

7. Design Statement (continued)

The Hub

The main building proposed for Gillyflower Farm is The Hub (this is a working name, and may eventually change). This new building will be a purpose made facility that will cater for the needs of the teaching and training of would-be horticulturalists, amateur gardeners, and horticultural students.



It will include exhibition, teaching and demonstration spaces, a market area, a café/restaurant with associated kitchen, cookery school and tasting kitchen, as well as a microbrewery, distillery, cider and fruit presses, and of course, a fruit storage area, designed to enable the fruit to ripen naturally, rather than being artificially forced.

The overall size of the building is determined by the Client's brief for a world class training centre for Agronomy and unique visitor attraction to enable the Gillyflower Farm project to be successful. The client also stipulated that the building needed to feel comfortable and domestic in scale, while still functioning successfully. This is complicated further by needing to set the building into the steeply sloping topography of the site.

A low-lying single storey elliptical plan form was adopted for the publicly accessible central hub, with the 'pods of production' wrapping around the exterior of the central section of The Hub. A curving glazed circulation zone separates these two areas.

An impressive stone barn building with tall arrow-slit windows will greet visitors at the entrance to The Hub. This building will store the naturally ripening apples and other fruit picked from the orchards and potager on site and represents the beginning of the visitor's journey through the story of Gillyflower Farm.

The Hub will be entered beneath a covered glazed canopy that wraps around a series of ramps leading to the central spaces. A glazed roof will flood the hall with natural light and draw the visitor around the elliptical form of the building.

Large internal glazed screens will provide views into the adjacent 'pods of production', showcasing their specific organic food and drink production processes. Walking through The Hub will continue the visitor's learning journey..

The visitor will then arrive in the central market area, where locally grown examples of the fruit will be available to sample and buy.

The central core of The Hub will include a fully accessible upper viewing gallery and balcony for an overview of the Gillyflower orchards and Potager.

A lecture hall, café/restaurant, cookery school and multi-function meeting room will be available in adjacent spaces and will maximise the centre's offering for visitors, whether they be students of Agronomy, visiting tourists, commercial groups or visiting families.

The Hub building would become a major asset to Lostwithiel and Cornwall.

7. Design Statement (continued)

The Drums

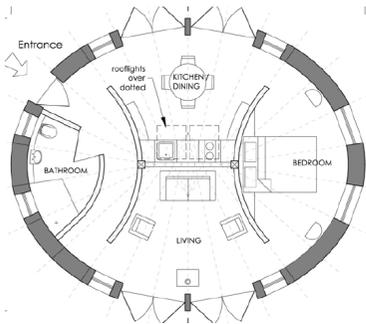
A range of Drum building types has been developed to create a pattern-book of high quality, simple low-lying buildings that work both as stand alone units, or equally as well adjacent to one another within a series of organic clusters.

Complimenting the curving form and shape of The Hub building, each of the Drum building types is elliptical in plan with the curved walls resonating and reflecting the surrounding landscape.

The curving corners of the buildings will help to soften and reduce the visual impact of The Drums - whilst also opening up the views between and around the buildings.

Three different versions of the Drums are identified as follows:

- Single Drum - one bed single storey @ 48m²
- Double Drum - two bed single storey @ 71m²
- Triple Drum - three bed two storey @ 96m²



The elliptical Drum buildings are the result of over five years of research and development by Roderick James Architects into the creation of a super-efficient and sustainable building form that provides generous interior space within the smallest external volume - thereby allowing The Drums to be Net Zero Carbon buildings at the lowest possible cost.



The buildings will feature a mixture of external materials to match The Hub building (ie subtly coloured timber cladding, green roofs and small areas of metal cladding and roofing to provide a variety to the finishes).



The curved building forms will be arranged in a series of clusters dug into the gently rising ground levels. The shallow pitched green roofs are orientated up the hill towards The Hub, and will create a collection of low-lying buildings that almost merge into the surrounding landscape.

Each Drum will be enclosed by a low, planted bank defining external entrance areas and sitting terraces. These banks will also soften the visual appearance of the Drums and provide some privacy between the buildings.

