

October 2023



**Full Planning Permission**

## **DESIGN & ACCESS STATEMENT**

Construction of two storey extension onto existing single storey commercial unit to form 3 storey offices with roof terrace. Associated internal & external refurbishment works to existing single storey commercial units.

1B Paardeberg Road Bodmin Cornwall PL31 1EY

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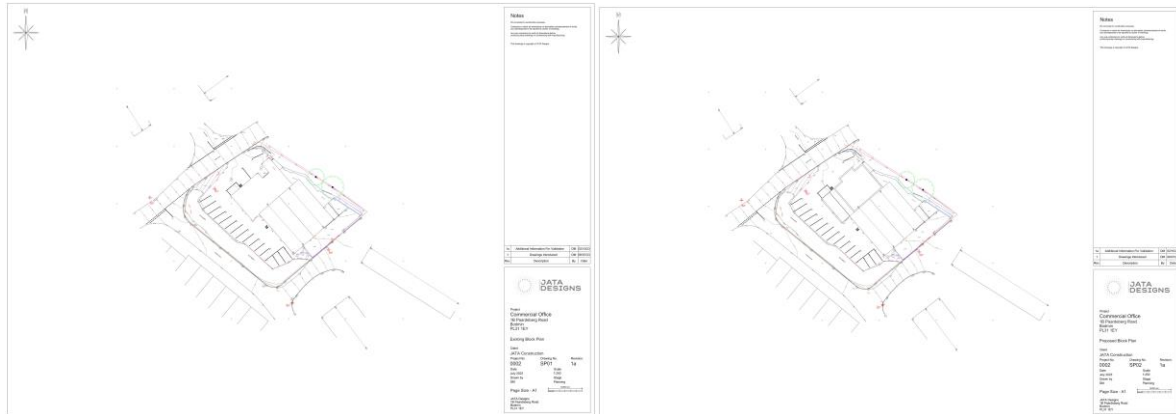
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## 1.0 Introduction

This planning application has been submitted to Cornwall Council in the form of full planning permission. The Design & Access Statement has been produced by the Cornwall Planning Group on behalf of the client Mr J Spencer. This Statement accompanies associated plans and documentation, seeking the Council's permission on the principle of construction of two storey extension onto existing single storey commercial unit to form 3 storey offices with roof terrace. Associated internal & external refurbishment works to existing single storey commercial units.



Existing Block Plan

Proposed Block Plan

This statement identifies that the proposal would comply with the relevant development plan policies for the area, contained within the Cornwall Local Plan, the National Planning Policy Framework and draft Bodmin Neighbourhood Development Plan. It is therefore concluded that there should be a presumption in favour of sustainable development, when giving due consideration to the economic, social and environmental roles of the planning system.

After conducting research of the site and surrounding area it has been noted that recent development sites have been approved within the area. Confirming the area is suitable for development. Please see some examples of approved planning in the area below:

PA21/12654 | Extension to light industrial unit to provide additional capacity for manufacturing and storage. | Unit 6 Cooksland Industrial Estate Bodmin PL31 2QB

PA17/11124 | Construction of an extension to Industrial Unit | 5A Cooksland Industrial Estate Bodmin PL31 2QB

PA11/02500 | Extension of time of 2008/00985 for the Erection of industrial units to include B1, B2 and B8 uses approved on 7 July 2008 | Land At Carminow Road Trebyan Bodmin Cornwall

PA10/07438 | Raising of height of part of industrial unit to enable a holding freezer to be incorporated within the building and erection of a 2.4m high security perimeter fence | 3 Lucknow Road Bodmin Cornwall PL31 1EZ

### **Material Key Points of the Application Proposal**

- The proposed works are sensitively designed to a high standard.
- The host building is of traditionally vernacular. The proposed works lead to an enhancement to the immediate and surrounding area.
- The works will provide a higher quality of working and operating standards to the proposed users, whilst improving the commercial standards for current and future users.
- The proposed works do not provide any visual impact or harm to any immediate neighbouring sites.
- The materials have been sensitively chosen to complement the relevant planning constraint restrictions and surrounding area.

