

Planning, Design, Access and Sustainability Statement

Proposed Industrial Unit, adjacent to Unit 5800,
Shannon Place,
Tewkesbury,
Gloucestershire GL20 8SL



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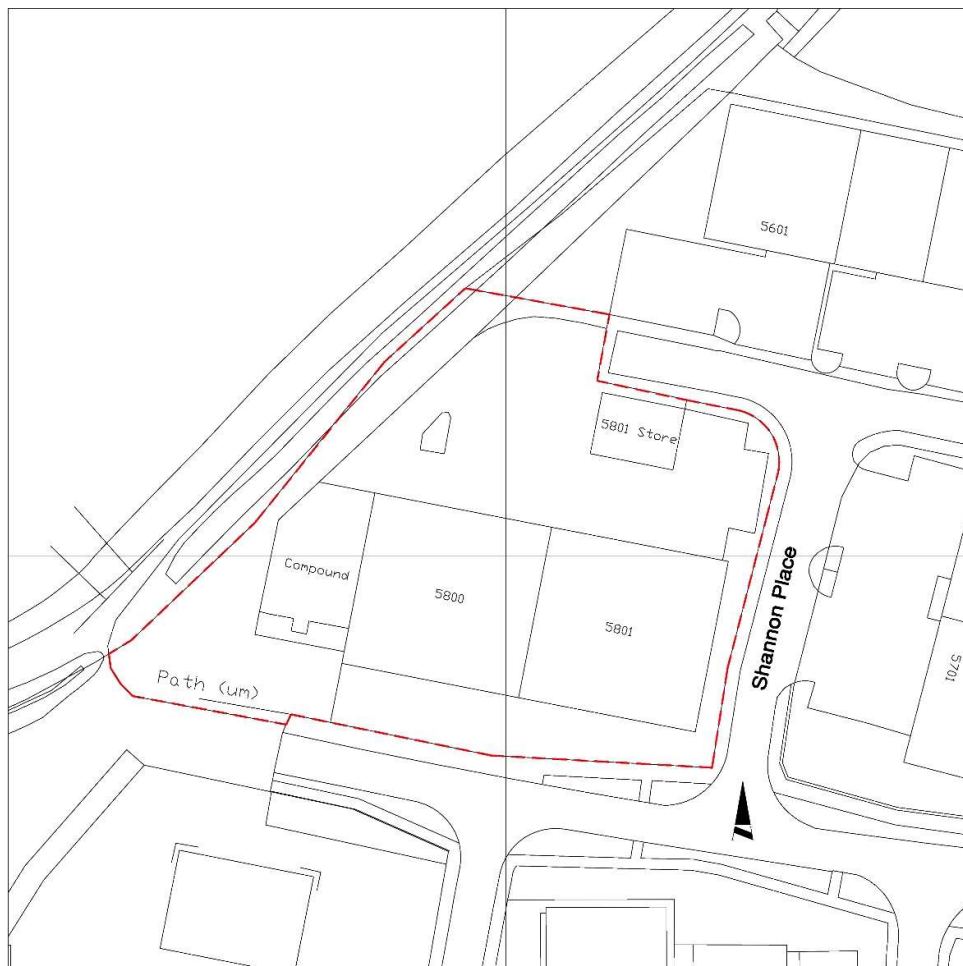
Introduction

This statement has been prepared by extendArchitecture to accompany a Full Planning application for planning permission for a proposed Industrial Unit, adjacent to Unit 5800, Shannon Place, Tewkesbury, Gloucestershire GL20 8SL.

It has been produced in accordance with guidance published by the Commission for Architecture and the Built Environment (CABE) and covers the following:

- An analysis of the site as existing, the immediate area and the wider context.
- A description of the design process followed to reach the final design solution, covering the subjects of Use, Amount, Layout, Scale, Landscaping, and Appearance. It considers the constraints of the site and relevant local and national planning policies to demonstrate that the proposed scheme is well conceived with the aim of integrating with its surroundings.
- Accessibility within the site and the proposals relationship to transport links in the surrounding area, as well as inclusive access for the elderly and the disabled. It justifies the location of pedestrian and vehicular access points to the site and establishes accessibility to public transport. It should be read in conjunction with all other information submitted with the application.