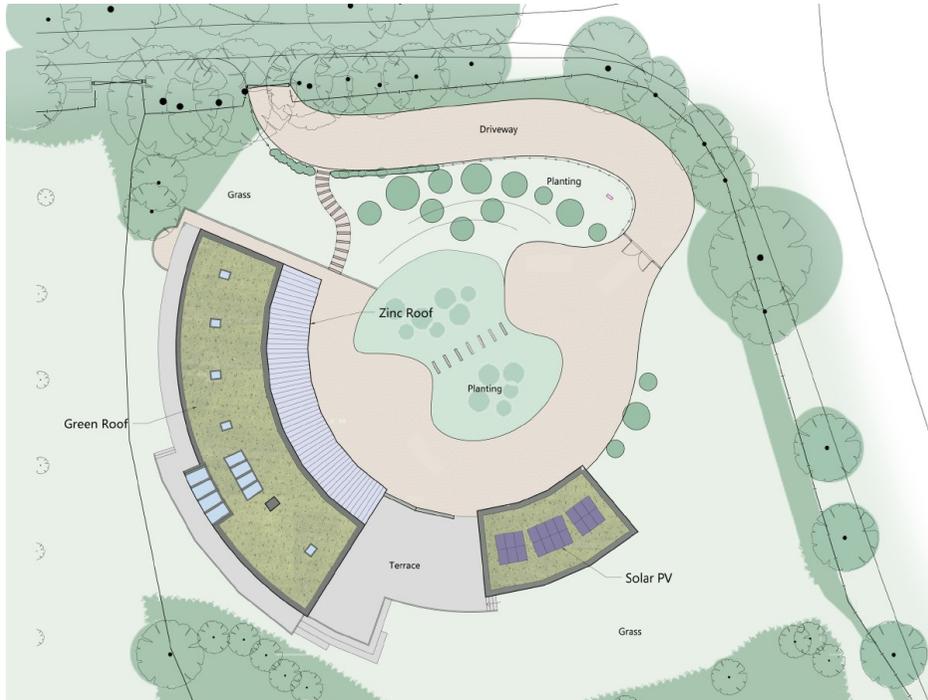
A pathway set into the gently undulating landscape will feed into central communal areas in each cluster and will provide a place for meeting fellow visitors and a safe play space for children. The Drums are orientated towards the view to the south and will benefit from passive solar gain as a result.

The Drums will provide efficient, sustainable accommodation buildings on the site that will sit comfortably within the landscape and will be a leading example of Net Zero Carbon building.

7. Design Statement (continued)

The Owner's House

The Gillyflower Farm proposal requires an on-site staff presence for the successful security and management of the scheme.



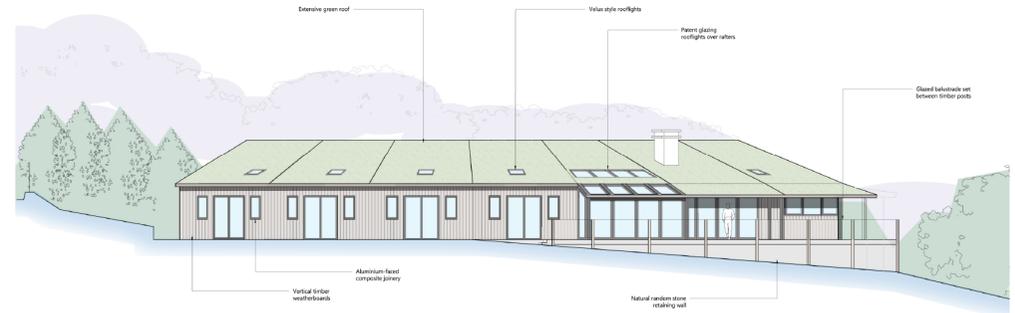
An Owner / Manager's house has been proposed on the eastern edge of the site. The proposed location utilises an existing road access point off the existing public highway crossing the site from east to west.

The site is well screened by existing mature trees and hedgerows, which will be retained and strengthened as part of the proposal.

The proposed house will therefore not impact on the surrounding landscape.

The proposed house incorporates many of the previously described features mentioned for the other buildings at Gillyflower Farm, including:

- Curving, single-storey building form to reduce visual impact .
- Green roofs, untreated timber cladding and natural stone chimney.
- Ample rooflights and south or west facing triple-glazing to provide natural daylight to interior rooms and the benefit of passive solar gain to reduce heating requirements.



West elevation

An adjacent, detached garage building is also proposed, to provide adequate vehicle and external storage for the property.

The building will be constructed using natural building materials and will reflect the ambition of the other buildings on Gillyflower Farm to be Net Zero Carbon.

7. Design Statement (continued)

In addition to the key features that have driven the aesthetic ambition for the scheme and in compliance with Policy 14 of Cornwall Local Plan 2010-2030, there is the ever increasing environmental need to substantially reduce the energy use and carbon footprint of new buildings.

