

Planning History

We acted as our own principal on the purchase of this strategic site to the north of Shrewsbury town centre, agreeing terms off market with the landowner, with the prospect of obtaining a planning consent.

The site was designated "open countryside" for planning purposes at the time of acquisition in 2015, albeit we felt it was seemingly an island site surrounded by land benefitting from recent planning consents for residential development, and as such provided an opportunity to challenge the local authorities thinking within the context of planning policy.

Initial discussions with Shropshire Council's planning officers saw a seemingly resolute stance on their determination it was in policy terms an "exception site", which was not, unsurprisingly, contrary to our own view.

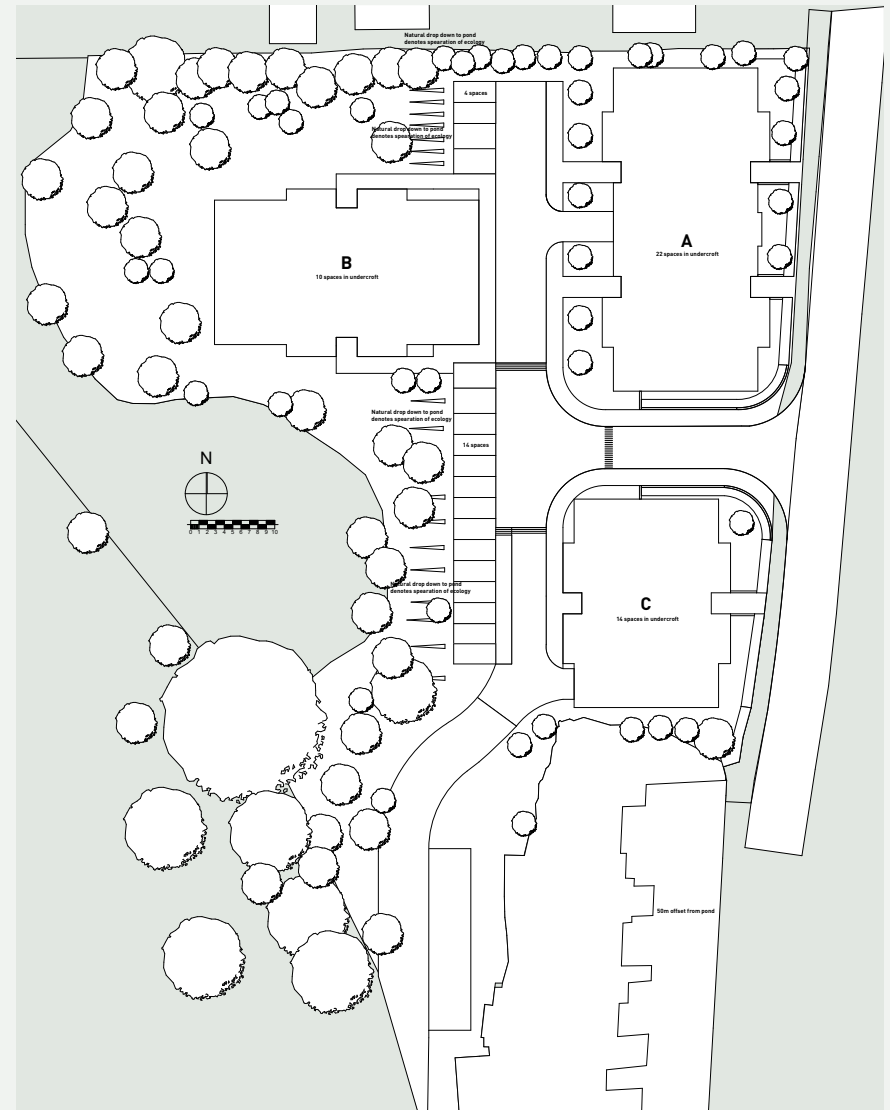


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We engaged at senior officer level, demonstrating and proving the carrying capacity of the site for substantial development, along with our approach for marrying up the transition between the Edwardian terrace to the south of the site, and the newly built homes immediately to the north. In consequence after substantial outlay of time and resources, we went to committee with an officer recommendation for approval of our scheme.

We were thwarted by a recently elected planning committee, and refusal notice served, against professional officers' advice.

Subsequently, we re-engaged with Council officers, addressing reasons for refusal, and resubmitting to the committee, to be rebuffed again. We appealed and undertook to pursue a full hearing with the Secretary of State's Inspector, which we subsequently won.



Edwardian Terrace

Lovells Development - Sitting behind, higher

Redrow Development - Set Back



Street Scene Elevation to Ellesmere Road

1:200