1. The Site and Surroundings



The application site is located on the west end of Shannon Way, on the Tewkesbury Industrial Estate. The plot is currently an area of overgrown waste land to the west of Unit 5800.

2. Planning History

Only two planning applications are on record as having been made in connection with nearby units since 2019, as follows: -

Application for approval of details subject to condition 3 (Construction Method Statement) of the planning application ref number 19/00043/FUL

Matara (UK) Ltd Unit 5801 Shannon Place Tewkesbury Business Park Tewkesbury Gloucestershire GL20 8SL

Ref. No: 19/00756/CONDIS | Received: Tue 30 Jul 2019 | Validated: Tue 20 Aug 2019 | Status: Decided

Proposed two storey storage building and reconfiguration of on-site parking.

Matara (UK) Ltd Unit 5801 Shannon Place Tewkesbury Business Park Tewkesbury Gloucestershire GL20 8SL

Ref. No: 19/00043/FUL | Received: Wed 16 Jan 2019 | Validated: Wed 16 Jan 2019 | Status: Decided

3. Relevant Planning Policies

Government Guidance National Planning Policy Framework - This guidance states at paragraph 11 that

Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

In this respect, development proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework as a whole, or specific policies in the Framework indicate development should be restricted.

Paragraph 108 states that maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport.

The proposals incorporate 7 No. car parking spaces, which includes 2 No. disabled spaces, to facilitate off-road parking.

Paragraph 111 also states that any development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. This would not be the case for these proposals.

The Tewkesbury Borough Plan 2011-2031 and Sustainability Appraisal

Objectives and key principles (2.39) aim to, amongst other things:

- Support a prosperous and competitive urban and rural economy (including employment and businesses in both existing settlements and rural areas). This also includes the provision of infrastructure
- Conserve and enhance the built and natural environment (including heritage assets, urban and architectural design, landscapes and biodiversity), steering development away from the most sensitive areas and towards those identified as being suitable for growth, making the most effective use of land by giving priority to brownfield sites where available and appropriate, maintaining and enhancing networks of habitats and green infrastructure.

The Natural Environment (8.1) states that:

- The NPPF advises that planning policies and decisions should contribute to and enhance the natural and local environment by (inter alia) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services; minimising impacts on and providing net gains for biodiversity; preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of pollution or land instability; and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

The application site is an overgrown, un-tended area of left-over scrub land, alongside industrial unit 5800.

It is not a 'valued' landscape, site of biodiversity or geological value. It is not a piece of rural land.

The proposals seek to remediate and mitigate despoiled, degraded, and derelict land, in an appropriate manner.



The site of the new unit would incorporate a generous area of managed soft landscape on its western side.

The proposals would deliver a biodiversity provision across the immediate locality, and could include the design of wildlife shelters/nests into development proposals, appropriate planting, and general habitat re-creation.

The slight reduction in the area of green space can be justified by the need for, and benefits of the proposed industrial development, for which there is a great demand.

The provision of a small industrial building in a designated industrial EMP1 zone would clearly outweigh its impact on this piece of land with a low nature conservation value or scientific interest.

