

Design and Access Statement



Landscape
Architects
& Environmental Consultants



I. INTRODUCTION

1.1.

1.1.1. This Design and Access statement has been written to accompany an application for Planning Approval for proposed works at the Jamaica Inn. The application is being made on behalf of Jamaica Inn Bodmin Moor Ltd. and is in relation to the following proposed development:

“Development of existing field adjoining Jamaica Inn into high quality touring caravan and camping field, with access road and facilities building. The development will be capable of occupying 20 touring caravans and 10 tents. ”

1.1.2. Jamaica Inn Bodmin Moor Ltd currently own and operate a high quality Inn and restaurant; this development provides Jamaica Inn with the opportunity to expand their successful business.

1.1.3. Andrew Davis Partnership LLP (ADP) have prepared the development proposals to ensure the site sits comfortably within its immediate environs. Pre-application discussions were held with Cornwall Council and feedback incorporated into the design.

1.1.4. A number of technical reports on landscape, ecology, heritage, drainage and transport were prepared to accompany the application and these are summarised within this statement.

1.1.5. This statement should be read in conjunction with other specialist reports commissioned by Jamaica Inn and submitted to accompany the application, which have helped to inform the overall development proposals.

2. PLANNING POLICY REVIEW

2.1. NATIONAL CONTEXT

2.1.1. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

2.1.2. The planning system has three overarching objectives:

2.1.3.a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

2.1.4.b) a social objective – to support strong, vibrant and healthy communities...by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

2.1.5.c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

2.1.6. Paragraph 83 states that "Planning policies and decisions should enable:

2.1.7.a) the sustainable growth and expansion of all types of business in rural areas

2.1.8.c) sustainable rural tourism and leisure developments which respect the character of the countryside; and

2.1.9.d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports

venues, open space, cultural buildings, public houses and places of worship.

2.1.10.84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

2.1.11.127. Planning policies and decisions should ensure that developments:

2.1.12.a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

2.1.13.b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

2.1.14.c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

2.1.15.d) establish or maintain a strong sense of place, using...materials to create attractive, welcoming and distinctive places to live, work and visit;

2.1.16.e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

2.1.17.f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and

resilience.

2.1.18.170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

2.1.19.d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

2.1.20.172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.

2.1.21.185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment. This strategy should take into account:

2.1.22.a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

2.1.23.b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

2.1.24.c) the desirability of new development making a positive contribution to local character and distinctiveness; and

2.1.25.d) opportunities to draw on the contribution made by the historic environment to the character of a place.

2.1.26.190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

2.2. LOCAL CONTEXT

2.2.1. In addition to the national context provided by the NPPF, it is important to consider the relevant policies in the Cornwall Local Plan: Strategic Policies 2010 - 2030. The following policies are most relevant to the proposed development:

2.2.2. Policy 1: Presumption in favour of sustainable development

2.2.3. Policy 3: Role and function of places

2.2.4. Policy 5: Business and tourism

2.2.5. Policy 12: Design

2.2.6. Policy 13: Development standards

2.2.7. Policy 23: Natural Environment

2.2.8. Policy 25: Green Infrastructure

2.2.9. Policy 26: Flood risk management and coastal change

2.2.10. Policy 28: Infrastructure

Cornwall AONB Management Plan

2.2.11. MD3: Promote appropriate green infrastructure within built development, in line with Cornwall Council's adopted Green Infrastructure Strategy and also ensure effective management of water run off via sustainable drainage schemes and permeable surfacing.

2.2.12. MD6: Support new tourism, leisure and recreation development that conserves and enhances the diverse local landscape characteristics of the various sections of the Cornwall AONB. Ensure that the scale, design and use of materials have appropriate regard to the character, sensitivity and capacity of the protected landscape and seek better integration of existing holiday sites, visitor infrastructure, and car parks in order to reduce landscape and visual impact.

2.2.13. MD9: Any necessary development in or within the setting of the AONB will be high quality sustainable development that:

2.2.14. is appropriately located, of an appropriate scale and addresses landscape sensitivity and

capacity;

2.2.15.is compatible with the distinctive character of the location described by the Landscape Character Assessment,with particular regard to the setting of settlements and the rural landscape;

2.2.16.does not compromise the special qualities and characteristics of the AONB designation as outlined in the Statement of Significance for each local section and relevant character assessments;

2.2.17.maintains semi-natural corridors;

2.2.18.promotes the conservation of the historic environment as a whole and in particular those designated heritage assets and their setting; including the Conservation Areas and World Heritage Site

2.2.19.Protects trees, other important landscape features and semi natural habitats in order that it can contribute to the conservation and enhancement of the natural beauty of the protected landscape.

