WOOLMORE FARM BUILDINGS

A365 THE SPA SOUTH AND EAST TO VERNON FARM

BOWERHILL, MELKSHAM, SN12 6QZ

REDEVELOPMENT OF REDUNDANT FARM BUILDINGS

S73 APPLICATION TO VARY CONDITION 1

PLANNING PERMISSION NO. 20/01539/FUL – DATED 7TH AUGUST 2020

AMENDED S73 APROVAL PL/2022/05895 – DATED 11TH NOVEMBER 2022

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S73 APPLICATION TO VARY CONDITION 1

Amendment to Permission PL/2022/05895

Introduction

The site consists of the former redundant farm buildings relating to the Woolmore Manor Farm prior to the land being subdivided, with the bulk of the land being repurposed as the Oaks Secondary School plus playing fields and the Manor House being sold off as a private residence.

Application ref 20/01539/FUL, for the redevelopment of the redundant farmyard was approved on 7th August 2020, and despite the delays associated with the pandemic, work has commenced on Phase 1 of the scheme. This is the area to the west of the new access road and forms the new 'farmyard curtilage' to the Listed Manor Farmhouse through the repurposing and refurbishment of the existing structures – including the stone cowshed building along the Bath Road frontage.

The proposed development on the eastern side of the access road currently consists of seven new build B1 office buildings, units 5 and 11 front the access road, with units 6-10 inclusive arranged around a small 'gravel style' courtyard. Each new building has been designed in the style of contemporary barns with a simple palette of materials proposed.

In the wake of Covid, there has been a significant shift within the business community (both large and small) to move to a more hybrid WFH (Work from Home) employment model, leading to a large reduction in demand for new build office accommodation, such as that previously approved.

We recently received approval **Application Ref**: **PL/2022/05895 dated 11th November 2022**, for a minor change of unit 5 from 100% B1 use to a Live-Work unit comprising 70/30 split between residential and business uses. We feel this will be attractive to small businesses needing slightly larger premises than working from a home office provides. With the business and home being alongside each other, this also reduces commuting travel use.

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Amended Scheme Design

To meet this changing market, we are proposing a reconfiguration of all of the Phase 2 (units 5-11 inclusive) to accommodate the new building type, with the remainder of the scheme- i.e. Phase 1 (the refurbished buildings and creation of new curtilage farmyard to the Listed Building) remaining unchanged.

The proposed plans are enclosed with the application, and we have taken this opportunity to amend the original Design and Access Statement to encompass a more robust analysis of the changes proposed within Phase 2.

The quantum of employment space proposed equates to circa 923m2 compared to the original full consent of 2,350m2. However, bearing in the mind the continuing challenges for new office premises, this amendment provides a more realistic chance to deliver a more flexible and deliverable form of mixed use scheme for the site.

Overall the revised scheme would comprise 1,133m2 'live' plus 431m2 of 'work' space on Phase 2 (38%/62% split) and when combined across the whole site, i.e. Phase 1 and Phase 2, we generate circa 1,133m2 residential and 923m2 employment, a 55%/45% split between uses.

<u>Ancillary Matters</u>

Apart from the changed design and layout amendments all other aspects of the scheme remain as previously approved, and the existing reserved matters conditions are sufficient to control the outstanding details remaining to be determined.

Below we list out how the various conditions relate to both phases of the scheme i.e.

Phase 1 Refurbishment of existing barns adjacent to the Manor House (Units 1-3 plus Cowsheds)

Phase 2 New Build Units to East of Access Road (Unit 5-11 including the previously amended Unit 5 design included within this application)

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Approved Condition 1

The following condition will require amendment if approved to update the Site Layout (shown in red text below) and include the new building design plans (shown in blue text) as below

1. *The development hereby permitted shall be carried out in accordance with the following approved plans:*

   Proposed site plan scale 1:250 dwg no. 200 rev E
   Topographical survey dwg no. SU 01
   Proposed demolition site plan dwg no. 101 rev C
   Alterations to cattle shed dwg no. 102 rev C
   Site sections dwg no. 201 rev C
   Proposed cow shed elevations dwg no. 202 rev C
   Proposed units 1 and 2 dwg no. 203 rev B
   Existing/proposed unit 3 dwg no. 204 rev C
   Building type, A plans and elevations scale 1:100 dwg no. 205 rev F
   Building type B plans and elevations scale 1:100 dwg no. 206 rev D
   Building type C plans and elevations scale 1:100 dwg no. 207 rev A
   Proposed highway layout dwg no. W548/05 rev L
   Details of visibility splays W548/11 rev D
   Proposed Elevations (live work unit) scale 1:100 Drg No. 210 rec C
   Proposed Ground Floor plan (live work unit) scale 1:50 Drg No. 208 Rev C
   Proposed First Floor and Roof plan (live work unt) scale 1:50 Drg No. 209 rev C

   REASON: For the avoidance of doubt and in the interests of proper planning.

We have also submitted the following to assist in the consideration of the proposed changes

1. Un updated Bird and bat Mitigation plan – this replicates the approved plan, albeit with the relevant boxes overlain on the new scheme layout. In itself, the original ‘box’ locations remain the same, and there may be no need to refer to this updated plan.
2. A short Transport Supporting Statement to prove the proposed amendments reduce traffic from the scheme overall. The approved access onto bath Road remains unchanged.
3. A brief Drainage Strategy report for the amended scheme, the existing condition 8 remains valid irrespective of whether this application is approved or not.

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Revised Condition 1 Plans for Approval

Replacement Drawings

Proposed site plan	scale 1:500	Drg. No. 072 06 10 Rev 11

New Drawings –

Location Plan		scale 1:1250	Drg No. 072 06 02
Bird and Mitigation Plan		scale 1:500	Drg.No. 072 06 01 - TBC??
Live Work Units			
Plot 1	Floor Plan	scale 1:100	Drg No. 072 06 17 rev 5
	Elevations	scale 1:100	Drg. No. 072 06 22 rev 5
Plot 2/3	Floor Plan	scale 1:100	Drg No. 072 06 21 rev 2
	Elevations	scale 1:100	Drg. No. 072 06 21 rev 2
Plot 4	Floor Plan	scale 1:100	Drg No. 072 06 18 rev 1
	Elevations	scale 1:100	Drg. No. 072 06 23 rev 0
Plot 5	Floor Plan	scale 1:100	Drg No. 072 06 20 rev 2
	Elevations	scale 1:100	Drg. No. 072 06 19 rev 2
Plot 6	Floor Plan	scale 1:100	Drg No. 072 06 16 rev 2
	Elevations	scale 1:100	Drg. No. 072 06 13 rev 2
Plot 7	Floor Plan	scale 1:100	Drg No. 072 06 15 rev 2
	Elevations	scale 1:100	Drg. No. 072 06 12 rev 2

Conclusion

Overall, we believe the proposed amendments are a reasonable response to the current economic realities post Covid, and the updated designs are consistent with the design philosophy for remainder of the scheme.

We therefore trust you will approve the enclosed Application to vary condition 1 as proposed