We have put significant design development and thought into how to achieve this, using a combination of innovative strategies. This combined with a carefully considered aesthetic for the site helps to give a unique and appropriate quality to the proposal.

The following principles underly our proposals with this scheme:

Fabric First:

This approach involves maximising the performance of the components and materials that make up the building fabric itself, before considering the use of mechanical or electrical building service systems.

This can help reduce capital and operational costs, improve energy efficiency and reduce carbon emissions. A 'fabric first' method can also reduce the need for maintenance during the building's life.

By ensuring that the external envelope of the buildings is as efficient as possible and the insulation levels detailed for the buildings exceed current building regulations, the buildings will have a much lower energy requirement for heating the buildings.

In addition to exceeding the 'typical' insulation requirements, the buildings will have exemplary air-tightness and will optimise solar gains and natural ventilation.

All of this combined, will ensure that the buildings operate efficiently with 'simple' heating, hot water and natural ventilation systems.

Volume=Energy:

The surface to volume (S/V) ratio is an important factor determining heat loss and building performance efficiency. The greater the surface area, the greater the heat loss through it.

So small S/V ratios lead to reduced heat loss, improved thermal performance and reduced running costs. Like circles, elliptical shapes give you more enclosed area for a given perimeter than a square, so are an extremely efficient form to use.

The elliptical form of The Hub and The Drums are incredibly efficient in terms of S/V ration and minimise wasted space in roof forms. The use of this space ensures that the S/V is efficient and there is no wasted space - thus reducing the heating energy need and material construction costs. The buildings will include generous roof lights that provide natural daylight to most interior spaces and reduce the requirement for artificial lighting.

Perimeter structure:

The construction method proposed for The Drums will utilise load-bearing structural elements on the perimeter walls only, therefore omitting any internal load-bearing walls. This will restrict the extent of necessary foundations and substructure, and therefore keep construction costs and use of materials to a minimum.

This method of constructing the structure can be easily adapted to varying ground conditions through the use of simple screw piles or jackpads, therefore reducing the requirement for concrete.

The Drums will then be designed for pre-assembled, pre-insulated wall and roof components to span between and around the perimeter structure.

Continued.

7. Design Statement (continued)

Modern Methods of Construction:

The term 'Modern Methods of Construction' (MMC) embraces a number of approaches involving off-site manufacture or assembly.

The systems included within the definition of MMC have varied over the years, but we consider the following types of MMC are applicable to our scheme :

- **Sub-Assemblies and Components:** Larger components, including roof and floor cassettes, laminated timber beams or engineered I-beams.
- **Panelised systems:** Panels with timber framing, structurally insulated panels (SIPS) or cross-laminated timber (CLT).

We are continuing to investigate both of these possible construction techniques, but our initial intentions are to utilise a pre-insulated panelised system, utilising blown cellulose insulation.

This will enable the scheme to benefit from:

- off-site 'factory' made and controlled quality;
- reduced deliveries to site;
- 'major' deliveries minimised and concentrated to a limited period of time;
- a reduction in on-site activities, therefore reducing construction time and impact on the local residents.

Taking a 'fabric first' approach and using offsite timber frame construction is a proven means of ensuring sustainability and low carbon compliance is at the very heart of the development, in the materials used, construction stages and for the remainder of its lifecycle.

Sustainable construction:

The incorporation of both the 'fabric first' and 'MMC' strategies will enable us to focus the design towards using more sustainable materials such as timber frame, whilst minimising as far as possible the use of less sustainable materials such as concrete.

Although where concrete or other less sustainable materials are the most suitable, the intention is to utilise the most sustainable and low-carbon version available.

Renewable Technologies:

The proposed scheme will use renewable technologies rather than fossil fuels.

It is currently envisaged that the heating and hot water requirement for the buildings will be provided by Air Source Heat Pumps (ASHP).

To offset the use of electricity in these systems, a mass installation of solar photovoltaic (PV) panels has also been included within the design proposals. These PV panels are proposed to wrap around the rear of The Hub, located on the excavated bank. This will conceal the panels from view but still allow them to function efficiently and effectively through the year.

The proposal also includes electric car charging points with the ambition being that access around the site will be via foot, electric bike or electric buggy.

Rural appropriateness:

The design deliberately promotes low-lying structures and building groupings, with the predominantly single storey forms making the scheme less visible from the wider landscape.

The uncomplicated and simple volumes reflect this visual intention, whilst also keeping the detailing simple and robust.

