

Our Ref: WV/J450
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For the attention of: Owen Fayers

Dear Owen Fayers,

RE: FORMER CHAMBERS BUS DEPOT, BRIDGE STREET, BURES ST MARY, CO8 5AB (DC/22/00754//FUL)

Please find enclosed a revised planning application for the above site in Bures St Mary. As you will see, this application closely resembles the previously approved application for this site. This application seeks permission for substantial demolition and redevelopment of the site to provide a commercial unit and 14 dwellings with associated boundaries, hardsurfacing and outbuildings.

The previous design incorporated a local convenience store. Unfortunately, since the approval in 2022, both of the two prospective tenants declined to pursue the venture and there has been no other interest in the store. This has necessitated a redesign of the plans. The new designs retain a commercial element on the site, albeit of more modest size. Not only will this provide jobs, but will deliver a service for the village and surrounding area. The commercial unit will occupy the ground floor of the corner frontage building, providing activity to the streetscene. It is envisaged that this unit could suitably accommodate a wide range of uses within Planning Use Class E, such as a shop, office, hairdressers or café.

It is proposed that the remainder of the frontage building will become five homes, retaining the design aesthetic of the former bus depot. The extent of demolition will be the same as previously approved. In terms of heritage, the latest design will improve upon the previous design. This is evidenced through the retention of the bus depot roofscape. While the existing asbestos sheets will be replaced, the roof ridge design will be unaltered and will therefore more closely acknowledge the historic use of the site. Furthermore, the new design works more closely with the existing fenestration on the southern elevation, again this will be more respectful of the original building.

Houses are proposed in the middle part of the site, with three chalet bungalows at the rear. The new homes are sited around the main parking areas. The homes are designed to a high architectural standard throughout. Houses echo local examples and reflect a maltings style with strong brick piers with projecting roof canopies and fenestration that hark back to an industrial

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use. Roof finials are used to add decoration. The chalet bungalows have ornate window surrounds, chimneys and fenestration of high quality.

The proposal continues to respect the residential amenity of neighbouring properties. Indeed, the three chalet bungalows at the back of the site are now considerably further from the shared boundary and by their nature are lower buildings than the previously approved two-storey houses.

Access to the site will be as previously approved, using the main access onto Bridge Street. Pedestrian improvements to Bridge Street and Church Square are largely as previously approved too, helping people to cross the road more safely. Sufficient parking for cars and bicycles is also provided.

Since the previous approval, the Building Regulations have been updated. This update raises the bar for building design in terms of energy efficiency, carbon reduction and sustainability generally. This delivers a marked improvement in building performance.

The redesigned plans will ensure that this project to redevelop this vacant, derelict, contaminated site can continue to fruition. I trust that the council can continue to support this project and the numerous benefits it will bring.

Yours sincerely,



WILL VOTE

Enc.