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Supporting Statement

Conversion of Existing Building to Form Residential Apartments & Associated Works

At

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1. Introduction

We hereby submit this supporting statement for the conversion of a commercial building into apartments in Newquay, Cornwall. This proposal aligns with Policy 5 of the Cornwall Local Plan, integrates with the targets outlined in Policy 2a, and relates to the objectives of Policy E1 in the Newquay Neighbourhood Development Plan. Additionally, we acknowledge the lack of interest in the building's sale over the past four years and the growing interest from potential buyers to convert it into apartments.

2. Policy Compliance

The conversion of the commercial building into apartments fully complies with Policy 5 of the Cornwall Local Plan, which emphasises sustainable development, efficient land use, and meeting housing needs. Our proposal also aligns with Policy 2a, which focuses on achieving sustainable economic growth while protecting Cornwall's distinctive character and natural environment. Furthermore, the conversion project relates to Policy E1 of the Newquay Neighbourhood Development Plan, which seeks to promote a vibrant local economy and provide diverse housing options.

3. Economic Benefits

- a. **Addressing Market Demand:** The lack of interest in the building's sale over the past four years indicates a limited demand for commercial space in the area. However, the growing interest from potential buyers to convert the building into apartments reflects the increasing demand for residential properties. By aligning with this demand, the conversion project will better meet the needs of the local market, enhancing the viability and sustainability of the local economy.
- b. **Stimulating Economic Activity:** The conversion project generates economic activity through construction work, creating employment opportunities for local contractors, suppliers, and skilled workers. Additionally, the presence of new residents in the converted apartments will stimulate consumer spending, supporting local businesses and services, and fostering economic growth in Newquay.

- c. **Unlocking Property Value:** The lack of interest in the building's sale suggests that its market value might not be maximized as a commercial property. However, by converting the building into apartments, its value is likely to increase significantly. This benefits the current owner, who can realise a better return on investment, and potential buyers, who can tap into the growing demand for residential properties in Newquay.

4. Social Benefit

- a. **Meeting Housing Needs:** The growing interest from potential buyers to convert the building into apartments reflects the demand for housing options in Newquay. By repurposing the building, we address the shortage of available homes, providing a range of residential options that cater to diverse demographics and income levels. This contributes to a more inclusive and sustainable community, in line with the objectives of Policy E1.
- b. **Enhancing Community Well-being:** The presence of new residents in the converted apartments fosters social interaction, community engagement, and a sense of belonging. This aligns with the goals of Policy E1, which seeks to enhance community well-being and promote a vibrant and inclusive living environment in Newquay.
- b. **Preserving Character and Heritage:** The conversion project aligns with Policy E1's objective of protecting Newquay's distinctive character and cultural heritage. By repurposing the existing commercial building, we retain the architectural heritage and unique features of the area, preserving its identity and enhancing its appeal.

5. Environmental Benefits

- a. **Sustainable Development:** The conversion of the commercial building into apartments promotes sustainable development, in line with Policy E1's commitment to environmental sustainability. By repurposing existing infrastructure, we minimize urban sprawl, protect green spaces, and contribute to the overall ecological sustainability of Newquay.
- b. **Energy Efficiency and Conservation:** Retrofitting the building during the conversion process allows for the integration of energy-efficient systems and

practices. This aligns with Policy E1's objective of promoting energy efficiency and conservation in building design, reducing carbon emissions, and supporting Newquay's environmental sustainability goals.

6. Conclusion

The conversion of the commercial building into apartments in Newquay, Cornwall not only aligns with Policy 5 of the Cornwall Local Plan and the targets outlined in Policy 2a but also relates to the objectives of Policy E1 in the Newquay Neighbourhood Development Plan. By addressing housing needs, supporting economic growth, enhancing community well-being, and promoting sustainable development, this project embodies the vision of a vibrant, inclusive, and sustainable Newquay. Considering the lack of interest in the building's sale and the growing interest from potential buyers to convert it into apartments, we kindly request the favourable consideration of the planning authority for this conversion project, in accordance with the relevant policies and objectives outlined in the Cornwall Local Plan and the Newquay Neighbourhood Development Plan.