



bailey
partnership



TREWITHEN DAIRY PROJECT NOVA

GREYMARE FARM - GLYNN VALLEY

LOSTWITHIEL, CORNWALL PL22 0LW

Document Revision History

Revision	Date	Issue / Revision Details	Prepared by	Checked by	Approved by
P01	01.03.21	Pre- app planning issue draft	LB/PE/GRB	PE	GRB
P02	04.03.21	Pre- app planning issue	LB/PE/GRB	PE	GRB
P03	29.03.21	Draft Planning Issue	LB/PE/GRB	PE	GRB
P04	21.05.21	Planning Issue	LB/PE/GRB	PE	GRB
P05	24.06.21	Planning Issue	LB/PE/GRB	PE	GRB

Job Number: 32387

Document Reference: TDPN-BPC-XX-XX-RPT-X-000-002

Contact: Giles Blight - BA(Hons) RIBA - g.blight@baileyp.co.uk

TABLE OF CONTENTS

S1 	Introduction	4
	1.1 Summary	5
S2 	Existing Site	6
	2.1 Location	7
	2.2 Site Character and Context	8
	2.3 Site Description	10
	2.4 Site Area Photographs	11
	2.5 Site Analysis	13
	2.6 Constraints and Opportunities	14
	2.7 Recent Planning History	15
S3 	Development Proposals	16
S4 	Employment, Landscape & Access	23
	4.1 Employment	24
	4.2 Landscape	25
	4.2 Access	26

Section 1.0

Introduction

SUMMARY

Name: Trewithen Dairy

Address:

Trewithen Dairy
Greymare Farm
Lostwithiel
PL22 0LW

Site Area:

22.50 Hectares

Existing Land Designation:

General Industry - Milk Production Unit and Heavy Transport Yard

Proposed use:

Proposed Site Extension at Trewithen Dairy

Target Floor Area:

See Planning Statement

INTRODUCTION

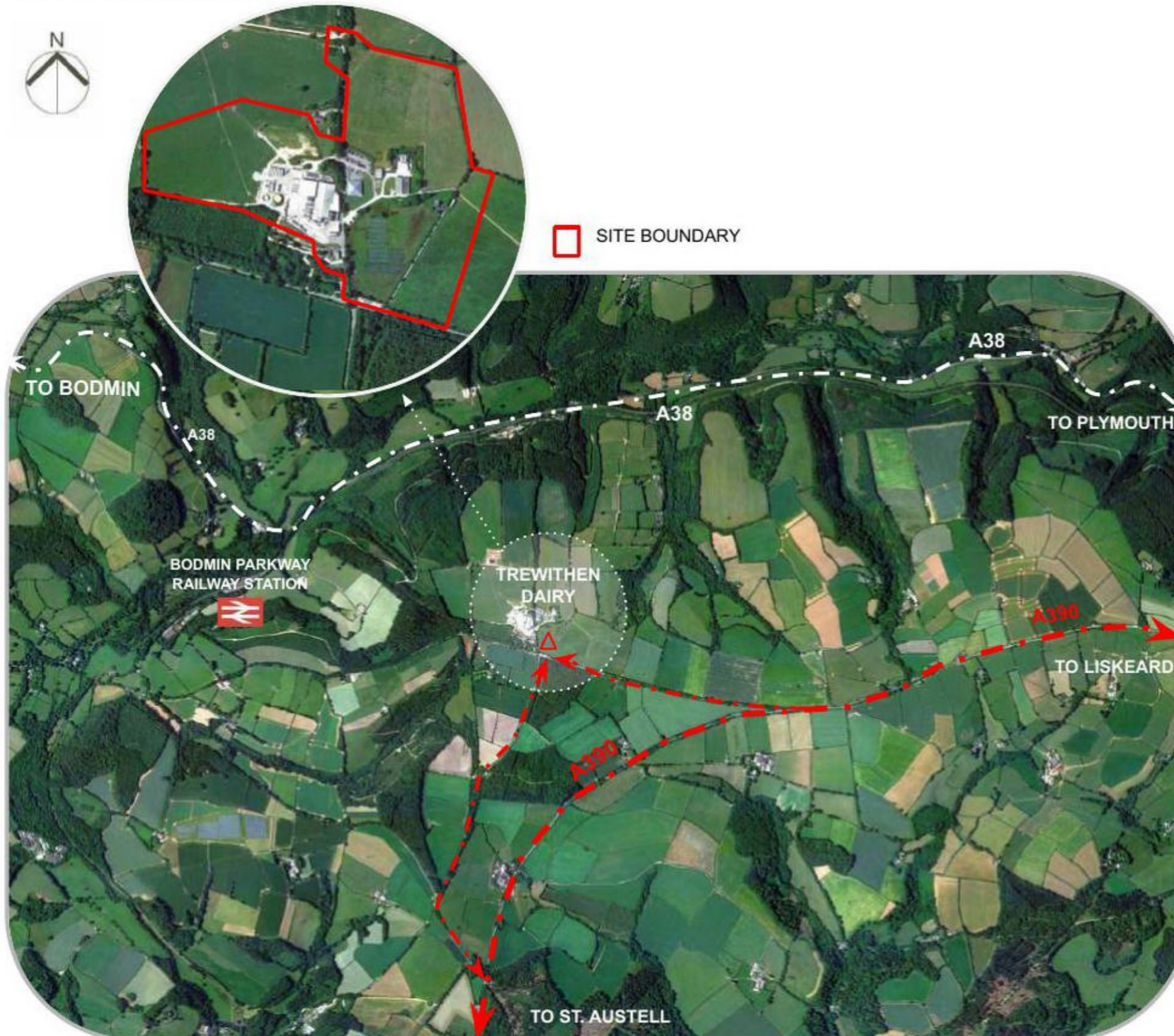
Bailey Partnership (Consultants) have been appointed by the client to investigate, prepare submit and manage a planning application for:

1. 30m x 60m refrigerated store with loading bay area, with a relocated TET trolley depot and associated external service yard.
2. Double-height entrance building and a two storey changing room with a visitor lobby and viewing area.
3. 11m x 9m Process Room Extension, relocated Chemical Store and Generator provision.
4. Modification and upgrade of the existing Effluent Treatment Plant.
5. 6 No. 16m high external finished milk storage vessels.

Section 2.0

Existing Site

SITE PLAN LOCATION AND CONTEXT

**Site Location and Context**

The application site is located in an open farm land between Dobwalls and Lostwithiel.

The red line site has an irregular shape and a size of an approximately 2.25 hectares and it is situated approximately five miles to the south east of Bodmin; two miles to the south of the site is the A390, which links the site to St. Austell, Truro and Liskeard and three miles to the north west is the A38, which links the site of Plymouth and the A30 (West Cornwall and Devon).

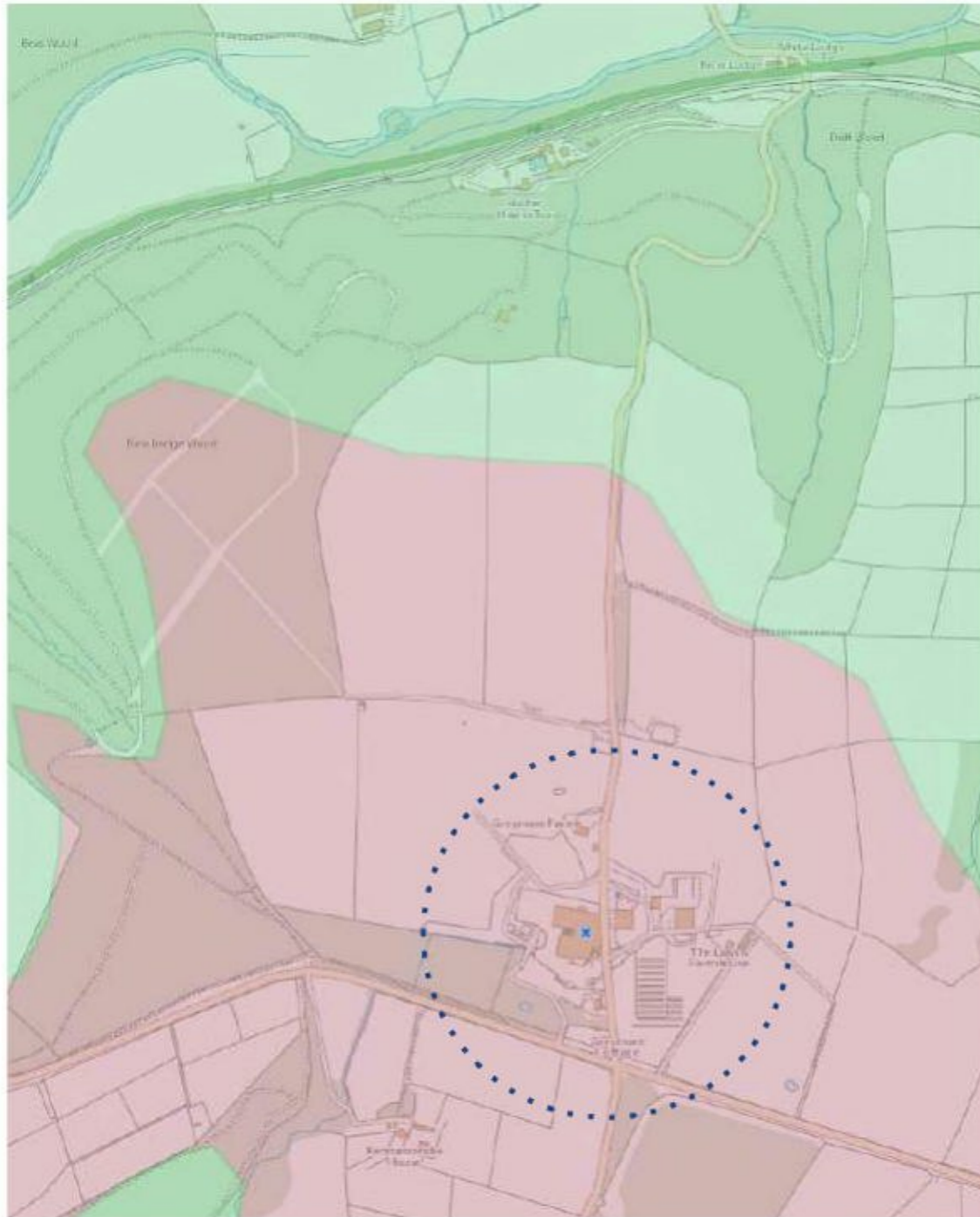
The landscape character of the area can be described as rural.