7. Design Statement (continued)

Quality materials and workmanship:

The quality of materiality is a key aspect for the scheme, which will include good quality, natural materials such as:

- Extensive green roofs;
- Zinc roofing and walling;
- Natural stone walling
- Natural horizontal & vertical 'Iro' timber cladding;
- 'Heavy' timber frame posts, left to weather silvery-grey.

The incorporation and combination of these materials will help to give the proposed scheme the required quality and robustness expected of this type of development.

We also propose the use of the following throughout the scheme:

- Triple glazed rooflights;
- Triple glazed aluminium / timber composite windows and doors;

The windows and doors being proposed are robust and low maintenance, and will be appropriate to the location and setting.

The aluminium clad engineered timber window fenestration is slightly set back with an overhanging roof line which affords some shade at the height of summer.

The materials proposed have formed part of the palette of our work for many years and have been successfully employed on numerous buildings we have designed and constructed throughout Cornwall, the West Country and further afield.

Using the off-site construction methods enables the main fabric and components to be built to high quality standards ensuring robust workmanship and greater airtightness.

The manufacture and off-site construction of the timber frame components by a single company ensures that great care and pride is taken from detail design to final construction.

Finishing touches such as rainwater goods will be metal such as 'Lindab Majestic' galvanised steel.

In time, a full landscape proposal, including planting schedule will be detailed.

It is the intention for the project to include a combination of permeable surfaces including resin bound gravel, eco paving with grass or gravel fill with black/grey tarmac areas limited or removed altogether.

Around the site the level changes will mostly be formed by grass and shrub banks. Areas not in traffic use will be returned to grass and other landscape features that are further discussed within the Ecology information/documentation submitted with this application.

The proposed scheme, for the reasons detailed within this report, will represent a high quality, sustainable and viable proposal that respects the local built form and is both exciting and appropriate, and will enhance the character of the local area.

8. Artistic impressions - The Hub



Front view of The Hub building overlooking the Potager garden

8. Artistic impressions - The Hub



View towards the entrance of The Hub building

8. Artistic impressions - The Hub



View from the rear of The Hub building towards the Potager garden (with Lostwithiel in the background)

8. Artistic impressions - The Drums



View up to The Drums from the access road

8. Artistic impressions - The Drums



View towards the lower Drum clusters when walking down from The Hub

9. Access Statement

This Access Statement has been written using, as our main sources of reference, the following documents:

- 'Design and Access Statements' by CABE.
- The Approved Document to Part M of the Building Regulations (2015).
- 'Guide to Access Statements' by Disability Rights Commission.
- 'Planning and Access for Disabled People: A Good Practice Guide' by Office of the Deputy Prime Minister.
- 'Accessible Thresholds in New Housing: Guidance for House Builders and Designers' by The Stationery Office.

THE HUB BUILDING

Approach from the Boundary of the Site and Car Parking

The existing road access will be used for the site which does not have pavements and given the rural location of the site, it is unlikely that wheelchair users will access the site via the public highway. The applicant is exploring ways to provide additional pedestrian access to the site from surrounding areas.

On Site Car Parking and Setting Down

Adequate parking bays designated for disabled people are provided in each car parking area and in the area closest to the main entrance pathway which also acts as a setting down area.

External Approach to the Main Entrance

The principle entrance is located at a higher level on the site than the car parking / setting down area due to the naturally sloping gradients of the land. Therefore a 2m wide hard-paved access pathway leads through the landscaped area to the front of the building and will act as an approach ramp at maximum 1:20 gradient with min. 2m deep landings at max. 10m intervals.

Access into the Building

The entrance to the building is to be clearly signposted and access into the building to be via a "level" threshold (with maximum height of 15mm and all upstands greater than 5mm to be chamfered or rounded).

Proposed finished floor levels are to be flush with external ground levels with continuous slot channel drains to ensure compliance with Building Regulations.

Any door matting at entrance doors to be level with the surrounding floor finish and to be of a material that does not impede wheelchair movement (i.e. not coir matting).

The principle entrance doors to the buildings to be pairs of automatic sliding doors with each leaf providing a minimum unobstructed opening width of 800mm. The doors are to automatically operated by a motion sensor, or manually with a push-pad located between 750mm and 1000mm above floor level.

Weather protection is provided at the entrance.

Entrance doors to be fully glazed to provide adequate visibility in both directions for people approaching entrance.