### **Business Statement**

- The business has been established since 2016.
- The site is currently used for business operations for a Cornish based construction company, covering the whole of the UK with large projects such as Glasgow Prestwick International Airport, and other large sites in Tilbury, Leeds, Derby & Croydon.
- Employer to the local area, since 2016 the company has seen exponential growth from 5 full time employees to a team of 37.
- The increase in employees further justifies the need for the additional office space as per the proposed plans.
- The applicant owns the site and provides commercial space for three other local business. The application will not alter this situation and will improve the working environment for all involved.
- Further to the additional space required for administration staff, JATA have expanded into providing full design services. The additional office spaces will allow for the expected growth of the two divisions, as proven by the significant increase in employees since the company's inception.
- There will be an increase of occupants visiting the site however suitable off road parking is available on site.

### **2.0 Cornwall Local Plan & National Planning Policies**

The Cornwall Local Plan was formally adopted on 22 November 2016. It provides a positive and flexible overarching planning policy framework for Cornwall. This will cover the period up to 2030.

In February 2016 Cornwall Council submitted the plan to the Secretary of State for examination. The inspector published a report in September 2016. The adopted plan includes the Inspector's recommended main modifications.

The Cornwall Local Plan replaces a number of policies from:

1. the Local plans of the former District and Borough Councils
2. the Minerals and Waste Plans of the former County Council

We believe our formal planning application confirms to the above Cornwall Local Plan Schedules;

Policy 1 asks that Council takes a positive approach that reflects sustainable development and that Councils work together with applicants to ensure proposals are approved wherever possible and to secure development that improves the economic, social and environmental conditions in the area. Paragraph 1.29 asks that development should ensure the protection and, where possible, the enhancement of the environmental quality and assets of Cornwall, safeguarding landscape and biodiversity.

Policy 2 looks at the spatial strategy and requests that proposals: respect and enhance quality of place; provide solutions to current and future issues; and generate and sustain economic activity.

Policy 3 relates to the role and function of places and identifies that the scale and mix of uses of development and investment in services and facilities should be proportionate to the role and function of places. It recognises that our towns and villages are central to this strategy and that, to maintain and enhance these places, growth should be supported in such areas.

Policy 5 – Business and Tourism sets out that the CLP seeks to ‘provide a positive policy framework’ that supports jobs, business and investment with a focus on sustaining a range of local business. It states:

*‘Decisions will support and protect the sustainability and expansion of existing businesses and the growth of new sectors to strengthen the economy where this will lead to full time jobs’.*

Point 1.c) states that in the countryside, business space must be of a scale appropriate to its location or demonstrate an overriding locational and business need to be in that location.

Policy 12 relates to the provision of high-quality and sustainable design whilst

Policy 13 relates to development standards which, amongst other things, relates to the protection of amenity and parking and access standards.

Policy 21 seeks to ensure the best use of land and existing buildings. It states that the use of previously developed land will be encouraged where:

- a. it is not of high environmental or historic value;
- b. It uses despoiled land that is not of high value;
- c. Increases building density where appropriate taking into consideration the character of the surrounding area, access to services and facilities to ensure an efficient use of land;
- d. Takes into account the economic and other benefits of agricultural land.

Policy 26 of the CLP relates to climate change and flood risk management and seeks to ensure that development should be sited, designed and of a type that increases flood resilience; minimises or reduces flood risk on site and in the area and replicates natural ground water surface water flows and decreases surface water run-off.

Policy 27 relates to transport and accessibility and requires all developments to provide safe and suitable access to the site and not significantly impact on the local road network.

## **2.2 Bodmin DRAFT Neighbourhood Development Plan.**

Although only in its draft form, the neighbourhood development plan identifies how Bodmin and surround areas wish to plan for the future. The proposal relates to the following areas within the draft Bodmin NDP with the application site within Area Bd-E2.

<b>Policy 10</b>	<b>Employment &amp; Regeneration</b>
<b>Policy 15</b>	<b>Reuse &amp; Adaption of Existing Buildings</b>

## **2.3 National Planning Policy Framework (NPPF)**

The National Planning Policy Framework (NPPF) was updated in July 2021 and sets out the Government's overarching planning policies for England and how these should be applied. Paragraphs 1-6 provide the introduction to the NPPF and details how the NPPF sets out the Government's policies for England and how these should be applied, as well as provides the framework within which locally prepared plans can be produced. It sets out that applications are required to be determined in accordance with the development plan unless material considerations indicate otherwise, with the NPPF being a material consideration in the decision making process, and acting as a principal policy consideration where the development plan is out of place.

Chapter 2 relates to achieving sustainable development with paragraph 7 advising that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 sets out the three overarching objectives being: economic; social and environmental, that includes using natural resources prudently as well as moving to a low carbon economy.