Site Use

The site is currently used as an industrial dairy for the processing of milk and cream. Trewithen dairy is the only dairy in Cornwall capable of supplying the quantities and qualities of bottled milk that are required by supermarkets. Since the supermarkets are looking to reduce food miles, the demand for locally produced is growing further and that it is the reason production volumes and standards have been increased to meet client requirements.

Trewithen Dairy has developed over recent years to meet customer demand. This includes developing employees skills sets, developing new product lines, improving and expanding operation facilities, and mitigating the impact of the business on the environment.

LANDSCAPE CHARACTER AREA



 FOWEY VALLEY  MID FAL PLATEAU



GLYNN VALLEY - TREWITHEN DAIRY WEBSITE PHOTO



AGRICULTURAL LANDSCAPE - TREWITHEN DAIRY WEBSITE PHOTO



GREYMARE FARM - TREWITHEN DAIRY WEBSITE PHOTO

South East Cornwall - Area of Great Landscape Value

The landscape of Cornwall, comprises significant natural environmental and historic assets.

The site is within an Area of Great Landscape Value:

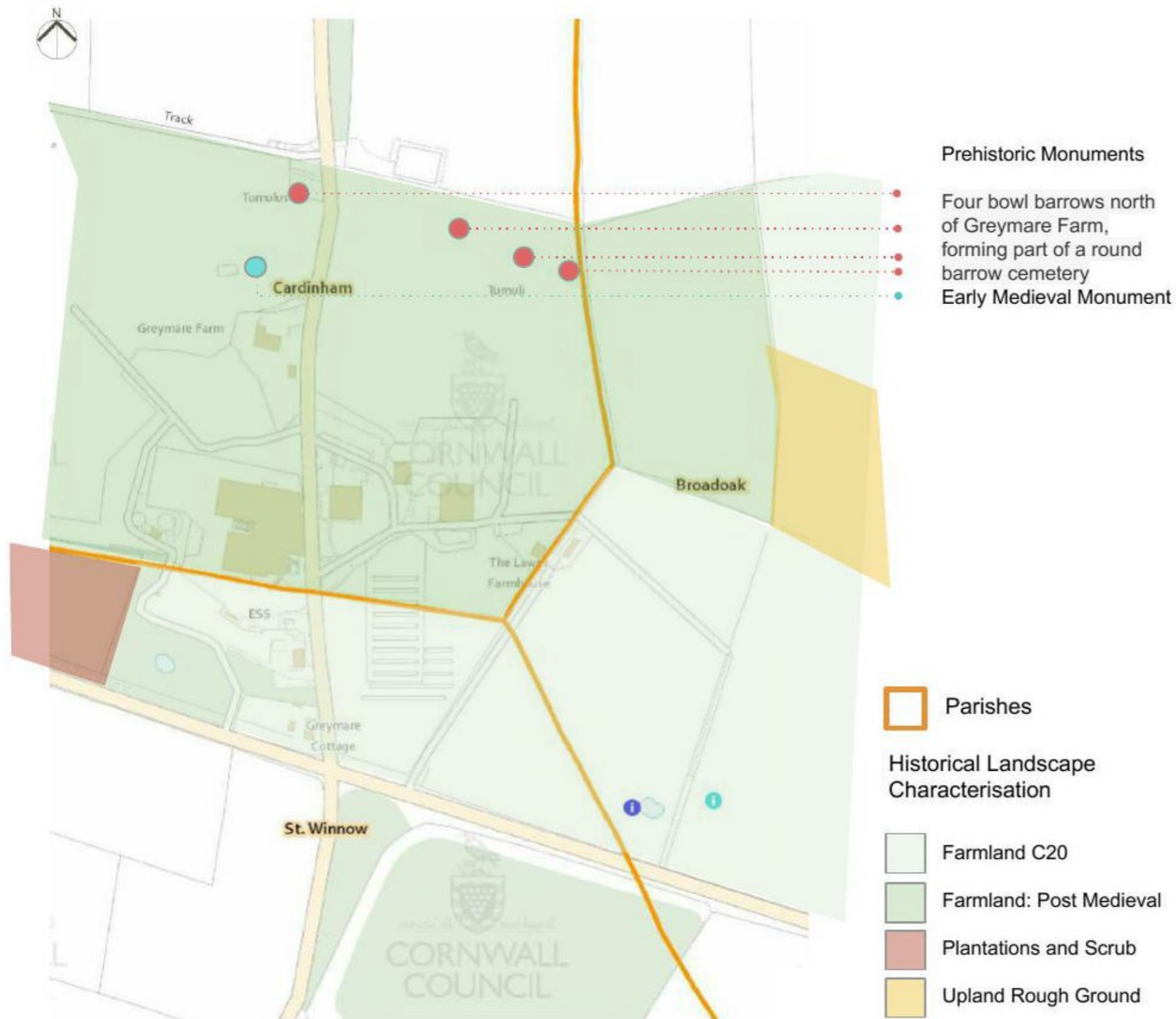
South East Cornwall Plateau

This area forms an extensive sloping plateau intersected by river valleys. Inland it is an agricultural working open pastoral landscape with some arable areas becoming more small scale in landscape character towards the east.. Tree cover is generally sparse, mainly associated with Cornish hedges and around farms and buildings. The inland area is generally sparsely populated with dispersed settlement and isolated farms.

Liskeard is the major settlement lying to the east of the area. Elsewhere small villages are a feature particularly on the higher ground, and along the coast there are significant coastal settlements at Polperro and Donderry and the twin villages of Kingsand and Cawsand.