Adequate manifestation (i.e. repeated etched logo or similar) to be included on glazed doors and glazed screens at both 900mm and 1500mm above floor level. All above to be in strict compliance with Approved Document to Part M of the Building Regulations (2015). The manifestation on glazed doors is to be different to fixed glazing panels to assist people with visual impairment to differentiate between them.

Horizontal and Vertical Circulation in Building

Building to have slip resistant floor surfaces throughout.

Reception or information desk to have section lowered to height suitable for wheelchair user (max. 760mm high) and a min. manoeuvring area of 1400mm deep and 2200mm wide to the front of the desk.

The reception point is to be fitted with a hearing enhancement system (eg induction loop)

New ground floor corridors to be minimum 1500mm wide to enable wheelchair users to access all internal rooms. All internal doors to provide clear opening width of 800mm.

Continued.

9. Access Statement - THE HUB BUILDING (continued)

Horizontal and Vertical Circulation in Building (continued)

Where new internal doors are to be manually operated, they are to be non-powered with contrasting lever handles and an opening force no greater than 20N required at the leading edge of doors.

All internal door frames to contrast visually with surrounding wall and all leading edges of doors to contrast visually with the rest of door and surroundings.

All internal doors to incorporate vision panels in accordance with Approved Document Part M of the Building Regulations (2015).

Corridors and passageways

All to have minimum unobstructed width of 1200mm and to be level or have ramp with gradient no steeper than 1:20 (with 1.5m long level rest area every 500mm rise)

No doors to project into major access route corridors and all corridors to have slip resistant floor surfaces throughout.

Adequate manifestation (i.e. repeated etched logo or similar) to be included on glazed doors and glazed screens to corridors at both 900mm and 1500mm above floor level.

Vertical Circulation

A passenger lift is to be included to allow adequate and safe vertical circulation by all to the first floor viewing gallery and balcony.

All lift controls to be at a height suitable for wheelchair users (ie between 900mm and 1100mm from floor level) and to have a buttons with a visually contrasting colour to the faceplate surrounding them.

The lift is to provide a minimum internal floor area of 1100mm wide and 1400mm deep with power-operated sliding doors giving a minimum 800mm wide effective clear width.

Audio and visual indication of lift arrival and location is to be provided in the lift car and lift lobby. A clear area of 1500mm x 1500mm is provided to front of lift.

Internal stairs and ramps

All internal stairs and ramps are to comply with Part K Approved Document of Building Regulations.

Lecture / conference facilities

Suitable provision will be made within the Meeting Room and Forum/Multi-use Space for people with hearing impairments to fully participate in events. No fixed seating is to be created in these areas.

Hearing enhancement systems (eg induction loop) to be fitted in these rooms in accordance with Approved Document Part M of the Building Regulations (2015).

Refreshment facilities

The Restaurant/Café, Servery, Cookery School and Staff Room are to include sections of counters at max 850mm above floor level to be accessible to wheelchair users.

Worktops for use by wheelchair users (ie in Cookery School or Staff Room) are to include a minimum 700mm clear space beneath.

All thresholds from the Hub building to external seating areas are to be wheelchair-accessible.

Switches, outlets and controls

All wall-mounted socket outlets are to be located between 400mm and 1000mm above floor level (unless needed at higher level for specific appliances). Permanently wired appliances to have switches located between 400mm and 1200mm above floor level. Socket outlets to be located no closer than 350mm to corner of rooms. All electrical installations to be in accordance with Approved Document Part M of the Building Regulations (2015).

Sanitary Accommodation

All toilets provided within the Hub building (both publicly accessible and staff) are to be 1500mm x 2200mm wheelchair accessible unisex toilets and will comply with Approved Document Part M of the Building Regulations (2015).

Continued.

9. Access Statement (continued)

THE DRUMS & OWNER'S HOUSE

This Access Statement has been written using, as our main sources of reference, the following documents:

- 'Design and Access Statements' by CABE.
- The Approved Document to Part M of the Building Regulations (2015).
- 'Guide to Access Statements' by Disability Rights Commission.
- 'Planning and Access for Disabled People: A Good Practice Guide' by Office of the Deputy Prime Minister.
- 'Accessible Thresholds in New Housing: Guidance for House Builders and Designers' by The Stationery Office.

Detailed Design for The Drums & Owner's House

The proposed new buildings will be constructed in accordance with Part M of the Building Regulations (2015) to ensure that the scheme would provide the following:

- Reasonable provision for disabled people to gain access and use the proposed buildings and their facilities.
- Reasonable provision of sanitary conveniences within the entrance storey of the proposed buildings.
- Electrical switches and sockets that are accessible to wheelchair users.