Policy EMP1 Major Employment

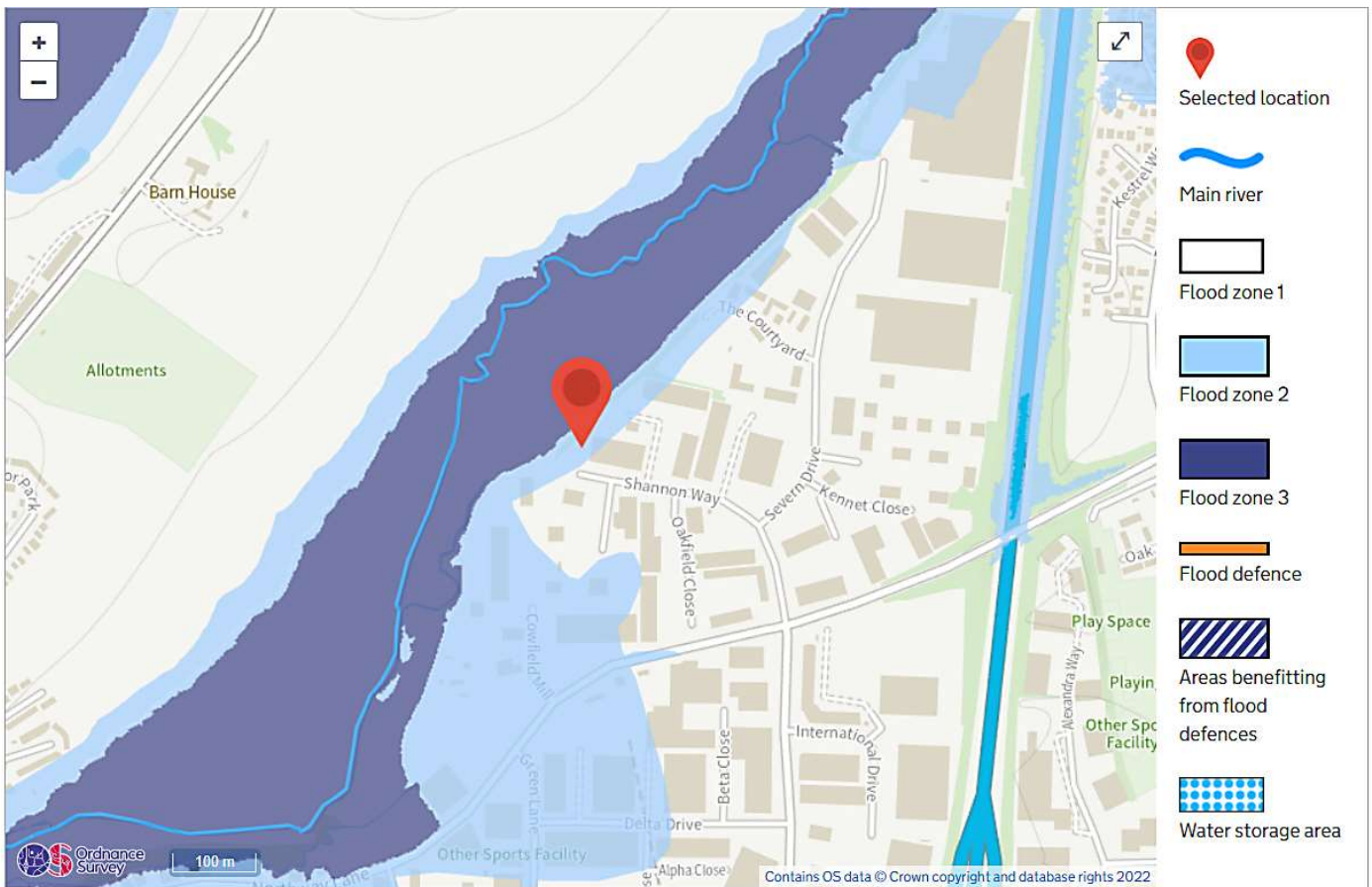
The proposed industrial unit would be located at Tewkesbury Business Park, which is defined as a Major Employment Site (EMP 1) within the Tewkesbury Borough Plan.

For sites At Major Employment Sites, as defined on the Policies Map, the Borough Council will support in principle proposals for offices, research and development, light industrial, general industrial, storage and distribution development. It is expected that new development at these sites will normally be for these employment uses only.

