



Campaign to Protect  
Rural England  
SHROPSHIRE

The Oswestry & District Group of CPRE  
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Chairman of the Oswestry & District Group: Mike Bullen

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### **Response to the Liberty Mercian application 08/15788/OUT**

1. The Nathaniel Lichfield and Partners' report, commissioned for Oswestry Borough Council, states: **paragraph 8.21(iii) pressure for further retail development within out of centre locations.....would do little to maintain or enhance the vitality and viability of the town centre.**
2. A Research Study titled "The Impact of Large Food Stores on Market Towns" showed that **Food stores are the key anchor to commercial activities in market towns.**

CPRE presents, as **evidence**, its review and analysis of the Nathaniel Lichfield and Partners Retail Report, entitled "**Does Oswestry need a large Retail Development outside the Town Centre?**" A copy was presented to Oswestry Borough Council on 27 August 2008. The review and analysis shows that the findings of the Nathaniel Lichfield report are open to question. It is clear from reading the Liberty Mercian planning application that it draws heavily on the findings of the Nathaniel Lichfield report.

**It is not a question of whether the needs of the applicant are met, but whether the requirements of the planning policies are met.**

**CPRE feels that the above application fails to meet a number of relevant National, Regional and Local Planning Guidelines and has failed to prove the need for any out of town retail development. It should, therefore, be refused.**

CPRE would welcome office and business development on the Smithfield site, as well as a cinema, thereby providing employment for local people, but feels that there are no planning reasons for either convenience or comparison shopping to be located on an out of town site.

Yours sincerely

M J Bullen  
Chairman of CPRE Oswestry District Branch

Enclosure No. 1      **The Planning Issues**  
Enclosure No. 2      **Analysis of the need for Out of Town Retail Development**  
Enclosure No. 3      **CPRE report "Does Oswestry need a large Retail Development outside the Town Centre?"**

**Protecting Shropshire for generations to come**

CPRE is a registered charity (Reg. No. 218782) and campaigns for a beautiful and living countryside.  
It is active locally, nationally and internationally. Membership is open to all.