



## **Bowsall Developments Ltd and The Housing Plus Group Limited Station Road, Minsterley, Shropshire, SY5 0FE**

### **Frequently Asked Questions – Pre-Application Public Consultation**

#### **1. What is the purpose of this consultation?**

Following pre-application discussions with Officers of Shropshire Council, Hourigan Planning (Chartered Town Planners) are preparing a full planning application on behalf of joint applicants Bowsall Developments Ltd and The Housing Plus Group Limited for the provision of 25 no. affordable homes at Station Road, Minsterley, Shropshire, SY50FE.

We are now notifying neighbouring homes and other interested parties that a planning application is currently being prepared for the residential redevelopment of this site.

Feedback received from this consultation exercise will inform the final details of the planning application before it is submitted to Shropshire Council.

#### **2. When will you be submitting the planning application?**

We plan to submit the planning application to the Council following the consultation period and once we have had a chance to consider all comments received.

We expect to submit the planning application during the summer of 2025. Once the application is received and validated by the Council, the Council will carry out its own consultation exercise as part of the planning application process.

#### **3. What is the proposed scheme?**

The proposals are for the erection of 25 affordable dwellings including the provision of open space, landscaping and associated works. The applicants are proposing to provide a mix of 2 and 3 bedroom properties in a range of semi-detached dwellings and short terraced houses (reflecting the character of nearby existing dwellings). All the dwellings would be affordable homes in the form of a rent-to-buy tenure and would be managed by The Housing Plus Group Limited.

The development proposals offer an opportunity to provide truly affordable homes within a sustainable location close to the local amenities and services that Minsterley has to offer.



#### **4. The Applicants**

Bowsall Developments Ltd specialise in the procurement and delivery of new homes in collaboration with established Registered Providers (RPs). Since its inception, the company has established an enviable track record in the acquisition of sites in the affordable housing sector.<sup>1</sup> The Housing Plus Group Limited<sup>2</sup> is one of the leading providers in affordable housing, care and support services in the West Midlands.

#### **5. Why are you proposing this development?**

There is a significant and well-documented need for affordable housing in Shropshire. This demand is driven by factors such as rising property prices, limited rental options, and a growing population. Shropshire's affordable housing delivery is not meeting the identified need, with a significant gap between the required and actual provision. The development at Station Road presents an opportunity to deliver a 100% affordable scheme in a sustainable location and would make a significant and positive contribution to the Council's affordable housing supply. The site was allocated for residential development in the draft Shropshire Local Plan, which was submitted for Examination on 15 July 2021.

The dwellings are proposed to be 'rent to buy' tenure, which enables tenants to rent at an affordable rate to help them save for a deposit and eventually purchase the property after 5 years (or request a change to shared ownership tenure). It is a way for first-time buyers or those transitioning from renting to homeownership to gain a foot on the housing ladder. The inability for households to acquire their own home is well documented nationally and locally. The provision of a wholly affordable housing scheme of rent to buy will add to the range of housing options available in the local area, thereby supporting mixed and balanced communities.

#### **6. How have you come up with the design?**

All development sites have their own site-specific constraints and opportunities, and it is therefore important to ensure that any new development takes these matters into account and results in a balanced approach in its design. The design has been informed by the following:

- All dwellings are outward facing which is appropriate for the edge of the settlement location.
- Existing hedgerows and trees around the boundary of the site are retained and can be supplemented by additional planting.
- A generous amount of public open space is provided in the western part of the site which will also accommodate a children's play area for the benefit of existing and new residents.
- Access is proposed in the south east corner of the site via the existing road that serves the existing housing development. This allows the existing hedgerows which form the boundaries of the site to be retained for screening and biodiversity purposes.

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<sup>1</sup> See: <https://www.bowsall.co.uk>

<sup>2</sup> See: <https://www.housingplusgroup.co.uk/>

- The design takes into account the surrounding vernacular with the proposed materials comprising of facing red brick, brown or grey roof, and UPVC windows and doors. Overall, there would be a limited materials palette to ensure consistency of style throughout the development.
- The proposed development provides a mixture of dwelling types and sizes that responds to current affordable market demands and housing needs.
- All of new dwellings would be energy efficient and would comply with the latest Building Regulations.
- The orientation and layout of the proposed dwellings take full account of the existing neighbouring dwellings to ensure that there are no detrimental impacts on the amenity of existing residents.
- The proposed development considers safety, security and natural surveillance therefore helping to minimise potential for crime and anti-social behaviour.