Of relevance to the proposal, under the heading 'Building a strong, competitive economy', Paragraph 81 states:

*'planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its own strengths, counter any weaknesses and address the challenges of the future'.*

Further, it states that the use of previously developed land and sites that are physically well related to existing settlements should be encouraged, where suitable opportunity exists.

Section 9 seeks to promote sustainable transport with Paragraph 107 looking at setting parking standards for residential and non-residential development, taking into account, amongst other things, the accessibility of the development and the type, mix and use of the development as well as opportunities for public transport. Paragraph 110 looks at ensuring safe and suitable access for all users and appropriate parking.

Under the heading, 'Making effective use of land', Paragraph 119 states:

*'policies and decisions should promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions'.*

Paragraph 120 states that planning policies and decisions should amongst other things, encourage multiple benefits from both urban and rural land and support the development of under-utilised land and buildings as well as give

substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs.

Chapter 12 relates to achieving well designed places and confirms that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 advises that, amongst other things, decisions should ensure that developments:

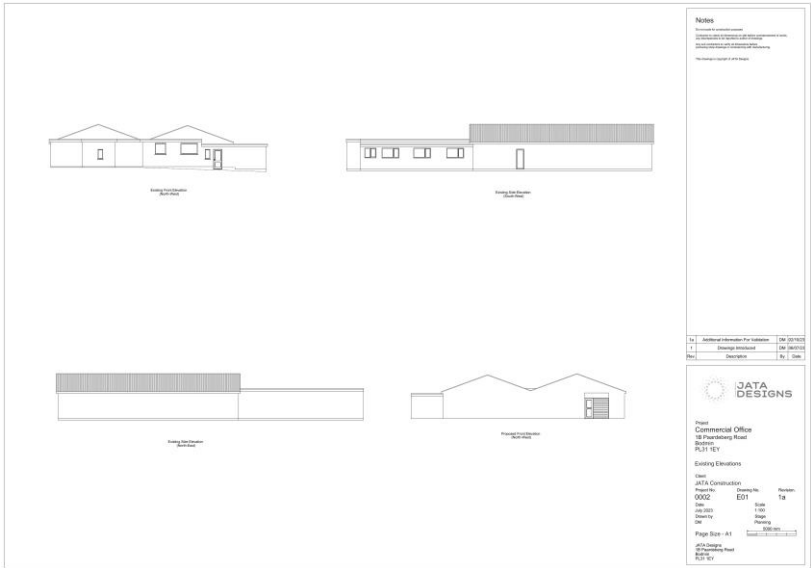
- a) function well and add to the overall quality of the area, not just for the short term but for the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;
- d) establishes a strong sense of place;
- e) optimises the potential of the site to accommodate and sustain an appropriate amount and mix of development;
- f) create places that are safe, inclusive and accessible with a high standard of amenity for existing and future users.

Chapter 14 looks at climate change and flooding, with paragraph 159 stating that inappropriate development in areas at risk of flooding should be avoided. Paragraph 167 advises that LPAs should ensure that flood risk is not increased elsewhere; developments are appropriately flood resistant and incorporate sustainable drainage systems and that there are safe access and escape routes included, amongst other provisions.

The consequential benefits to the area and compliance with the Cornwall Local Plan & NPPF are as follows;

- The existing structure - The existing building structure, design & materials are of a poor quality and as such our proposed planning application resembles transparent improvement to both the occupants and commercial stock to the area.