2.2.20.MD11: Promote the use of local vernacular stone within built development and infrastructure, if necessary by the small-scale and sensitive reworking of local quarries.

2.2.21.MD13: Built development should provide gains for biodiversity, promoting habitat retention, creation and enhancement; and species protection in line with BS 42020:2013, Biodiversity: Code of practice for planning and development² and the Cornwall Biodiversity Supplementary Planning Document.

2.3. SUMMARY

2.3.1.The Landscape Appraisal prepared by ADP concludes that there will be no unacceptable harm on the landscape and therefore supports the highlighted policies of the AONB management plan.

2.3.2.In terms of policy MD3 the proposals will meet the criteria of this policy by:

2.3.3.Substantially increasing the amount of planting within the application site and strengthen the existing boundary planting. This will also meet the Cornwall Local Plan policy

number 25.

2.3.4.The proposed use of permeable surfaces for the bases. This will also meet the Cornwall Local Plan policy number 26.

2.3.5.The proposals have aimed to meet the criteria of policy MD6 by the layout and use of materials within the proposed development.

2.3.6.Layout: The bases are spaced very generously, each being 8 metres wide with a minimum of 3 metres between bases, significantly reducing the visual impact compared to a compact layout, as well as provide privacy for the occupants. The majority of the development is proposed to the south of a tall native hedge which divides the site. This will mitigate views from the road into the site and provide a clear divisions between the existing listed building of the Jamaica Inn and the proposed touring bases. The implementation of native planting at the edge of the site will further mitigate views from the roads to the north west and south east. These principals of the layout support policy 12 of the Cornwall Local Plan, specifically '12 A. Character', and '12 B. Layout'.

2.3.7.Material Use: The scheme design has proposed to use traditional materials for the facilities building, in order to reduce landscape and visual impact, and to maintain a strong local identity. In addition to this, the use of native species within the boundary and infrastructure planting and permeable surfaces will further offset any impact. Native species will promote biodiversity on site through the creation and enhancement of planting, in line with policy MD13.

2.3.8.The inclusion of traditional materials will align the proposal with policy MD11 and MD9 in maintaining the character of the area and setting of the Jamaica Inn, a heritage asset.

2.3.9.As outlined in the landscape appraisal, the character of the site is seen very much in conjunction with the car park to the north, as well as the settlement of Bolventor and the A30 running adjacent to it. With this in mind, the character is not considered to be negatively impacted by the development.

2.3.10.Furthermore, the proximity of the application site to Bolventor and the A30 mean

that it is a very sustainable location to develop.

2.3.11.Therefore on balance, whilst the proposed development represents a change in the landscape from a small open field to a touring site, there are no significant adverse environmental impacts in terms of visual amenity or landscape character and a significant beneficial impact in terms of landscape resource as a result of the proposed native landscape infrastructure.

2.3.12.The proposed development will realise the site potential in a sensitively set out and high quality designed environment, which is supported by the NPPF as a sustainable development in line with national and local policy which has been outlined below:

2.3.13.Paragraph 83 of the NPPF requires local plans to 'enable sustainable rural tourism and leisure developments which respect the character of the countryside; and the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship'

2.3.14.The Cornwall Local Plan, policy 5.3, requires 'the development of new or upgrading of existing tourism facilities through the enhancement of existing or provision of new, high quality sustainable tourism facilities, attractions and accommodation will be supported where they would be of an appropriate scale to their location and to their accessibility by a range of transport modes. Proposals should provide a well balanced mix of economic, social and environmental benefits'

2.3.15.The Cornwall AONB Management Plan: PP6 outlines the need to 'develop high value, sustainable markets for those business sectors that utilise the AONB landscape and coast and contribute to its special local distinctiveness through appropriate development, investment and promotion'. It then outlines 'Tourism' as a method of achieving this.

2.3.16.The proposed development would achieve these policies at a national and local level by the support it will provide for Jamaica Inn, an established local business, which would be considered sustainable and of a high quality.

2.3.17.Therefore, in summary, the proposed development of the application site is considered to be consistent with the aspirations of national and local planning policy.