Approach to The Drums & Owner's House

Access to the new buildings is to be provided via the existing access drive off the public highway and then via new ramped access pathways from the parking area set into the landscape at max 1:20 gradient with level rest areas every 500mm rise.

Parking Provision for The Drums & Owner's House

Parking provision for the new buildings will be in the form of allocated parking adjacent to the area of the buildings. Designated disabled-parking spaces will be provided in addition to the allocated spaces.

Entrance to The Drums & Owner's House

Access to the buildings at the principal entrance door to be via an 'accessible threshold' designed in accordance with guidance contained within 'Accessible Thresholds in New Housing: Guidance for House Builders and Designers' by The Stationery Office.

Principal Entrance Doors to The Drums & Owner's House

The principal entrance doors to the new buildings would give a clear minimum unobstructed opening width of 775mm in strict compliance with Approved Document to Part M of the Building Regulations (2015).

Circulation within The Drums & Owner's House

All entrance level corridors to be minimum 900mm wide to enable wheelchair users to access door to WC compartment with doorways providing clear opening width of minimum 800mm.

All access doors to habitable rooms (including Cloakroom) provide clear opening width of minimum 800mm.

WC Provision in Entrance Storey of The Drums & Owner's House

The design of the buildings includes a WC accessible to wheelchairs users in the entrance storey.

WC to be centrally located in minimum 900mm wide WC compartment, with minimum 750mm clear space in front of WC.

Provision of Accessible Electrics in The Drums & Owner's House

All electrical switches and sockets to be installed at appropriate heights between 450mm and 1200mm above finished floor level.

10. Heritage Impact Assessment

Heritage specialists K Metcalfe Heritage have been commissioned to undertake an assessment into the potential impacts of the proposed development on any nearby heritage assets and also offer advice with regards to the proposals.

The full copy of the report is submitted with this application but a summary conclusion is included below:

- Restormel Castle including Lanhydrock Registered Park and Garden.
The development has the potential to have a limited negative impact on the setting, however because of the minimal contribution of the site, the distances involved and the previous use of the site, this **impact will be within the lower end of the less than substantial range.**
- Roman Fortlet.
The development **will not impact its significance or setting.**
- Restormel Manor and Restormel Farm.
The development will not impact its significance or setting.
- Battle of Lostwithiel Battleground.
The presence of the owners accommodation **will not cause any harm to the significance or setting of the battlefield.**

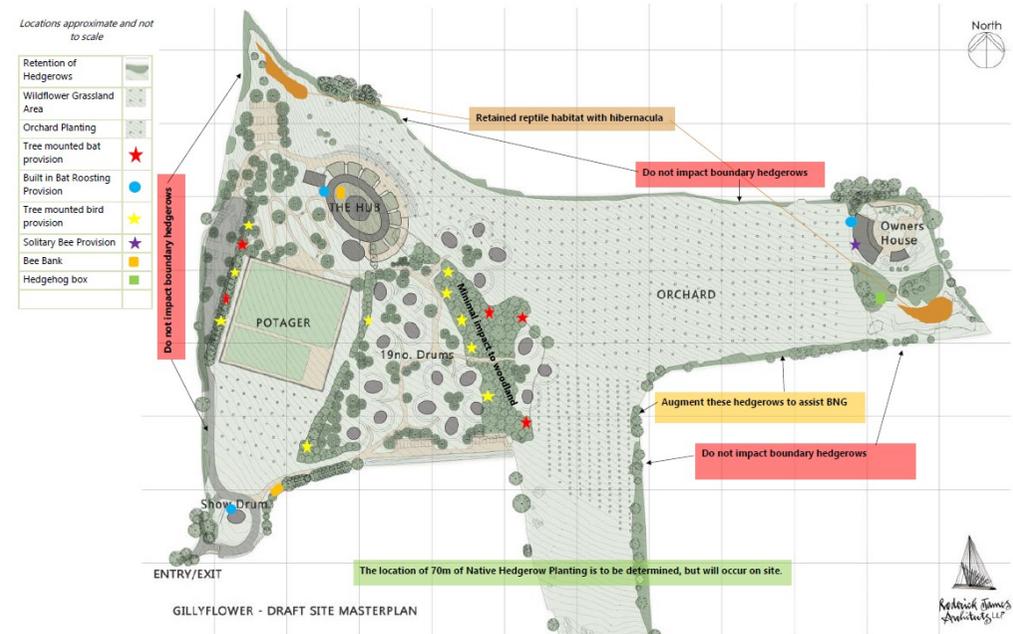
11. Ecology

An Ecological Impact Assessment has been undertaken for this proposal and is separately included within this application.