The proposal would be for a small Light Industrial unit which would employ a significant number of staff.

Flood Risk Assessment (to follow if required)

The site is located within Flood Zones 2, and a Flood Risk Assessment (FRA) is to be submitted if required which utilises the most up to date flood data from the Environment Agency.

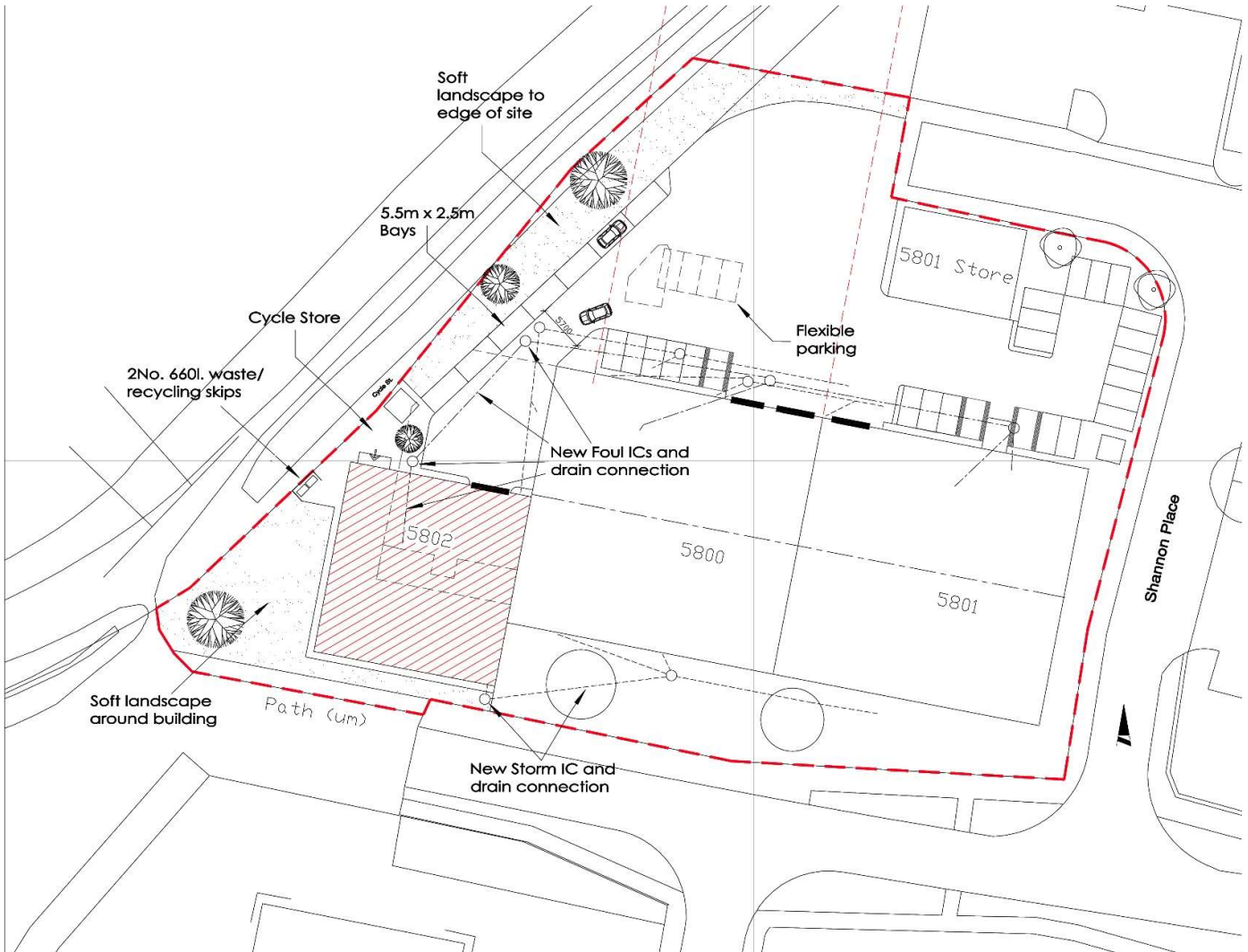


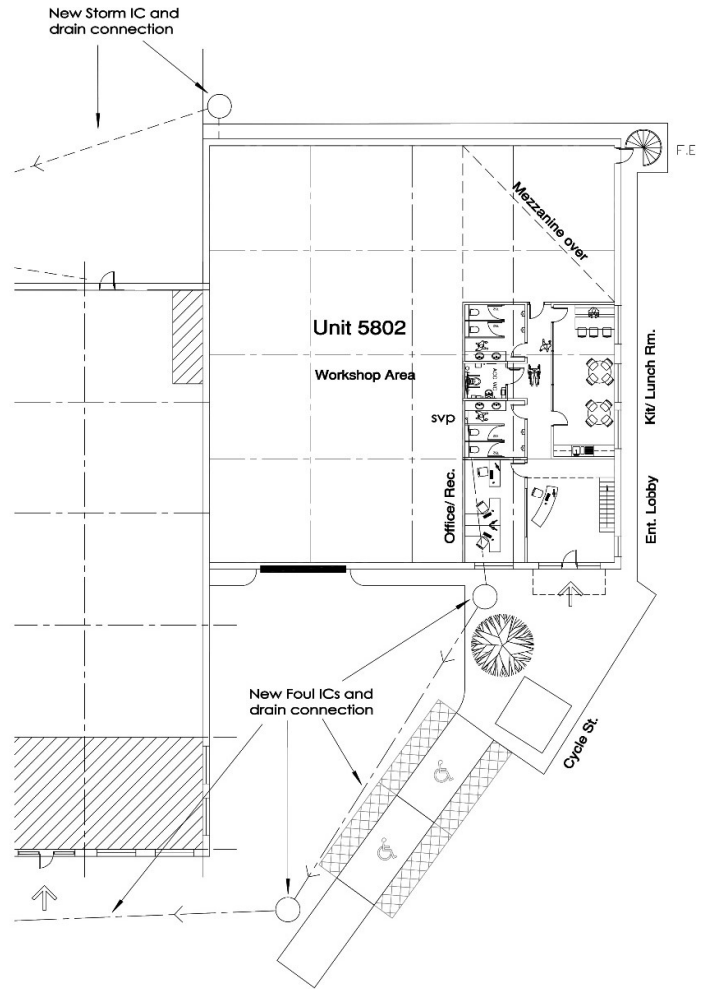
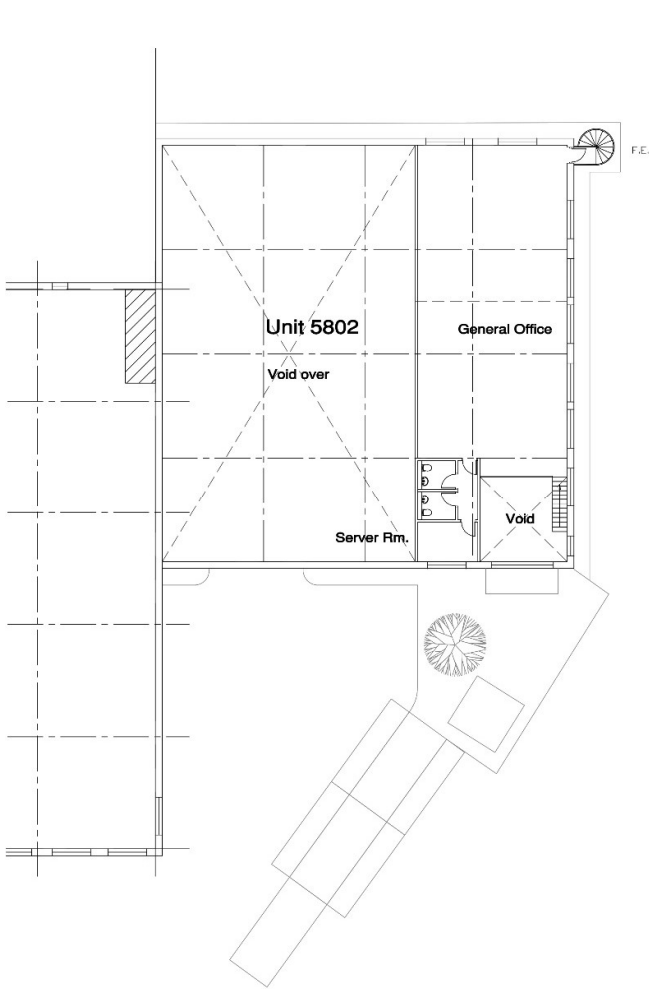
The proposals are non-residential, and the FRA will demonstrate that the development will be resilient to flooding for its lifetime and does not increase flood risk elsewhere.

