

Statement regarding Matter 22 – Shrewsbury Place Plan Area (policy S16) – see MMs 110-121

Site Allocation – Former Oaklands School Site, Bayston Hill, (BAY050).

In May 2019 a Hybrid (full and outline) planning application for a residential development of 47 houses (outline) and the erection of a multi-functional community building with 29 car parking spaces (full) was submitted for the development of the Shrewsbury Place Plan. The planning application was submitted by Shropshire Council and the Diocese of Lichfield as joint landowners, with Shropshire Council having ownership over the land associated with the former Oakland primarily school, a brown field site, and the Diocese of Lichfield having ownership of the Glebelands, a green field site, including the scouts purpose-built headquarters in the western section of the site. This Hybrid planning application was subsequently withdrawn in February 2022. For whatever the reasons this partnership was dissolved and the Hybrid development is no longer going to proceed.

This Hybrid application continues to be included in the Draft Shropshire Local Plan under Shrewsbury Place Plan reference BAY050.

Site Allocation BAY050 in the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan 2016 to 2038 is described as follows:-

“Former Oaklands School Site, Bayston Hill (BAY050). A significant area of open space will form the focus for the development. Effective pedestrian and cyclist links will be provided to and through the site. Existing open space will be assessed and if this is not surplus to requirements any loss will be offset by equivalent or better provision in terms of quantity and quality in a suitable location on or off site. A Community Hub will be provided. Appropriate parking will be provided to serve the church and new Community Hub. Existing trees and hedgerows will be retained and enhanced. Appropriate tree planting will occur on the site and particularly on areas of open space. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere”.

What was a Hybrid application has now progressed as two separate sites. Shropshire Council through their in-house development arm Cornovi have completed the development of 23 houses on the former Oakland primary school brown field site. A previous planning application for the Glebeland green field element was submitted in May 2023 and subsequently withdrawn three months later in August 2023. It is likely that a further planning application to develop the Glebeland will be submitted when the Shropshire Local plan is ratified in 2025. No reason has been given for this withdrawal and despite a Freedom of Information request for the publication of the correspondence exchanged around this time it has been withheld from public scrutiny.

In September 2017 Shropshire Council’s Cabinet approved a Landowner Development Brief for the Hybrid scheme for the Oakland and Glebeland site. This document confirmed the *“opportunity to enhance existing facilities, create new facilities, and relocate others. There is scope to improve the services offered to local people by bringing together a range of buildings and services into a more central, flexible community hub. For example:*

relocate the library into a new, purpose-built community building.

provide a new office for the Parish Council.

create a community café.

space for community activities.

improve the existing church layout and accommodation.

improve car park provision.

relocate the scout and guide building into purpose-built accommodation.

broaden opportunities for residents of York House”.

a children’s play area in a safe location.

the provision of a discreet, sheltered garden area to serve the needs of older people.

To the dismay of local residents none of these improved services will now be provided.

The Parish Council has always been supportive of the Hybrid proposal. We are also now concerned at the loss of considerable Green Space if the Glebelands is developed. This is the only significant area of Green Space centrally located within the Parish. See Photos below.



Since 1975 the Diocese has sold off most of its glebeland in Bayston Hill to the extent that only the current area now remains. This means that about 92 % of the original glebeland within the village development boundary has been sold by the Diocese for housing. Outside the village development boundary, behind Yew Tree Drive, the Diocese also owns a further

parcel of land of approximately 7.34 acres. This land was also put forward by the Diocese for housing development, but Shropshire Council decided the site was unsuitable.

The Parish Council considers the current area of glebeland was specifically set aside as public open space for residents for the huge amount of new housing built on the Diocese's glebeland during the late 1960's early 1970's. It is not acceptable for the Diocese to now apply for planning permission to develop this area.

On 15 May 2023 Shropshire Council received an outline planning application for a residential development of 26 houses on the glebeland. There was no contact or consultation with residents prior to the planning application being submitted, so their opinions were not sought or considered. Following the submission of 233 letters of objection by residents, the planning application was withdrawn on 30 August 2023.

Within the Oakland School redevelopment there is approximately 0.22 Hectares of green space, 0.01 Hectares/house. The Glebelands represents a total of 1 Hectare of Green Space. There are 2,172 existing houses in Bayston Hill so even taking just 50% of houses (1,086) there are 0.0008 Hectares/house of green space, twelve and a half times less per house than the new development.

Following the Covid Pandemic we recognise the importance of open Green Space for the wellbeing of residents. The Glebeland is of prime importance for this reason and is the only space readily available and central to the village where community events can be held which are also good for an individual's wellbeing.

We ask that the Planning Inspector considers the removal of BAY050 from the draft Shropshire Local Plan.