3. TECHNICAL REPORT REVIEW

3.1. TRANSPORT

3.1.1.A transport statement has been prepared by Jon Pearson Traffic and Highway Consultant, to accompany the planning application.

3.1.2.7.2 The transport statement states that “the proposed development will not result in a severe impact upon the local highway network. It is considered that the provision of the additional facilities will in fact be beneficial to the existing users of the site and local residents.”

3.1.3.The report concludes, “It is considered that the proposed location of the development has been shown to be acceptable in terms of the lack of any resultant local highway impacts. There are no pressing capacity or safety concerns that can be considered “severe”. Furthermore the proposal is considered sustainable and a benefit to the local area providing an identified overnight site for travelling holiday makers to the region.

The above considerations indicate that there are no highway reasons for the LPA to refuse the planning application.”

3.2. PRELIMINARY ECOLOGY APPRAISAL

3.2.1.As part of the initial site appraisal, a Preliminary Ecology Appraisal was undertaken to establish if there were any protected species that might be affected by the development.

3.2.2.The report states the development will have no significant impact on bat foraging or commuting and some potential for opportunities for nesting birds - recommendations to prevent disturbance have been listed below. Furthermore, reptiles are not due to be affected by the proposed development.

3.2.3.The site is considered isolated from foraging or commuting areas for amphibians, and was found to have no evidence of badgers or dormice with limited potential to support hedgehogs.

3.2.4.When considering designated sites near the Jamaica Inn the report concludes, “The proposed development is unlikely to have any direct impact on these designated sites through visual or noise

disturbance, or through indirect impacts such as groundwater pollution.”

3.2.5.A number of recommendations were made in the ecology appraisal which refer to the following:

Hedgerows:

- Facing the cut ends of the widened hedgerow with similar stone.
- Planting suitable native tree species and letting them grow above the access point.

Bats:

- Limiting artificial lighting during the construction and operational phase

Nesting Birds:

- Widening hedgerow outside of bird nesting season, or checking for nesting birds before commencement of work if within bird nesting season.

Ecological Enhancements:

- Installation of bird boxes.
- Provision of nesting opportunities for pollinators.

3.3. LANDSCAPE APPRAISAL

3.3.1.The potential impact on the open countryside formed part of the initial site appraisal process along with the AONB.

3.3.2.The Landscape Appraisal report produced by ADP in July 2019 and updated in April 2021 looked at the proposed development in relation to the environmental planning context, regional landscape character and potential effect on visual amenity.

3.3.3.The proposed development will inevitably create some initial slight adverse impacts associated with the construction process and change in land use. These will mostly be experienced in the immediate vicinity of the sight and from a medium distance.

3.3.4.However, these views will be mitigated by

the infrastructure planting proposed within the development, which will offset the loss of any landscape resource. They will be further offset by the considered material choices, minimising the residual impacts. Furthermore, the development is not considered to be out of character with its immediate context

3.3.5.The appraisal concludes, the proposed development will provide a high quality, low impact touring base development, in an attractive landscape setting, compatible with its immediate environs. This is a positive benefit bearing in mind the majority of the application site is unused.

3.4. HERITAGE REPORT

3.4.1.A heritage impact statement has been prepared by Enhance Land & Planning, to accompany the planning application. It states:

...the provision of greater variety of tourism accommodation on the site could result in an increase in the ability for more people to appreciate the asset by staying in the historic environment.

3.4.2.The report concludes:

The nature of the development and proposed layout would largely retain a sense of openness to the site, particularly to the upper field, closest to existing buildings. Proposed service buildings proposed in the lower corner of this field would appear incidental in scale and positioned against existing hedge boundaries. Traditional form and materials would ensure the structures would not be prominent or out place.

Existing hedges should be retained, and native planting could be enhanced, particularly to roadside boundaries and the northeast boundary with the car park. This would add to the separation and screening that currently exists between the field setting and the historic core of the settlement.

While the proposals represent a visual change to the site, this assessment has found that the proposed development in this location, having regard to the sites position in the landscape and separation distance from assets, would not result in harm to the setting of nearby assets and would not result in any conflict with the relevant

national or local policies in respect of heritage

3.5. DRAINAGE STRATEGY

3.5.1.A drainage strategy report has been prepared by MBA consultants to accompany the planning application. It concludes:

3.5.2.The design of a surface water drainage system using the principles of SUDS and compliant with the requirements of the Cornwall Strategic Flood Risk Assessment is achievable within the confines of the site.