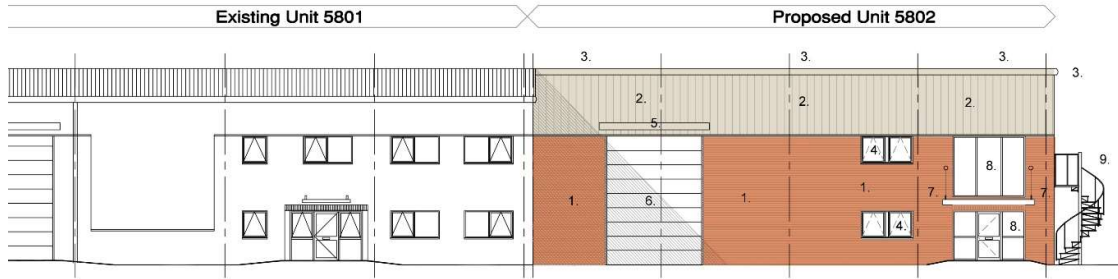
5. Design

The proposed unit has a gross internal floor area of only 653m².

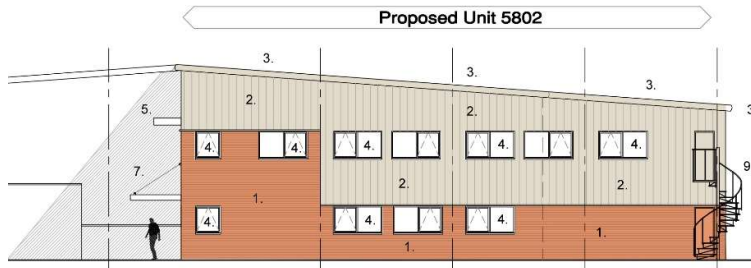
- (a) It is modest in size and of a sympathetic design which is in keeping with the appearance of the existing neighbouring units. The building will be constructed in matching/sympathetic materials.



