

# TEWKESBURY BOROUGH COUNCIL

<b>Report to:</b>	Overview and Scrutiny Committee
<b>Date of Meeting:</b>	12 March 2019
<b>Subject:</b>	Healings Mill
<b>Report of:</b>	Head of Development Services
<b>Corporate Lead:</b>	Deputy Chief Executive
<b>Lead Member:</b>	Lead Member for Built Environment
<b>Number of Appendices:</b>	None

## **Executive Summary:**

Healings Mill is an important piece of the fabric of Tewkesbury Town Centre. The Council has made its aspirations to see the Mill and its environs redeveloped and has been in regular contact with the agent regarding progress. The site clearly has a number of challenges regarding any development. These include flood risk, the cost of redevelopment, its heritage status and the proximity to environmental designations. Notwithstanding these constraints, efforts have been made over the years to engage with interested parties to seek to develop a suitable strategy for developing the Mill. The Council's role is facilitative and supportive due to the fact that the Mill is privately owned.

## **Recommendation:**

**To CONSIDER the progress being made to secure a suitable development scheme for Healings Mill and AGREE to receive updates as any significant changes arise.**

## **Reasons for Recommendation:**

The Overview and Scrutiny Committee requested a report on progress bearing in mind the barriers to redevelopment and the limited role of the Council.

## **Resource Implications:**

None as a direct result of this report.

## **Legal Implications:**

None as a direct result of this report.

## **Risk Management Implications:**

None as a direct result of this report.

## **Performance Management Follow-up:**

Future update reports will be provided as required.

**Environmental Implications:**

None as a direct result of this report.

**1.0 INTRODUCTION/BACKGROUND**

- 1.1** Healings Mill is an important piece of the fabric of Tewkesbury Town Centre. The Council has made clear its aspirations to see the Mill and its environs redeveloped and continues to do so. The site has a number of challenges regarding its development including flood risk, conservation implications and proximity to environmental designation. Efforts have been made over the years to engage with interested parties to seek to develop a suitable strategy for developing the Mill. The Council's role is facilitative due to the fact that the Mill is privately owned. The Overview and Scrutiny Committee requested a report on progress bearing in mind the barriers to its redevelopment and the limited role of the Council.
- 1.2** The Council has set out its aspirations to see the Mill and its environs regenerated in both the emerging Tewkesbury Borough Plan and the Draft Supplementary Planning Document (SPD) for Tewkesbury Town Centre. The draft SPD builds upon the aspiration in the Tewkesbury Town Masterplan which was adopted by the Council in 2012 in terms of setting out the broad visions and regeneration objectives for the Town. This SPD document does not seek to be prescriptive but to act as an aid to interested parties to help facilitate the site development and to encourage discussion with the Local Planning Authority at an early date, whilst setting out some key parameters. The Council considers that Healings Mill could play a crucial part in the Town Centre regeneration and has a fundamental role in improving the vitality and viability of the Town Centre. Its waterside location offers the potential to bring about environmental benefits, enhance the physical and built environment and bring activity to that part of the town and to make the area a destination.
- 1.3** The site lies entirely within a Conservation Area and Historic England has advised that it is in receipt of a request to consider the building/site for statutory listing. The Council has no direct role or influence in the listing process as it is largely a technical assessment. Officers have, however, written to Historic England to seek assurances that any decision Historic England may make on the Mill in relation to listing will not prejudice the future viable use of the site.

**2.0 PROGRESS ON PLANNING STRATEGY**

- 2.1** Recently, Officers have had a number of meetings with the agents working on behalf of the owners of Healings Mill. Early discussions have demonstrated that a strategy for the planning framework and the delivery of a scheme to regenerate the Mill appear to be viable and will be forthcoming. These discussions remain confidential at the current time. Whilst plans and discussions are indicative only at this stage, Officers remain confident that this would include a comprehensive scheme to include the entire site and the two buildings in the same ownership on Quay Street.
- 2.2** A planning strategy is important to maintain a level of control over the key elements of the development and to ensure that it is developed in line with the Council's aspirations for the site which include the regeneration of the Town Centre. A multidisciplinary team approach across Development Services is essential to maximise the benefits of the development to the Town.

### **3.0 PROGRESS ON DISCUSSIONS WITH EXTERNAL AGENCIES**

3.1 Alongside setting out the Council's aspirations, it is similarly important to ensure that the development can meet the aspirations and requirements of other agencies, most notably the Environment Agency in relation to flooding, as this site is known to flood. Similarly, discussions and site visits with Historic England have sought to ascertain the key parameters in relation to the heritage aspects of the site. Both agencies continue to be involved in discussions.

### **4.0 FUNDING STRATEGY**

4.1 The Government recently announced a fund to revitalise high streets. This presents an opportunity for the Council to potentially access funding to help bring about improvements to the Town Centre. This could include the redevelopment of the Healings Mill site alongside other key areas of the Town. The Council is preparing a bid which it is anticipated will be submitted towards the end of March, although the detail has yet to be determined. Similarly, Historic England has announced funding for Town Centre heritage and Officers have instigated a discussion with Historic England around the opportunity for funding in relation to the Healings Mill site.

### **5.0 LOOKING FORWARD**

5.1 It must be recognised that the Council has no direct control over the timeframe, rather it is an enabler and is seeking through mechanisms to help deliver the site. Nevertheless, through effective engagement on planning, conservation and funding, Officers are confident that the opportunities at the site can be realised.

### **6.0 OTHER OPTIONS CONSIDERED**

6.1 None

### **7.0 CONSULTATION**

7.1 None as a direct result of this report; however, any planning application submitted will be subject to the usual consultation processes.

### **8.0 RELEVANT COUNCIL POLICIES/STRATEGIES**

8.1 Joint Core Strategy Submission Document [www.gct-ics.org/](http://www.gct-ics.org/)  
Emerging Tewkesbury Borough Plan  
Draft Supplementary Planning Document on Tewkesbury Town Centre

### **9.0 RELEVANT GOVERNMENT POLICIES**

9.1 National Planning Policy Framework 2012 (NPPF) and Planning Practice Guidance – Updated July 2018 <http://planningguidance.planningportal.gov.uk/>

### **10.0 RESOURCE IMPLICATIONS (Human/Property)**

10.1 None as a direct result of this report.

### **11.0 SUSTAINABILITY IMPLICATIONS (Social/Community Safety/Cultural/ Economic/ Environment)**

11.1 None as a direct result of this report however the regeneration plans for the site will aim to provide a sustainable development opportunity for the site.

**12.0 IMPACT UPON (Value For Money/Equalities/E-Government/Human Rights/Health And Safety)**

**12.1** None as a direct result of this report.

**13.0 RELATED DECISIONS AND ANY OTHER RELEVANT FACTS**

**13.1** None

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**Background Papers:** None

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**Appendices:** None