LP18 Statement: Compliance with Criteria (a) to (d) for 4 & 5 Cromwell Court, Kimbolton

This statement outlines how the proposed addition of a second floor to 4 & 5 Cromwell Court, Kimbolton, complies with the requirements of Policy LP18, ensuring the protection and enhancement of the Established Employment Area.

(a) Retaining and Possibly Enhancing Employment Use:

The proposed development aims to retain and enhance employment use by increasing the available office space through the addition of a second floor. This expansion will accommodate growing business needs and attract new enterprises, thereby strengthening the site's role within the employment area.

(b) Economic Growth and Job Creation:

By expanding the commercial property, the development is expected to create additional employment opportunities, both during the construction phase and in the long term. The increased office space will support local economic growth by attracting new businesses and enabling existing ones to expand, aligning with strategic objectives for sustainable economic development.

(c) Compatibility with Surrounding Uses:

The design of the additional floor has been carefully planned to ensure compatibility with adjacent properties. Architectural elements and materials will match the existing structure, maintaining the aesthetic coherence of Cromwell Court. Potential impacts on neighboring properties, such as overlooking or loss of light, have been assessed and mitigated through thoughtful design and positioning.

(d) Sustainable Development and Infrastructure:

The development incorporates sustainable practices, including energy-efficient building materials and systems, to minimize environmental impact. The design will also consider sustainable drainage solutions to manage surface water effectively. Additionally, the project will improve local infrastructure by enhancing access and providing facilities that encourage sustainable transport modes, such as bicycle storage.

In conclusion, the proposed addition of a second floor to 4 & 5 Cromwell Court aligns with Policy LP18 by retaining and enhancing employment use, contributing to economic growth, ensuring compatibility with surrounding uses, and promoting sustainable development.

(d) Sustainable Development and Infrastructure (BREEAM Considerations)

The proposed second-floor extension at 4 & 5 Cromwell Court will be designed in line with **BREEAM sustainability principles**, ensuring a high standard of environmental performance. The development will incorporate:

- **Energy Efficiency:** Use of high-performance insulation, energy-efficient glazing, and LED lighting to improve energy efficiency and reduce operational carbon footprint.
- **Sustainable Materials:** Sourcing responsibly certified materials (e.g., FSC-certified timber) and incorporating recycled content where feasible.
- **Water Efficiency:** Installation of water-efficient fixtures and fittings to reduce consumption and improve sustainability performance.
- **Biodiversity & Ecology:** Consideration of green infrastructure enhancements, such as landscaping improvements or biodiversity-supporting measures.
- **Sustainable Transport:** Provision of bicycle storage and consideration of electric vehicle charging points to encourage sustainable commuting.
- **Waste & Circular Economy:** Implementation of a **construction waste management plan** to reduce landfill waste and promote recycling.

The project aims to achieve a **BREEAM rating of Very Good or Excellent**, aligning with the principles of sustainable and responsible development.