

# Act now before it's too late.



**Wains properties have applied for planning permission to build 335 houses on land overlooking High Fawr Avenue with all vehicle access from Mount Road.**

Many residents are very worried so your Green and Independent Town Councillors have written and distributed this leaflet to keep you informed and to help you give your views.

Where can I comment?

Go to Shropshire Council website and look for the planning portal. It is application number 26/02084/OUT. You can then see the plans, leave your comments, and read what others have said.

When can I respond?

Be quick, the consultation closes on the 29<sup>th</sup> July.

Who decides?

Shropshire Council will decide but Oswestry Town Council are consulted. The Town Council is meeting on Wednesday the 15<sup>th</sup> July at 7pm in the Guildhall. You are welcome to attend and speak.

What can I say?

Applications are judged against planning policies, the most important one being the National Planning Policy Framework (NPPF). We have identified some key issues and relevant clauses over the page.

How can I keep in touch?

You can contact your Green Town Councillors: Duncan Kerr, Mark Roberts and Stephen Froggatt or your Independent Town Councillors Lucy Mckinney and Fiona Wilson, contact details are on the Town Council's website. There is also a Facebook page called "Save Oswestry's Green Spaces". Local resident Duncan Kerr is also a Shropshire Councillor and his details are below.



Email Shropshire Unitary, and Oswestry Town, Councillor Duncan Kerr on [Duncan.kerr@shropshire.gov.uk](mailto:Duncan.kerr@shropshire.gov.uk)

| Issue                                                                   | What the NPPF says                                                                                                                                                                                                                                                                                                                                                                                                                                     | Points                                                                                 |
|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| <b>Is this site appropriate?</b>                                        | 135. Planning policies and decisions should ensure that developments: c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;                                                | The scheme is remote from, and badly connected to, the town.                           |
| <b>Will it make flooding worse?</b>                                     | 170. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. 181. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. | Run off already creates problems in the town centre.                                   |
| <b>What impact will more vehicles have?</b>                             | 198. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.                                                                         | 335 properties means extra traffic on Mount road and Willow Street.                    |
| <b>Is this site well integrated with the town?</b>                      | 92. When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre.<br>200. Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs).                                                              | This site is not well connected, vehicular access is only from Mount Rd.               |
| <b>Should we lose more green space?</b>                                 | 8. Achieving sustainable development means that the planning system has c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.                                                | The land has important environmental and ecological status and should not be built on. |
| <b>Does this proposal encourage public transport and active travel?</b> | 117. Applications for development should: a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport.                                               | The site is on a hill. The nearest bus stop is over 400m away.                         |