It is concluded that the site is considered to be of a generally low ecological value due to the presence of improved grassland, with the hedgerows being of moderate value.

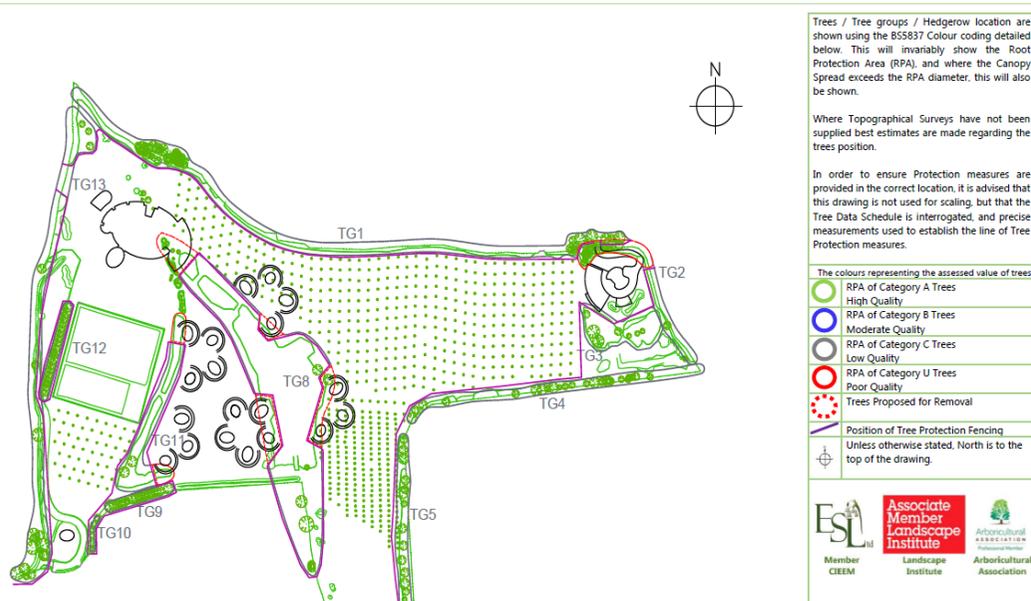
Working closely with Ecological Surveys Ltd, it is proposed to strengthen the existing ecological influences by incorporating a significant number of wildlife enhancing features throughout the site including the following:

- Retention of hedgerows
- Wildflower Grasslands
- Orchard Planting
- Bat boxes (tree mounted)
- Bat roost
- Bird boxes
- Solitary bee hive
- Bee bank
- Hedgehog box



12. Arboricultural Survey and Impact Assessment

Ecological Surveys Ltd have been commissioned to undertake an assessment into the potential impacts of the proposed development on trees, whether statutorily protected (TPO or within a conservation area), or not.



The full copy of the report is submitted with this application but a summary of the pertinent points are included below:

- There are no TPO's on site or within the immediate surrounding area.
- The vast majority of existing trees on site will be retained.
- The trees in place [that have already been planted] are already more than sufficient for mitigation purposes.

The development will not have a negative impact on the long-term health of any trees retained on site where mitigation is appropriately adhered to.

13. Flooding and Drainage

Airey & Coles consulting engineers have been employed to undertake a Flood Risk Assessment & Drainage Strategy Report (reference: 11233). The full report is submitted with this application but a summary of the findings is as follows:

Flood risks

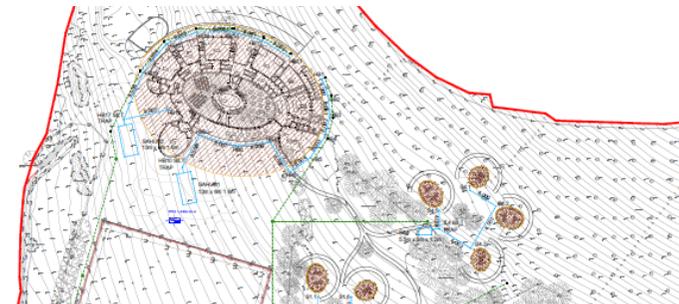
All anticipated flood risk mechanisms have been investigated and have been found to be a low risk to the site.