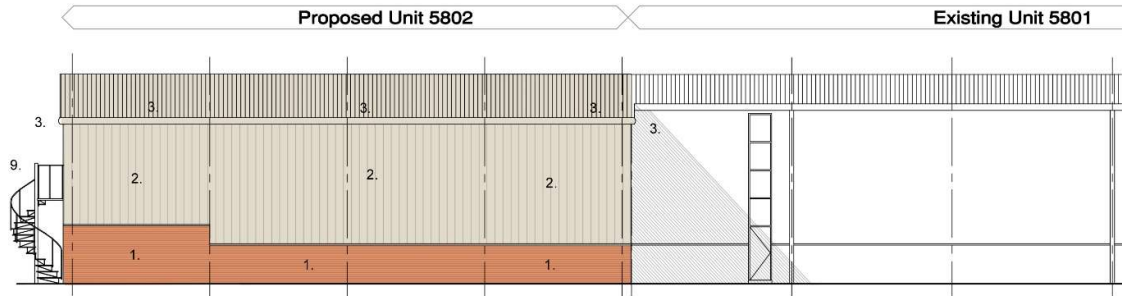




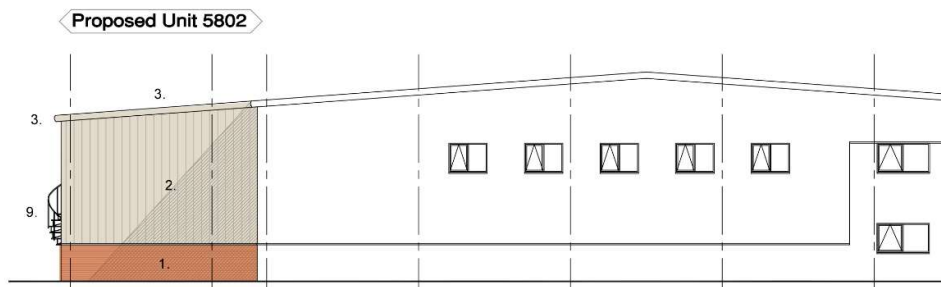
North Elevation Proposed
Scale 1:200



West Elevation Proposed
Scale 1:200



South Elevation Proposed
Scale 1:200



East Elevation Proposed
Scale 1:200

6. Access and Sustainability

(a) Access

As described above, the proposals incorporate 7No. car parking spaces, which includes 2No. disabled spaces, to facilitate off-road parking.

The location is close to bus and pedestrian routes.

(b) Sustainable Design and Construction

(i) Sustainable Design

The proposal has been designed to potentially accommodate any of the following:

- Air source heat pumps and/or solar thermal panels where appropriate
- Heat Recovery System
- Under Floor Heating

(ii) Energy Efficiency

To minimise heat loss from the proposed unit and to maximise the efficiency, the proposal will incorporate the following:

- Insulated roofs, walls and floors
- Double glazed windows
- Ventilation incorporated onto the design to avoid condensation
- Energy efficient lighting
- Natural daylight to all habitable rooms

The development will be designed to allow the future potential use of on-site renewable technologies.

Domestic appliance ratings will aim to comply with the following: 'A+' Fridge/ Freezer, 'A' rated dishwasher & washing machine, 'A' rated tumble dryer.

(iii) Water Resource Management

To minimise the use of water, the proposal will incorporate the following:

- Water saving devices, such as dual flush /low flush toilets.
- Rainwater harvesting such as water butts and storage tanks

(iv) Flood Risk Management

The building is sited within Flood Zone 2. See 'Flood Risk Assessment' above.

(v) Biodiversity

A significant amount of new landscaping will be introduced within the site which will increase biodiversity.

(vi) Waste Recycling

The proposal will encourage responsible waste recycling in the following ways:

- Adequate space exists for the storage of waste and recycling containers on the west side of the unit.

(vii) Sustainable Transport

The site lies within the Tewkesbury Business Park, which has a wide range of services and transport links.

(viii) Sustainable Construction

Materials will be, as far as possible, environmentally friendly and the 'Green Guide' and BRE publication 'Methodology for Environmental Profiles of Construction Materials' will be consulted.

Timber will be obtained, where possible, from certified sources.

A waste separation and disposal policy will be operational for the duration of the site construction.

7. Summary and Conclusions

The proposal complies with the NPPF and the Council's adopted Local Plan policies and should be supported for the following reasons:

- The proposed unit is relatively small in size and scale and would not result in a disproportionate addition to the existing buildings on the business park.
- The proposed unit would be sympathetic to the appearance to the scale, character and appearance of the existing industrial units nearby.

Appendix A Photographs:



View of plot from SW



Front corner of Unit 5800



Rear of Units 5800 & 5801 from Shannon Way



View north along back of
Units 5800 & 5801



View from Shannon Place looking SW