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## ***DESIGN AND ACCESS STATEMENT***

### ***PROPOSED CONSTRUCTION OF TWO TIMBER FRAME PRODUCTION BUILDINGS AND NEW OFFICES WITH ACCESS AND CAR PARKING ON LAND AT NANCEMEER FARM, MITCHELL, TR8 5FD FOR WINDFIELD HOLDINGS S.W. LTD***



#### ***SITE***

The application site is located north east of Mitchell with easy access to the A30. The application site is adjacent to Truro Farm Machinery which comprises of 3 large industrial units, several shipping containers, plus staff, visitor and tractor machinery. The site is not in specific designations.

#### ***USE***

The proposed use will comprise of two timber frame manufacturing units, 1 office plus car parking and material delivery.

### ***AMOUNT OF DEVELOPMENT***

The amount of development consists of the construction of two timber frame production buildings and new offices with access and car parking.



### ***LANDSCAPING***

Comprehensive hedge/shrub planting is proposed between each industrial unit and the offices. A planted amenity area is proposed to the rear of the office. The office roof is finished with a sedum covering which will be maintained. All existing boundary treatments will be maintained.

### ***APPEARANCE***

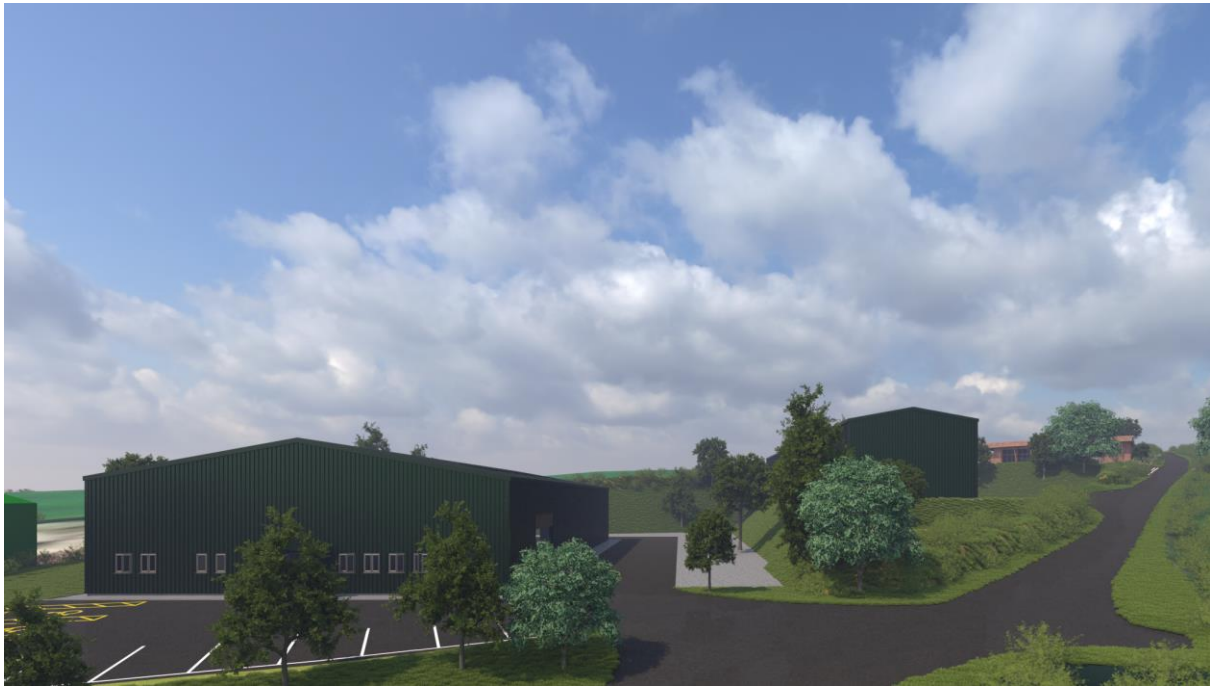
The external appearance of the factory units will be coloured profiled sheeting to walls and roof (similar to Truro Farm Machinery). The proposed office will be of a high quality specification as illustrated on the attached plans and elevations.

### ***ACCESS***

The existing vehicular access is to be maintained and two new accesses formed which will be gated.

### ***DRAINAGE***

Please see attached Flood Risk Assessment and Conceptual Surface Water Drainage Layout provided by EDS for surface water drainage. Foul drainage will discharge to a treatment plant.



### ***CONCLUSION***

The site has been the subject of a positive pre-application response PA15/02101. Truro Timber Frame have outgrown their current premises which are not ideally located for the large articulated lorries that are required to deliver timber and transport the timber frame panels to various sites. The lorries have to travel through a residential area. The proposed site has direct access to the A30 via non-residential roads. The existing factory would be demolished and an application for residential housing will be made. The proposal will provide employment for persons building the units, road, drainage etc and for up to 80 staff permanently employed. The electric supply will be subsidised by photovoltaic panels. All waste timber off-cuts etc will be ground down into pellets to be burnt in their biomass boiler which will provide the factories and office heating. The owners of the business are environmentally conscious as is their product i.e. cut down a tree to make a house and grow another tree. The current factory has a large carbon footprint with regard to heat loss through the walls and roof. The proposed factories will have insulated walls and roof. Energy for heating & lighting etc will be produced on site.

We have followed guidance in the NPPF 2018 relative to the following relevant policies:-

2. Achieving sustainable development paragraph 7, 8a, b, c, environmental objective 9,10,11.
4. Decision making – Pre-application engagement
6. Building a strong competitive economy, supporting a prosperous rural economy
9. Promoting sustainable transport
12. Achieving well designed places
14. Meeting the challenge of climate change

## CORNWALL LOCAL PLAN 2010-2030 NOV 2016

1. Presumption in favour of sustainable development
2. Spatial strategy
3. Role and function of places
5. Business and tourism
12. Design
13. Development standards, paragraph 2.89
14. Renewables and low carbon energy
15. Safeguarding renewable energy
23. Natural environment
27. Transport and accessibility

We therefore consider your Council should reasonably grant conditional planning consent.