Surface Water Disposal

Infiltration testing has proven successful and therefore all storm water drainage from the development will discharge to multiple private soakaways. The surface water strategy has been designed for up to and including the 1 in 100 year event including a 40% allowance for climate change. This will ensure that there is sufficient capacity within the network and all soakaways to manage a storm event of this magnitude.

Foul Water Disposal

There is an existing private foul drainage network serving the adjacent site which is currently under a live section 104 agreement. It is understood the client has a contract in place to allow connection into this system.



There are no flood or drainage issues that will prevent the successful implementation of the scheme.

14. Geotechnical

Soils Ltd have been commissioned to undertake a preliminary investigation report to advise on the risk pertaining to the site, with special reference to historic and current potential contaminative activities and processes. The report also includes the assessment of their impact on current and future sensitive receptors such as human health, controlled waters, ecological features, building structures and services.

A full copy of the report (18812/PIR_R26) has been submitted with this application with a summary of the points listed below:

- The site is situated on Bovisand Formation bedrock, with overlying superficial deposits of Head situated within the sites southern and western boundaries.
- Full radon protection measures are likely to be required.
- The site has a very low to moderate/low risk of contamination but an intrusive investigation is required to further quantify any potential risks.
- Risks from geological hazards:
 - No risk of compressible ground or ground dissolution stability hazards.
 - Very low risk of collapsible ground or ground stability hazards
 - Low risk of landslide ground stability hazards.
- The site is not situated in an area that was subject to bombing, therefore further UXO risk assessment is considered unnecessary.
- There are no known mining works on the site but as the site is situated within a historic mining area, foundation and service trenches should be inspected by a mining consultant prior to construction, as a precautionary measure.

There are no geotechnical issues to prevent the successful implementation of the scheme.

15. Transport Statement

Advance Consulting Engineers Ltd have been commissioned to undertake a Transport Assessment (C20121-ADV-RP-TA-1000(A)) and Site Wide Travel Plan (C20121-ADV-RP-TP-1001(B)).

A full copy of their information is been submitted with this application with a summary of the points listed below:

- The proposed development will not result in adverse impacts in terms of highway safety, access and operational capacity of the surrounding highway network with the application site considered to be in a location that would offer a range of travel choices for employees and visitors / patrons by sustainable modes of transport.
- Access to the site is via an existing reinstated access point, as agreed with Cornwall Council (CC) planning department.
- Visibility splays have been confirmed as acceptable with CC Highways.
- 'Large Refuse Vehicle' and 'Fire Tenders' are able to enter the site, traverse the length of the internal layout and exit the site back onto Cott Road.
- Pedestrian / cycle access will be through the main site access. Within the site, a network of pedestrian / cycle routes will be provided.
- All of the internal movements within the site will be pedestrian / cycle only with e-bikes to be provided and encouraged on-site.
- This Site Wide Travel Plan will help to encourage and develop both sustainable travel and healthier lifestyles.

Continued.

15. Transport (continued)

- The application site will provide 180 car parking spaces, inline with CC parking standards.

Parking distribution:	
■ GOLF	30 spaces
■ DRUMS	20 spaces
■ HUB	75 spaces
■ OVERFLOW	30 spaces
■ STAFF	15 spaces
TOTAL 180	
	2 spaces (owners house)

- A number of off-site highway improvements have been brought forward onto Cott Road to improve pedestrian / cycle connectivity to / from the application site, including: widening and extending footways, creating formal priority systems, extending speed limit extents, implementing parking restrictions, etc.
- The ambition on-site will be to implement a total Electric Vehicle policy.

The highway network is unlikely to be adversely affected by the proposals.

16. Landscape Visual Impact Assessment

Ecological Landscape Designs have been commissioned to undertake a Landscape & Visual Impact Assessment, with the full report being submitted with this application. A summary of the findings is as follows:

- Experience of the Site by the public from sensitive receptors will not be affected in a negative manor and that those qualities intrinsic to the landscape character of the area will not be negatively affected by this project.
- No open, sustained or full views of the site are experienced.
- The extent of views affected are 'glimpsed/at most partial' with a proportion of small amount viewed.
- From distant viewpoints, the development would be adsorbed into the panoramic landscape.
- The skyline is not affected.
- The magnitude of change is at most low but erring on negligible as the changes are considered minor beneficial with the creation of the orchard/ additional tree planting.
- A neutral change in landscape character has been determined with an opportunity to be minor positive owing to the return to farming/horticulture.

Mitigation measures have been developed to exceed the requirements under Cornwall Councils Biodiversity SPD and the Biodiversity Net Gain Requirements.