1 4ND

Telephone 0117 975 1308 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



The Railway Triangle comprises an access track leading from Marshalls Court towards the rear, northern boundary of the site of the Flaxmill, and under the Shrewsbury to Crewe mainline railway. The access track was formerly part of the publicly maintainable highway; however, the track was the subject of a stopping up order which was made on 25 May 2018. As part of the redevelopment plans for the Flaxmill, the access track will be closed and taken into the proposed car parking area. Notwithstanding this, the existing users of the access track will not be prejudiced or in any way disadvantaged as a new vehicle access and combined cycle / pedestrian route running adjacent to the rear wall of the Flaxmill will be created (as shown on enclosed Drawing No. 1821-3/SK/190807/01).

Safe vehicular, cycle and pedestrian access through the Railway Triangle will be maintained during the period of construction for the new access road and combined cycle / pedestrian route. Historic England's appointed contractor will be under an obligation to keep open existing routes until such time as the new access road and combined cycle / pedestrian route have been completed and are available for use.

The Railway Triangle is unregistered, and, to date, it has not been possible for Historic England to ascertain the identity of the owner of this land. Accordingly, the availability of the Railway Triangle for development cannot currently be guaranteed.

In order to secure the comprehensive and timely completion of the redevelopment of the Flaxmill, and, in particular, control over and assembly of the land forming the Railway Triangle, Historic England require the ongoing support of the Council and, in particular, a commitment on the part of the Council to authorise, in due course, the making of a compulsory purchase order pursuant to s.226(1)(a) of the Town and County Planning Act 1990, the Council being satisfied that a compelling case in the public interest is established thereby justifying the exercise of its powers of compulsory acquisition.

As you will be aware, a local authority to whom s.226(1)(a) applies shall, on being authorised to do so by the Secretary of State, have power to acquire compulsorily any land in their area if the authority think that the acquisition will facilitate the carrying out of development, re-development or improvement on or in relation to the land, the subject of the compulsory purchase order, provided that such development, re-development or improvement is likely to contribute to the achievement of any one or more of the following objects: the promotion or improvement of the economic, social and/or environmental well-being of the local authority's area.

A proposed programme setting out the key milestones in the compulsory acquisition process is enclosed. One such milestone is the preparation of the Statement of Reasons which will articulate the "compelling case" in support of a decision by the Council to make a compulsory purchase order



Historic England, 29 Queen Square, Bristol BS1 4ND
Telephone 0117 975 1308 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.





Historic England

in this instance. It is accepted that in order for the Council to proceed in the manner envisaged, the case for compulsory acquisition will need to be fully developed and substantiated.

Having regard to the contents of this letter, it is requested that the Council continues to support the long-anticipated restoration of the Flaxmill and, in particular, that it confirms its commitment, in principle, to the use of the Council's powers of compulsory acquisition in order to secure the delivery of this critical regeneration project.

Kind regards.

Yours sincerely

Alastair Godfrey
Project Lead, Shrewsbury Flaxmill Maltings
HISTORIC ENGLAND



Historic England, 29 Queen Square, Bristol BS1 4ND
Telephone 0117 975 1308 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.