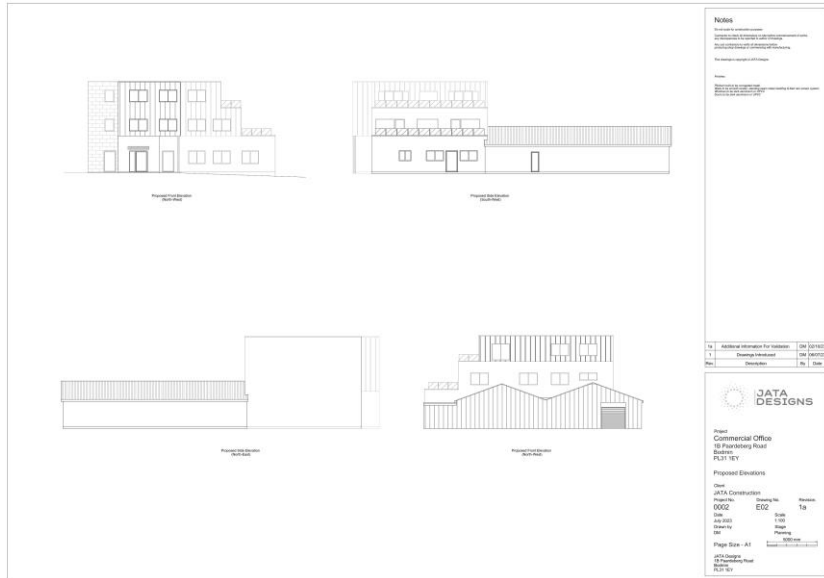




Existing Elevations

- Improved design – The proposed works clearly complement the appearance and transparently. The material choices compliment the vernacular of local materials. The glazing details and design have been well considered in terms of providing privacy and natural light to the current and future users of the application site.





Proposed Elevations

### 3.0 Travel Plan and Transport Statement

In principle, this proposal has been designed in accordance with Cornwall Council Highways Department Design Guide, and therefore we feel we have satisfied all elements required for Cornwall Council Highways Department to accurately assess our application in terms of required parking, highways safety and associated works.

The proposed application site and plan(s) outline the following:-

- That there are no alterations to the existing parking arrangements and therefore this application seeks no permission for any Highways/Parking Arrangements.

### 4.0 Effects on Heritage Assets

The application site does not fall within any area of constraint.

### 5.0 Regenerative, Low Impact Assets

We believe that development should be regenerative and low impact, with a focus on sustainability and minimizing our environmental footprint. Our proposed development plan aims to achieve these goals by incorporating renewable energy sources, reducing waste, and promoting biodiversity. We are committed to creating a space that is not only functional and aesthetically pleasing, but also contributes to the health and well-being of the local ecosystem.

Regenerative, Low Impact Plan:

- Renewable Energy: The proposed development could incorporate renewable energy sources such as solar panels to reduce our reliance on non-renewable energy sources. This could be installed under permitted development where applicable.
- Reduced Waste: The applicants will implement a waste reduction plan that includes recycling, composting, and minimizing single-use plastics.

- Biodiversity: The proposed development will maintain the existing biodiversity and can improve the soft and sustainable landscaping materials to reduce runoff and provide habitat for local wildlife.
- Sustainable Materials: We will use sustainable materials wherever possible, such as reclaimed wood and recycled metal.
- Water Conservation: the proposed development could implement water conservation measures such as rainwater harvesting and low-flow fixtures to minimize water usage.
- The proposed works would be built in accordance with the latest building regulations Conservation Fuel & Power Approved Document L. This provides high levels of insulation, heat loss, SAP, & air tightness.
- The proposed dwelling in accordance with government legislation will have electric car charging points.

## **6.0 Green Infrastructure Statement**

- The intention of this application is to increase the biodiversity on site by incorporating new planting and biodiversity enhancements through planting and habitat creation across the site.
- The proposed works could incorporate bird boxes and bee bricks, in accordance with the Cornwall Council Planning for Biodiversity Guide (2018). Subject to request and condition by Cornwall Council.
- The incorporation of Green Infrastructure has played a pivotal role in the planning of this project, with the aim of facilitating the movement of both people and wildlife throughout the site, while also establishing a network of versatile spaces. The proposal for an onsite Biodiversity Net Gain (BNG) is a testament to the development's commitment to preserving and enriching the natural environment.
- Due to the scale and use of the site long-term maintenance of the green infrastructure will fall to the future owners of the plot. However a suitable planning condition can be applied if requested by Cornwall Council.
- The existing biodiversity will be retained as part of the proposed works.

## **7.0 Conclusion**

We believe that the details submitted clearly show that the site can be developed in a way that the locality will not be adversely affected, indeed, there is a clear opportunity to provide a high-quality development to meet the needs of present and future generations.

As previously mentioned, there are several comparable application sites that have been approved. We have transparently demonstrated this certainly accords to the Cornwall Local Plan & National Planning Policy Framework.

The applicant runs a thriving local business providing employment and income to the local area, as well as providing essential business space for other business in the area. Overall, the proposed development of the site would represent sustainable development, supported by the NPPF and the policies of the emerging CLP and as such, we believe Cornwall Council should support the principle of the proposals contained within this formal planning application.