

REPORT

5. Background

- 5.1 Cornovii Developments Limited, Shropshire Council's wholly owned Local Housing Company, has been progressing the development of its first three sites at Crowmoor, Frith Close, Monkmoor, Shrewsbury; Ellesmere Wharf, Ellesmere; and Overton Road, as part of its five-year development programme.
- 5.2 The report in Appendix A, provides an update on progress since the last meeting of the Housing Supervisory Board on 23rd January 2020.

6. Additional Information

- 6.1 None.

Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

None

Cabinet Member (Portfolio Holder)

Cllr. Robert Macey

Local Members

Cllr. Pam Moseley, Cllr. Ann Hartley & Cllr. Steve Davenport

Appendix A

CDL Sites Update Report



Cornovii Developments Limited

Sites Update Report 11th June 2020

1. Purpose

- 1.1 To update the Housing Supervisory Board on Company progress since the previous meeting held on 23rd January 2020.

2. Introduction

- 2.1 The Company has been progressing the development of its first three sites at Crowmoor, Frith Close, Monkmoor, Shrewsbury; Ellesmere Wharf, Ellesmere; and Overton Road, Ifton Heath.

3. Recommendations

- 3.1 The Housing Supervisory Board notes progress made to date and confirms its approval of the actions and activities undertaken outlined in this report.

4. Crowmoor

- 4.1 CDL submitted a planning application for 33 homes, 21 for market sale and 12 affordable homes including 1nr. 1 bed wheelchair adaptable bungalow, 1nr. 2 bed wheelchair adaptable bungalow, 12nr. 2 bed, 13nr. 3 bed and 6nr. 4 bed houses in April 2020 (proposed site plan attached in appendix A).

4.2 A planning application decision is expected in early Autumn 2020, with works commencing on site by Winter 2020. Procurement of a contracting partner will begin once draft planning conditions have been issued in Summer 2020.

5. Ellesmere Wharf

5.1 CDL are proposing a residential development of 24 homes, 16 for market sale and 8 affordable homes including 6nr. 2 bed wheelchair adaptable bungalows, 5nr. 2 bed, 10nr. 3 bed and 3nr. 4 bed houses (proposed site plan attached in appendix B).

5.2 Work is in progress to gather information from various surveys, however, despite the remediation works completed to date, the site remains challenging for several reasons:

- Proximity of trees with large root protection areas
- Additional site contamination
- Possibility of an underground culvert running through the site
- Existing live underground electrical cable running through the site
- A gas easement preventing construction on significant portion of the site.

5.3 Additional remediation funding has been secured and CDL anticipate submitting a planning application in summer 2020, upon completion of public consultation. Subject to planning being achieved, start on site is anticipated early 2021 with completion in Summer 2022.

6. Ifton Heath

6.1 The CDL team are proposing to submit a planning application for Ifton Heath site in early June 2020. The residential development of 40 homes, 25 for market sale and 15 affordable homes including 3nr. 1 bed wheelchair adaptable bungalows, 3nr. 2 bed wheelchair adaptable bungalows, 5nr. 2 bed, 24nr. 3 bed and 5nr. 4 bed houses (proposed site plan attached in appendix C).

6.2 A planning decision is expected in late Autumn 2020 and a start on site is anticipated early 2021 with completion in Summer 2022. Procurement of a contracting partner will begin once draft planning conditions have been issued in late Summer 2020.

Appendix A Proposed Layout Crowmoor, Frith Close, Shrewsbury



Appendix B Proposed Layout Ellesmere Wharf



ACCOMMODATION SCHEDULE				
Par.	Area	TYPE	UNIT TYPE	TOTAL
200	20	SEMI-BUNGALOW	1	20
112	20	SEMI-DETACHED	1	20
75	20	SEMI-DETACHED	2	40
100	20	SEMI-DETACHED	2	40
100	20	SEMI-DETACHED	2	40
UNITS SUB-TOTAL				120
TOTAL CAR PARKING				30
TOTAL SITE AREA (SQUARE METRES)				6,171

- KEY:**
- RED LINE BOUNDARY
 - EXISTING TREES
 - EXISTING TREES TO BE REMOVED
 - BLOCK PAVING
 - SOFT LANDSCAPING
 - ★ AFFORDABLE RENT
 - ★ SHARED OWNERSHIP



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	Title 1:5000-A	Date 08.02.2020	Issue No. 71155	Drawing No. 1/011	Drawn by JJC	Checked J.P.W.	QA Review FEASIBILITY



Appendix C Proposed Layout Overton Road, Ifton Heath

