

## Planning History

The site comprises a former house and garden, adjacent to a redundant transport depot in the village of Minsterley.

A previous owner had amalgamated the two ownerships, demolished the house and buildings leaving a cleared site. They had spent considerable time and resource achieving a mixed use planning consent, including a successful appeal to the Secretary of State, before the financial downturn in 2008. This consent was not concluded due to non completion of a Section 106 agreement.

On purchase, following our pre purchase due diligence, the site was reappraised, including understanding the partial employment land designation, potential contaminant issues from former fuel storage tanks, and flood risk assessments to say the least. However the good news was the site was allocated within the local plan for development.



Site Plan - Minsterley Transport Depot

## Planning History

An outline application to establish the local authorities appetite for a mixed use scheme was submitted and subsequently deferred at committee.

A recent appeal was lost on technical grounds, not unexpectedly, but the process has informed the design of a combined affordable homes scheme, to the front of the site, with B1 business units to the rear.

A decision on the current application is expected later this autumn.

## Site Detail

- Business Zone - up to 8 Class B1a,c units
- Retail Zone - 1 Class A1 unit
- Residential Zone - up to 10 Class D units

### Site Plan - Minsterley Transport Depot

