

November 2023



Full Planning Permission

DESIGN, ACCESS AND HERITAGE IMPACT STATEMENT

Refurbishment & Conversion to Form 5 Apartments & Associated Works

13 Market Square, St Just, TR19 7HE

Prepared By Cornwall Planning Group



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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 D Menear. This Statement accompanies associated plans and documentation, seeking the Councils permission on the principle of; Refurbishment & Conversion to Form 5 Apartments & Associated Works.

Material Key Points of the Application Proposal

- The proposed works are sensitively designed to a high standard.
- The works will provide a higher quality of living standards to the proposed users, whilst improving the dwelling house living standards.
- The proposed works do not provide any visual impact or harm to any immediate neighbours.
- The only external alteration proposed is for the installation of two small pitched roof dormer and Conservation rooflights.
- The materials for the dormers has been sensitively chosen to complement the relevant planning constraint restrictions and surrounding area.

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	Presumption in favour of sustainable development
Policy 2	Spatial strategy
Policy 2a	Key targets
Policy 3	Role and function of places
Policy 5	Business and Tourism
Policy 12	Design
Policy 13	Development standards
Policy 16	Health and wellbeing
Policy 21	Best use of land and existing buildings
Policy 23	Natural environment
Policy 24	Historic environment
Policy 27	Transport and accessibility

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:-

- There are no alterations to the existing parking arrangement which currently serves the units of accommodation, and therefore this application seeks no permission for any Highways/Parking Arrangements.

4.0 Effects on Heritage Assets

Conservation Statement

The application site falls within a Conservation Area. Paragraph 16 of the NPPF seeks the provision of an appropriate and proportionate level of information to understand the impact of the proposed development on the significance of any heritage assets identified on the application site and in the surrounding area.

We believe our proposal conforms to paragraphs 184 to 202 for the following reason as outlined below.

Area of Outstanding Natural Beauty

Policy 23 relates to the natural environment and seeks for development proposals to sustain local character and distinctiveness. Point 2 specifically relates to Cornish landscapes and advises that development should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated and undesignated landscapes. Point 2(a) relates to the AONB and states that great weight will be given to conserving landscape and scenic beauty within or affecting the setting of the AONB.

World Heritage Assets

The application site falls within the Cornwall and West Devon Mining Landscape World Heritage Site (the WHS). Paragraph 189 of the NPPF seeks the provision of an appropriate and proportionate level of information to understand the impact of the proposed development on the significance of any heritage assets identified on the application site and in the surrounding area.

The advice contained within the Cornwall and West Devon Mining Landscape World Heritage Site Supplementary Planning Document (SPD) May 2017 has been followed in terms of understanding the implications of the proposed development on the Outstanding Universal Value (OUV) of the World Heritage Site (WHS); how any harm to the OUV might be caused and opportunities for protection and management to prevent such harm from happening.

As consequence there is capacity for change on the application site without conflict with Paragraph 184 of the NPPF which recognises that a WHS is of international significance, both culturally and naturally. For note, paragraph 201 of the NPPF highlights that not all elements within the WHS necessarily contribute to its significance.

Policy 24 relates to the historic environment and requests that development proposals protect, conserve and enhance the significance of designated and non-designated assets and their settings. The site is located within the WHS and as such, any future proposal would need to pay regard to its industrial mining heritage. Proposals within the WHS need to accord with the WHS Management Plan and should not result in harm to the authenticity of the Outstanding Universal Value (OUV) of the WHS.

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, or identified on the enclosed application drawings.
- **Reduced Waste:** The applicants will implement a waste reduction plan that includes recycling, composting, and minimizing single-use plastics.
- **Sustainable Materials:** We will use sustainable materials wherever possible, such as reclaimed wood and recycled metal.
- **Water Conservation:** Our development will 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.

6.0 Green Infrastructure Statement

- 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.
- 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.

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.

8.0 Site Photographs