3.5.3.It is further concluded that a foul water drainage system using current design standards, guidance and good practice is achievable within the confines of the site.

4. DESIGN

4.1. USE

Northern Field:

4.1.1. The northern field is currently an open field of amenity grass with a mature hedgerow to the south, low grass and bramble hedges to the east and west and a low grass bund to the north. The northern boundary of the field is closely associated with the existing car park of the Jamaica Inn and serves as an overflow car park during the Inn's busiest periods.

Southern Field:

4.1.2. The southern field is not currently used by the Inn. Again the field is open with low maintained grass. The east and west boundaries are low bramble hedges. The northern boundary is a mature hedgerow, the southern boundary a mature woodland.

4.1.3. There is currently an access into each field from the C0751 road, one at the top of the northern field and one at the bottom of the southern field. There is also access from the car park into the northern field and then an opening in the hedgerow allowing access to the southern field.

4.1.4. The ethos behind the design is that the development will be of a high quality, in keeping with the character of the Inn and not be intrusive within the landscape.

4.1.5. Quality takes preference to quantity and each base is given a generous plot and distance between adjoining plots so as to provide a spacious layout. This spacing also serves the purpose of increasing privacy between bases, as outlined previously



4.2. AMOUNT

4.2.1. The proposal seeks to introduce 20 touring pitches a facilities building and a bin store to the site.

4.2.2. This is a low density development where pitches would be spaced out above the minimum standard required to ensure a generous plots.

4.3. SCALE

4.3.1. The proposal is modest in size, providing a facility which is subservient to the established Jamaica Inn business. The layout works with the existing contours and boundaries of the site to have as little impact as possible.

4.4. LANDSCAPING

4.4.1. A masterplan including landscape proposals has been prepared by Andrew Davis Partnership and submitted within this application. The masterplan responds to the ecological and heritage survey commissioned as part of the design process, ensuring the retention and establishment of existing boundary planting. No trees will be felled as part of the development.

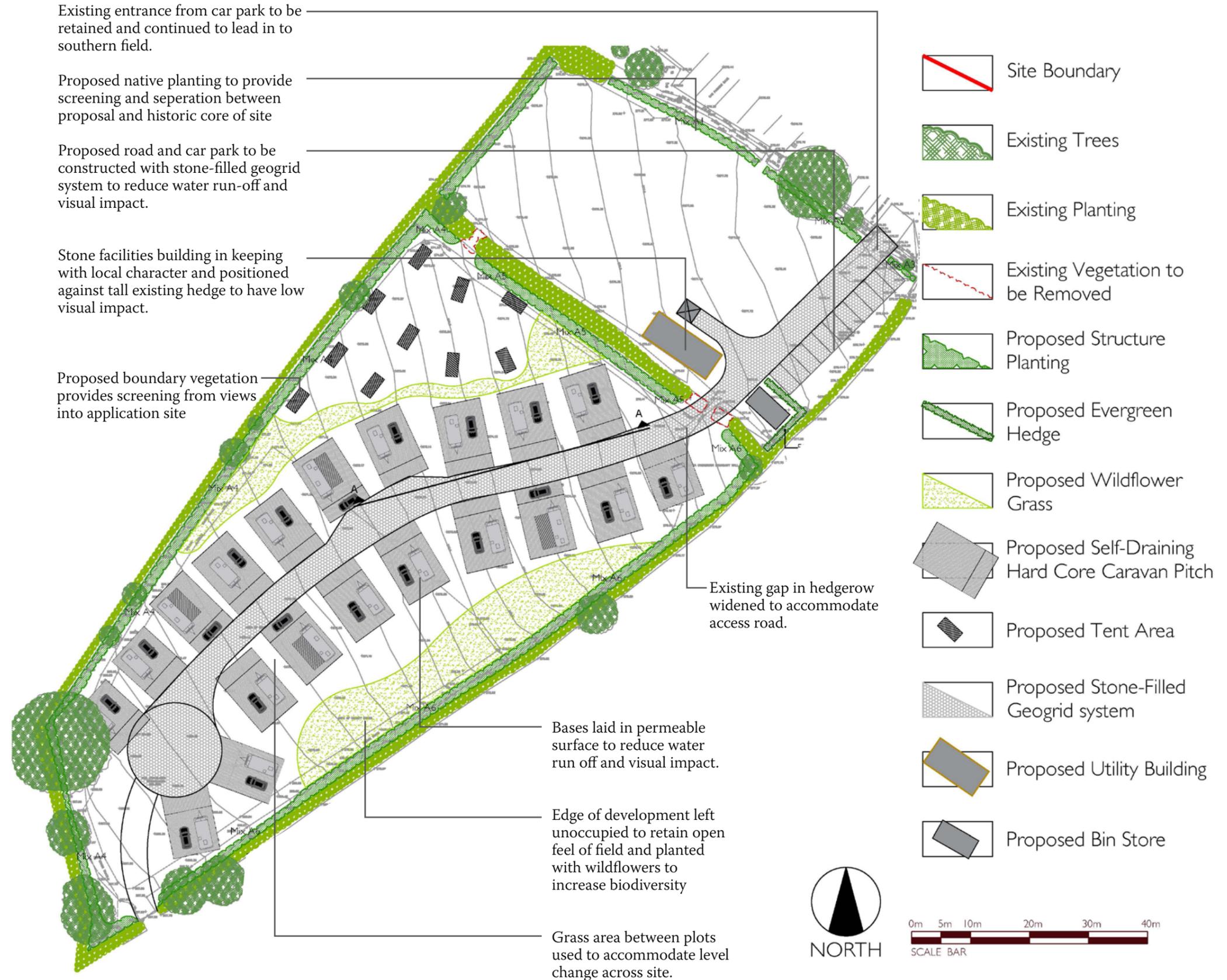
4.4.2. Landscaping will be predominantly native structure planting to screen views, particularly to the west where the site is exposed to the A3, as well as areas of wildflower planting.

