

CABINET 14 DECEMBER 2020
ITEM 15 Land at Shrewsbury Flaxmill Compulsory Purchase Order
APPENDIX 1

From: Godfrey, Alastair P <Alastair.Godfrey@HistoricEngland.org.uk>
Sent: 10 November 2020 09:23
To: Ian Kilby <ian.kilby@shropshire.gov.uk>
Cc: Wiseman, Andrew <Andrew.Wiseman@HistoricEngland.org.uk>; Nodder, Claire <Claire.Nodder@HistoricEngland.org.uk>
Subject: FW: Nos 1 & 15 Haughmond Square, Spring Gardens, Ditherington - CPO
Importance: High

Ian,

Following our recent meeting and earlier emails (of the 14th February and 24th June 2020, appended below) , I am writing to you on behalf of Historic England to formally request to use Shropshire CPO Powers to purchase the two buildings (currently run as Takeaways) known as Number 1 & 15 Haughmond Square, located on Spring Gardens in Ditherington, Shrewsbury. Historic England commit to underwriting all reasonable costs incurred by the Council in aiding this purchase of the properties through this route.

Please find attached a report (& appendix) authored by Historic England that details the rationale for pursuing the purchase of these properties via a CPO process.

Historic England view the purchase of these two buildings as essential to facilitate the wider area regeneration of the Flaxmill Maltings project, these two properties are located “front and centre” of this internationally important site and currently present a distracting and poor impression of the overall project that undermines the impressive and important works carried out to the Grade 1 listed Main Mill facilitated through significant public investment. These two buildings frame the key axial gateway into the site for visitors and the wider community, we have committed to make the site as porous as possible, notably for the local community to benefit from, use and enjoy, improving this access will encourage more local residents to access the site, to this end we are also about to construct a new zebra crossing in this location to direct visitors in between these entrance/pavilion buildings.

The aspirations of national quality wider area regeneration and place-making are unlikely to be achieved with the buildings remaining in their current condition. Once purchased Historic England would commit to retaining and restoring these buildings as a part of the future wider development and ensure their future uses remain as food outlets or are repurposed to meet the needs of the local community. It is important to also note that these buildings also form a part of one of the key gateways into Shrewsbury and mark the Northern edge of the Shrewsbury Big Town Plan.

There has been overarching support from all our professional advisors including potential investors / developers supporting the purchase of these buildings to remove what is seen as a major risk to the delivery of the comprehensive regeneration of both the brownfield development land and future restoration of the remaining core of historic listed buildings.

Historic England are about to imminently submit a new outline planning application to Shropshire Council for the brownfield development land, this now includes No 1 and 15 Haughmond Square

within its red line boundary, the inclusion of these buildings emphasizes their importance in the context of our wider aspirations and plans for the wider site.

If you would like any further information relating to this request, please do not hesitate to contact me.

All the best

Alastair

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Web site: <https://historicengland.org.uk/get-involved/visit/shrewsbury-flax-mill/>



From: Godfrey, Alastair P <Alastair.Godfrey@HistoricEngland.org.uk>

Sent: 24 June 2020 09:53

To: Ian Kilby <ian.kilby@shropshire.gov.uk>

Cc: Wiseman, Andrew <Andrew.Wiseman@HistoricEngland.org.uk>; Nodder, Claire <Claire.Nodder@HistoricEngland.org.uk>

Subject: Nos 1 & 15 Haughmond Square, Spring Gardens, Ditherington - CPO

Ian,

Following my earlier email (appended below), I am writing to you on behalf of Historic England to formally request to use Shropshire Councils CPO powers to purchase the two Takeaways known as Number 1 & 15 Haughmond Square, on Spring Gardens in Ditherington. These two properties are needed to facilitate the successful wider area regeneration of the Flax Mill site.

We are in the process of instructing our lawyers (Shoosmiths) to progress this from our side. I can confirm that we have already made informal approaches to both freehold owners of these properties via our external property agent to obtain them through negotiation, this process is ongoing although the freeholders current estimate of value far exceeds the market value of these properties hence the need to progress purchase via the CPO route..

I would be grateful if you could advise us of the next steps / process required to move this forward through the Council. I can confirm that Historic England will cover all reasonable costs associated with the CPO process. In terms of time frame we would ideally like to conclude this process by the end of the financial year as HE currently have the funding to complete the purchase of these two properties by this date.

I look forward to hearing from you in near future, if you have any queries relating to this request, please do not hesitate to contact me.

Alastair

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From: Godfrey, Alastair P
Sent: 14 February 2020 11:16
To: Ian Kilby (ian.kilby@shropshire.gov.uk)
Subject: Shrewsbury Flaxmill Maltings - Initial request for CPO

Ian,

Following our earlier conversation, I am writing to you to notify you that Historic England may need to call upon Shropshire Council Compulsory Purchase order powers to help with the finalisation of the land assembly at the Flax Mill Malting's project.

We have appointed a local agent to make a direct approach to the two owners of the properties with the aim of acquisition by agreement, this process is under way and the outcome is not known. Should this approach fail for one or both of the properties we would seek to call upon your CPO powers to help secure these properties ideally before we go to the market for the wider site in the

summer of 2021. Should we need to draw down these powers Historic England would commit to underwriting all reasonable costs incurred by the Council in aiding this purchase through this route.

As you are aware the two takeaways (known as Numbers 1 & 15 Haughmond Square) located on Spring Gardens, directly in front of the Grade 1 listed Main Mill building were not brought in under the previous land assembly exercise. These two buildings sit within the towns conservation area and are currently run as an Indian and Chinese takeaways, they are in a very poor condition, numerous alterations have been carried without conservation area consent and these buildings now blight the successful regeneration of the site wide. These buildings will also affect the principle northern gateway into the town and could possible affect the success of the aspirations of the Northern Corridor of the Big Town Plan. We are advised by our professional consultants that in their current state/use & ownership they could have the effect of depressing property values across the site by over 5% and would be seen as a significant risk to the delivery of the aspired high quality development by any prospective development partner.

The two buildings were a part of the wider Flax Mill estate forming a part of former works houses, we have included these two buildings within our current plans for the wider redevelopment as pavilions forming a new pedestrian entrance into the site, as such we would restore and re-purpose them to be an intrinsic part of the site as they were historically. They are specifically included within the current 2010 outline planning approval.

I will keep you in the loop regarding progress via our current direct approach route and will let you know as soon as the use of CPO becomes the only viable solution to buying these properties in. In the meantime if you would like any further information, please do not hesitate to contact me. Appended is a recent photograph of the two properties for your information.

Many thanks

Alastair

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