

Residential Redevelopment

PLANNING STATEMENT

1. Introduction

- 1.1 BPL Architecture are appointed as Architects by Corbally Group (Tewkesbury) Ltd. to redevelop the former Healings Mill garage building fronting Quay Street. This includes the demolition of the existing building on the site and the erection of 2no 3bedroom new dwellings on the plot above ground floor garaging.

2. Planning Statement

- 2.1 The existing building is an old industrial building probably built in the 1920's used for lorry maintenance and then more recently car parking for the Healings Mill offices adjacent, but have now been disused for 17 years since the closure of the Mill in 2006.

- 2.2 The Client's brief is to design suitable new townhouses for open market sale. The existing access off Quay Street provides access to car parking & garaging for the townhouses, pedestrian access is from Quay Street and Cares Alley to the north.

- 2.3 The planning application for Full Planning Consent and Conservation Area consent comprises:

Application for Conservation Area consent for "***the demolition of the existing garage building on Quay Street***".

Application for full planning consent for "***change of use from commercial use class E, and erection of 2no new dwellings with access off Quay Street & Cares Alley, car parking and landscaping***".

- 2.4 The site lies within the boundary of the 'Tewkesbury Town Centre Area' within the 'Tewkesbury Town Centre Masterplan.'

- 2.5 The site is also within the amended boundary of the Tewkesbury Conservation Area as designated on 23rd February 2012, and formed part of the Tewkesbury Conservation Area since its initial designation on 29th December 1969. The conservation area is an area of special architectural and historical interest, and as such has a significant influence on the character and appearance of the sites' surroundings. The conservation area includes many Listed Buildings, some of which are in close proximity to the site. The iron bridge from Quay Street leading across to the island site of Healings Mill is a grade II listed structure, as are all of the former Healings Mill buildings on the island site and the brewery building on the corner of Back of Avon and Quay Street. The site sits between no1 Quay Street (Kingfisher fish and chip shop) and no2 Quay Street (formerly a bar) which is also a listed building Grade II.

2.6 The Design & Access Statement contains comments on design, use and amount, layout, scale, landscape and ecology, sustainability, access and parking, utilities, and demolitions.

3. National Planning Policy

3.1 In preparing the current planning application we have given consideration to both National policy guidance and relevant saved policies of the local development plan.

3.2 The National Planning Policy Framework (NPPF) outlines some key policies that support this application. The NPPF identifies that the main purpose of the planning system is to contribute to the achievement of sustainable development comprising economic, social and environmental benefits.

3.3 Paragraph 11 says that the heart of the NPPF is a presumption in favour of sustainable development, meaning the approval of development proposals that accord with the to date development plan without delay.

3.4 A core policy of the NPPF states that every effort should be made objectively to identify and then meet the housing development needs of an area, and respond positively to wider opportunities for growth.

3.5 Policies throughout the NPPF constitute the government view on delivering sustainable Development, and those highlighted below are relevant to this application.

3.6 Para 87 - ensuring that Main town centre uses are located in town centres. This is precisely what is proposed here.

3.7 Para 60 - To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed. With para 69 making it clear that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out relatively quickly.

3.8 Para 130 - Requiring good design - developments should respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

3.9 Para 159 - Climate change, flooding and coastal change - development must demonstrate safety through its lifetime, without increasing flood risk elsewhere.

3.10 Para 119 - Making effective use of land - decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified need.

3.11 Para 206 - Historic environment - local planning authorities should look for opportunities for new development in conservation areas. Proposals that preserve those elements of the setting that makes a positive contribution to or better reveal the significance of the asset should be treated favourably.

4. Local Planning Policy

- 4.1 The Joint Core Strategy and the Tewkesbury Borough Plan are relevant here.
- 4.2 RES2 - Settlement boundaries - this policy supports the principle of residential development within the adopted settlement boundaries
- 4.3 HER1 - Conservation area - in accordance with this policy, the proposal preserves and enhances the character and appearance of the site's setting within the conservation area. The proposal removes an unsightly and disused commercial building which is seen as harmful to the conservation area, and provides a pair of new high quality dwellings. The construction of the new buildings uses traditional materials which match the surrounding buildings in a contemporary design established by the redevelopment of the adjacent Healings Mill plots. The development protects and enhances the historic features and character of this historically important part of the conservation area.
- 4.4 RET 9 - Tewkesbury Town Regeneration - this policy supports proposals that contribute towards the regeneration of the town centre. The policy confirms that Healings Mill is suitable for a mixture of uses including residential, employment uses, retail & leisure, cafes, restaurants, and tourist related development. Whilst this site is not included in the plan definition of the Healings Mill sites in this policy it is immediately adjacent, and equally relevant. The application site is also within the defined 'town centre' boundary as defined by the adopted Proposals Map.

5. Conclusion

The proposals will result in the re-use of a currently vacant brownfield site in the heart of Tewkesbury town centre. The proposed residential use complies with local town centre policies in a highly sustainable location, well served by public transport, and in walking distance of a wide range of services, facilities and employment.

We have demonstrated that the proposed development complies with the provisions of both national and local planning policies, the assessment of these policies justifies the principles of the proposed development and supporting the conclusion that planning permission should be granted for the proposed development.