4.4.3. Hard Landscaping:

- Roads will be constructed using a stone-filled geogrid system
- Pitch bases and parking spaces will be self-draining hardcore

4.4.4. Soft Landscaping

- Planting will be native species
- Wildflower planting
- All planting will be bark mulched and maintained.



4.5. APPEARANCE

4.5.1. The facilities building will be designed by Lilly Lewarne Architects and full details will be submitted as part of this application.

4.5.2. Key Design Elements:

- Natural stone
- In keeping with local character
- High quality
- Carefully designed to complement the proposed development

4.5.3. Further elevational and material images to be provided by Lilly Lewarne Architects

4.5.4. The landscape treatment has been designed by the Andrew Davis Partnership.

4.5.5. Key Design Elements:

- Native planting to reinforce existing boundary and provide some internal screening
- Stone filled geogrid system for road and car parking
- Hardcore surfacing for touring bases.
- Boundary vegetation retained and reinforced with infrastructure and feathered tree planting.
- Native infrastructure planting and wildflower planting to reinforce existing boundary, provide some internal screening and increase biodiversity.

PROPOSED NORTH ELEVATION
SCALE 1:50@A1

PROPOSED WEST ELEVATION
SCALE 1:50@A1

PROPOSED EAST ELEVATION
SCALE 1:50@A1

PROPOSED SOUTH ELEVATION
SCALE 1:50@A1

PROPOSED PLAN
SCALE 1:50@A1

PROPOSED TOURER FACILITIES

PROPOSED EXTERNAL MATERIALS

REVISIONS

CLIENT: MR A JACKSON
PROJECT: PROPOSED TOURER FACILITIES BUILDING, JAWACA INN
DRAWING: PLAN AND ELEVATIONS AS PROPOSED

SCALE: AS SHOWN
DRAWN: DC
DIRECTOR: JSA
CHECKED: JSA

DATE: MAR 21
21013.1.001 C

5. ACCESS

5.1. VEHICULAR ACCESS AND TRANSPORT LINKS

5.1.1.A transport statement has been prepared by Jon Pearson Traffic and Highway Consultant with this application, the scope of which was agreed with the highways officer, a summary of which is included in the technical summary.

5.1.2.Access to this site is very straight forward and utilises existing access points.

5.1.3.The access to the northern field will be off the C0751 and through the existing Jamaica Inn car park

5.1.4.A stone-filled geogrid road is proposed to provide access through the existing northern field to the southern field. The road then provides circulation through the southern field following the existing contours of the site.

5.1.5.A waste collection point is proposed within the northern field to remove the need for refuse vehicular access around the site.

5.2. INCLUSIVE ACCESS

5.2.1. Disabled access is currently available within the car park and in the Inn itself.

5.2.2.Throughout the proposal slopes have been retained to gradients that are usable for wheelchair users.