

Design, Access & Planning Statement.

Erection of B8 storage building associated with New Farm Rural Industries (Cadeby Tree Trust),
Ashby Road, Cadeby, Nuneaton, CV13 0BD.

March 2025

Introduction

This statement is submitted in support of the erection of a B8 storage building associated with New Farm Rural Industries, Ashby Road, Cadeby, Nuneaton, CV13 0BD.

This Statement has been prepared in accordance with the requirements of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) and the provisions of the Town and Country Planning (General Development Procedure) (Amendment) Order 2010 and Town and Country Planning (Development Management Procedure) (Amendment) Order 2015.

In accordance with the National Planning Policy Guidance (NPPG), the level of detail presented in this statement is proportionate to the scale and complexity of the application. References were made to the relevant planning policies. These are predominantly the adopted and saved Local Plan policies as they take primacy in the determination of such an application where they are NPPF & NPPG compliant.

Relevant Planning Policy

National:

NPPF & NPPG

Local:

DM4, DM10, DM20, DM2.

The Ministerial Statement issued in July 2015 entitled “Fixing the Foundations: Creating a more prosperous Nation” emphasized the Government’s approach to enhancing the co-operation of all facets of UK society to boost economic growth and productivity. The statement notes:

“Productivity is the challenge of our time. It is what makes nations stronger, and families richer. Growth comes either from more employment, or higher productivity. We have been exceptionally successful in recent times in growing employment. We are proud of that. But now in the work we do across government we need to focus on world-beating productivity, to drive the next phase of our growth and raise living standards.

The drivers of productivity are well understood: a dynamic, open enterprising economy supported by long-term public and private investment in infrastructure, skills and science. A nation flourishes when it uses the full skills of all its people in all parts of that nation.”

The objectives the “Fixing the Foundations” statement identifies are fully reinforced by the NPPF (2024) where Section 2 sets out the principles that planning should achieve including the three dimensions to sustainable development that entail:

“an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

LP policy should follow the approach of the presumption in favour of sustainable development where such development should be approved without delay. On this basis the Government is committed to ensuring the planning system supports all sustainable economic growth and that the system should not act as an impediment to market signals. Investment in business should not be over-burdened by the combined requirements of planning policy expectations.

This ethos is also wholly reflected in the adopted SADMP where Policy DM4 seeks to protect the countryside against unsustainable development, however DM4 supports development specifically listed as sustainable where it “significantly contributes to economic growth, job creation and/or diversification of rural businesses”.

The New Farm Rural Industries site is a long established and allocated employment site and features in the HBBC Employment Land and Premises Review. The business has sold Christmas Trees since the early 1980's and growing and wholesaling since the mid 1990's when the 70 acre farm at Cadeby was originally planted. Since this time the tree production has risen steadily over the years to currently growing trees on 600 acres throughout the Midlands, planting around 150,000 trees per year made up of 45% Nordmann Fir, 25% Norway Spruce, 10% Fraser Fir, 55 Blue Spruce & 15% Pot Grown Trees in all four species.

On the expansion of such local businesses the 2020 Review states the below:

“10.60 It is difficult to make definitive comments on the split between strategic and local supply, given that historic evidence on strategic take up is based on the completion of a single multi-phase scheme. The picture will likely be different in a few years when the other strategic schemes of the Borough have recorded completions. However, the overall picture still shows that up to 80 percent of historic growth has been to meet local needs. This does suggest that the Borough's current supply is overly focused on the strategic with only 18.89 ha of realistically available local supply, at this time.

Recommendation 8 – Development in Rural Areas

11.33 In rural areas demand and need is more geared to the provision of conversion opportunities rather than allocating land. There are however some existing, established, successful industrial estates, and related locations, where providing expansion land is potentially a viable option, to meet both local needs and contribute to wider requirements as discussed above.”

In terms of supporting a prosperous and competitive economy, paragraph 85 of the Framework reflects NLP policy where:

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 strengths, counter any weaknesses and address the challenges of the future.

In terms of the current proposal, it is in complete accordance with National and Local Policy objectives that are supportive of local employers consolidating and expanding their existing businesses as they respond to market signals and increasing demand for their products.

Local List Requirements

Due to the scale and nature of the proposal, the level of detail submitted with the application is considered proportionate. Schedule 4 of the DMPO details the statutory consultations required before the grant of permission. If during the determination period the statutory consultees request additional information and this is not provided by the applicant, the LPA could refuse the application for this reason. On this basis this section forms a notice under Article 12(1) (DMPO Amended July 2015) as the applicant considers the submitted information meets the requirements set out in article 34(6)(c) and any other information contained in the adopted Local List should be waived allowing the immediate validation of the application.

Principle of development and other material planning considerations

The principle of development is not up for consideration and the applicant has successfully developed the existing local business since the 1980s into the thriving enterprise it is today. The case of **DLA Delivery Ltd v SoS** highlights the critical need for consistency in decision making in terms of following previous decisions or to give clear reasons for reaching a different view.

When catering for the needs of successful local enterprises paragraph 87 of the Framework states planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for:

“b) storage and distribution operations at a variety of scales and in suitably accessible locations that allow for the efficient and reliable handling of goods, especially where this is needed to support the supply chain, transport innovation and decarbonisation; and

c) the expansion or modernisation of other industries of local, regional or national importance to support economic growth and resilience.”

This is further supported by paragraph 88 that states planning policies and decisions should enable:

“a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;”

Notwithstanding provisions of the Framework above, the DMPO sets out that the content of a design and access statement must:

- (a) explain the design principles and concepts that have been applied to the development;
 - (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
 - (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
 - (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation;
- and

(e) explain how any specific issues which might affect access to the development have been addressed.

In terms of provision a) the proposed building is located in a long established and dedicated employment site successfully developed by the applicant. Turning to provision b), the proposed built form will compliment and mirror the exiting buildings on the site and the existing landscape buffer will be maintained and can be supplemented where appropriate. Notwithstanding the increase in proposed storage space, the kerbed radii and width of the existing access are considered sufficient to service the proposal in terms of onsite parking and manoeuvring required under current highway standards.

Therefore, the justification produced in response to provisions a) to e) of the DMPO above are wholly in accordance with adopted and emerging policy. As such the proposed storage unit is designed to mirror the existing and adjacent units to maintain a continuity of design that will be readily integrated within the local context. The proposal is part of the continuing evolution of a locally based business where a key element is driven by market signals and customer demand. This is critical to support the continuing organic growth of the business and to promote a strong local economy and provide increased job opportunities for local people.

Access Parking & Sustainability

The existing access will be retained, and parking can be accommodated within the scheme to meet the necessary requirements associated with the proposed extensions and alterations. PPG13 and associated guidance is replaced by the NPPF that states:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

When considering the above, the modest amount of development and the percentage impacts of this traffic are considered minimal meaning the impact of the development will have effectively ‘nil detriment’ and will not therefore adversely affect the current road network capacity.

Conclusion & Justification

The Framework directs that such applications should be considered in the context of the presumption in favour of sustainable development. It is recognised by the Government and the LPA that the growth in the economy is a key element in achieving the spatial objectives of the Core Strategy and the country as a whole.

By contributing to the Council’s key policy objectives, the scheme represents an integrated and sustainable development that should be approved without delay.