Fowey Valley - Glynn Valley Woods

The Glynn Valley Woods stretch either side of the River Fowey for a distance of approximately 6.5 miles, from Lanhydrock in the west to Doublebois in the east. This is considered the largest continuous area of woodland in Cornwall. Cornwall Wildlife Trust works with County Wildlife Site landowners to enable them to manage important wildlife habitats sensitively.



Site Character and Context

The landscape of Cornwall, comprises significant natural environmental and historic assets.

The proposed development should seek to protect and enhance the quality, character and amenity value of the countryside and the landscape setting; provide higher protection to the most valued and designated areas; use local materials, traditional building styles and methods and plant native species; respect and enhance cultural heritage, sense of place and local distinctiveness.

Trewithen Dairy falls within three parish boundaries:

- Cardinham
- St Winnow
- Broadoak

Four scheduled monuments are located to the north of Greymare Farm (group of round barrows)

Community Infrastructure Levy charging areas are Band 3, Band 2 and Band 1.



Site Description

Rural resources provide the bases of the economy.

The lush valleys afford excellent pasture for dairy cattle and the moorland has large areas for rough grazing.

Trewithen Dairy customers are getting quality and provenance from the heart of Cornwall.

All Trewithen farmers that supply milk have a range of breeds in their herds including Jersey, Guernsey, Holstein, Friesian, Brown Swiss and Ayrshire. The quality of grazing is what makes the difference with the Trewithen farmers grazing their cows outdoors for at least 120 days/year.