## **7. What about providing green space and biodiversity?**

Around 0.3 hectares of public open space will be provided as part of the proposals which is more than what is required for a development of this size in accordance with the adopted Local Plan policy<sup>3</sup>. This will include a children's play area which will benefit new and existing residents.

The built form of the dwellings would be complemented by new planting of trees, shrubs and amenity grass areas, resulting in an increase in soft landscaping and thereby making a positive contribution to biodiversity. This would be supplemented by features built into the fabric of the construction of the new building such as bat and bird boxes. The proposals will provide at least a 10% Biodiversity Net Gain above the site's current biodiversity baseline.

The full planning application will be accompanied by proposed landscaping plans and ecology surveys and assessments.

## **8. How will you address highway safety and car parking?**

The site is situated in an accessible and sustainable location, being close to the village centre and local services. There are other facilities including a doctors, dentists and secondary school in Pontesbury which is roughly 1.5 km to the north east of Minsterley. Discussions have already taken place with the Council's Local Highways Authority and their comments have been incorporated into the draft proposals. With that in mind, the proposals propose:

- Access off Station Road via the existing road that serves the existing housing development which is considered appropriate by the applicant's highways engineers.
- 50 no. car parking spaces which will be sufficient to meet demand and in accordance with the Council's parking standards.
- Electric Vehicle (EV) charging points will be provided as required by the latest Building Regulations.
- A Travel Plan will be submitted with the planning application which will promote and encourage the use of sustainable modes of travel by future residents. Welcome packs will be made available to all new

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<sup>3</sup> See Policy MD2 of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan.



occupants/residents making them aware of the Travel Plan as well as the locations of the nearest bus routes and cycle routes.

It is not anticipated that there would be an unacceptable impact on highway safety, nor would the residual cumulative impacts on the road network be severe, taking into account all reasonable future scenarios (that being the test contained with national planning policy <sup>4</sup>). These matters will be discussed further in a Transport Statement that will accompany the application.

### **9. What will be done about the impact the new dwellings on local social infrastructure such as doctors and dentists?**

The development comprises a 100% affordable home scheme in partnership with a Registered Provider and aims to deliver a significant positive benefit to the local community by making a substantial contribution to the Council's significant need for more affordable homes.

Where the Council seeks contributions towards social infrastructure, such contributions will be considered and provided where the contributions sought meet the provisions of the Community Infrastructure Regulations, and it is viable to do so.

### **10. Will there be any impacts on neighbour amenity?**

It is not anticipated that there will be any impact on neighbours. The draft layout shows that sufficient separation distances would be provided between the new houses. It also demonstrates that the proposed development would not undermine the residential amenity of the nearest existing residential occupiers in the locality in terms of outlook, privacy and light etc.

### **11. What about disturbance whilst the scheme is built?**

The Council can control how the scheme is delivered by way of a planning condition imposed on any planning permission granted. This could for example regulate delivery and construction times so as to avoid disturbance to local residents.

### **12. How can I get involved?**

All of the consultation material can be found online at our website:

[www.houriganplanning.com/consultations](http://www.houriganplanning.com/consultations)

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<sup>4</sup> Paragraph 116 of the National Planning Policy Framework.



There are a number of ways to comment on the draft proposals:

**By email:**                   hello@houriganplanning.com using "Station Road" as the email subject line.

**By Post:**                   Station Road Consultation  
Hourigan Planning  
10<sup>th</sup> Floor Chancery Place  
50 Brown Street  
Manchester  
M2 2JG

**Consultation Period Open Until: 26 June 2025.**

Please note: Comments received will be summarised and addressed in a Statement of Community Involvement to be submitted with the planning application. No personal details will be published. The local community will also have a further opportunity to comment on the scheme once a formal planning application is lodged with the Council.