

Memo

From: COLIN HIRST

To: ADRIAN DOWD

Ext: 4503

Date: 16 JULY 2019

Re: OLD SAWLEY GRANGE, GISBURN ROAD, SAWLEY
APPLICATION 3/2019/0434 / 0435
DEMOLITION OF FORMER AGRICULTURAL BUILDINGS AND DEVELOPMENT OF
TWO STOREY OFFICE DEVELOPMENT
LISTED BUILDING APPLICATION AND PLANNING APPLICATION

The proposed office accommodation would help address a requirement for quality office space to support growth in professional services (as identified in the Council's Economic evidence base) enhancing rural diversification opportunities and supporting growth in the local economy. It is well related to the strategic transport corridor and would provide opportunities for local workspace that will reduce the need to travel outside the borough which is a key sustainability objective of the Core Strategy. The proposal would help contribute to the enhancement of local employment opportunities which is also a key objective. The nature of the scheme would offer high quality space suited to the local economic need. It is consistent with the Council's Corporate Strategy and the emerging Economic Plan. The proposal is supported from an economic development viewpoint.

In planning policy terms, the proposal, as a principle is supported being consistent with the provisions of the Core Strategy, in particular Policy EC1 which supports employment development well related to the A59. The proposal will take the form of a re-development of an existing site which will provide the opportunity in my view to enhance the original Listed building by removing inappropriate and unsympathetic former agricultural buildings. It will help serve to strengthen the wider village economies. The principle of the development is further supported through the provisions of Policy DMB1. The proposal as a principle is consequently supported from the planning policy viewpoint, although considerations in relation to the heritage asset do need to be taken into account in accord with national and local policy as part of the planning balance. Overall I consider there to be an overall benefit to the scheme.

The scheme will provide high quality, much needed office development at an appropriate scale to the location consolidating an existing business site with the benefit of being located on the A59 corridor. It provides the potential to support diversification of the rural economy and growth opportunities for the local area. It has the potential to be a flagship business location to the east of the borough and will serve to deliver local economic benefit.

My understanding is that the existing offices are the key listed asset, the buildings to be demolished, whilst they do have a relationship to the original element of Old Sawley Grange by virtue of their existence they are not in themselves part of the listing.

I acknowledge that the proposed new office development will present a different relationship, however there is a judgement to be made in terms of the real impact upon the listed buildings and the opportunity the proposed development offers. As proposed I would welcome the opportunity that the scheme brings as an overall enhancement to the local economy, the heritage asset, and the wider benefit of the rural community.

A handwritten signature in black ink, appearing to read 'Colin Hirst', is written over a faint, rectangular stamp. The signature is fluid and cursive, with a long horizontal stroke at the end.

Colin Hirst, Head of Regeneration and Housing