The application site is currently used as an industrial dairy for the processing of milk and cream. The milk is collected from farms around the area. Greymare farm is located centrally around those farms and the milk supply coming from a maximum of 25 miles from the dairy.

Once the milk based products have been processed they are then distributed to food processors and retailers in the south west.

PHOTOGRAPHS OF THE SITE & EXISTING ROADS



1



2



3



4



5



6

MATERIALS & COLOURS



FIBRE CEMENT ROOF SHEET



PROFILE STEEL SHEET



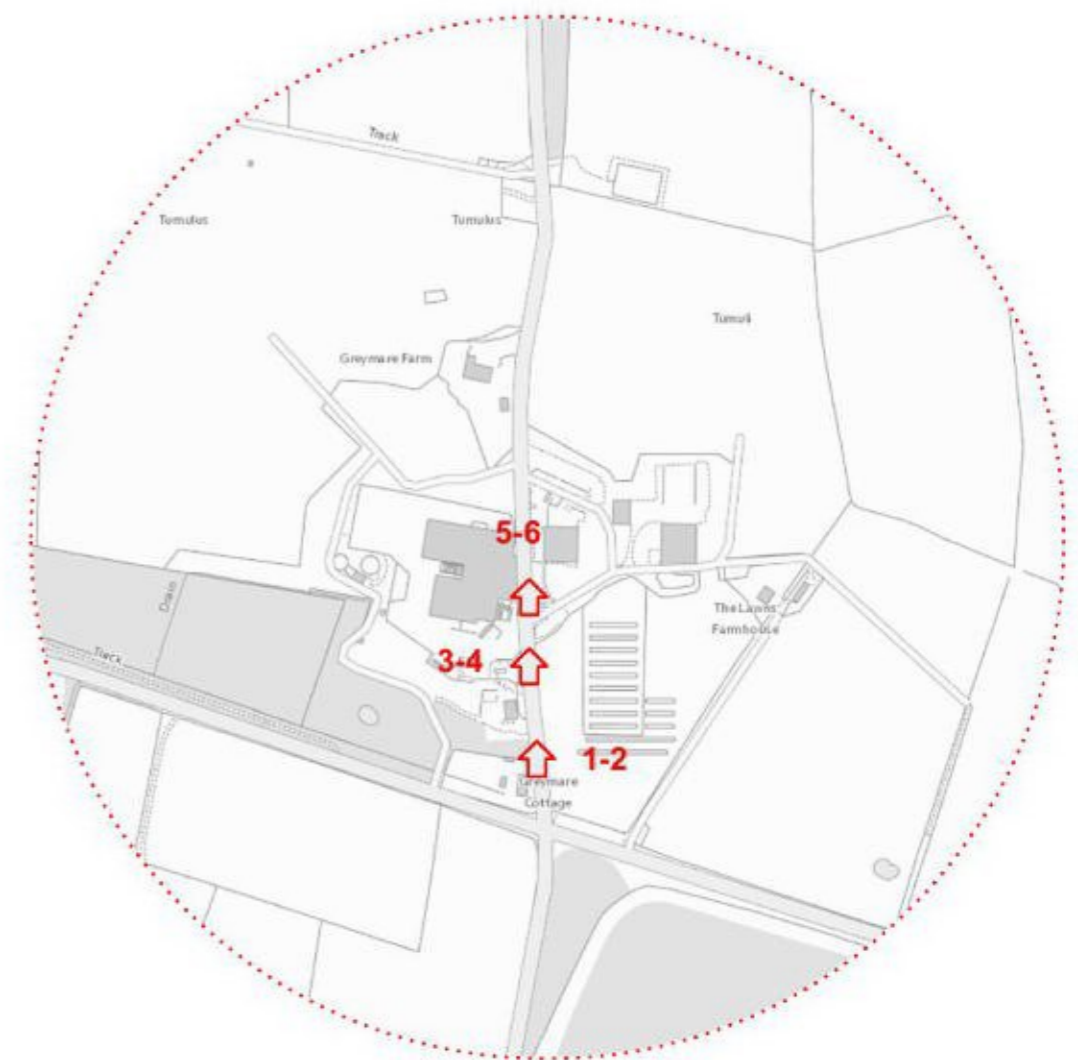
FLAT STEEL INSULATED PANEL



FAIR FACED BLOCKWORK

Goosewing grey

Heritage green

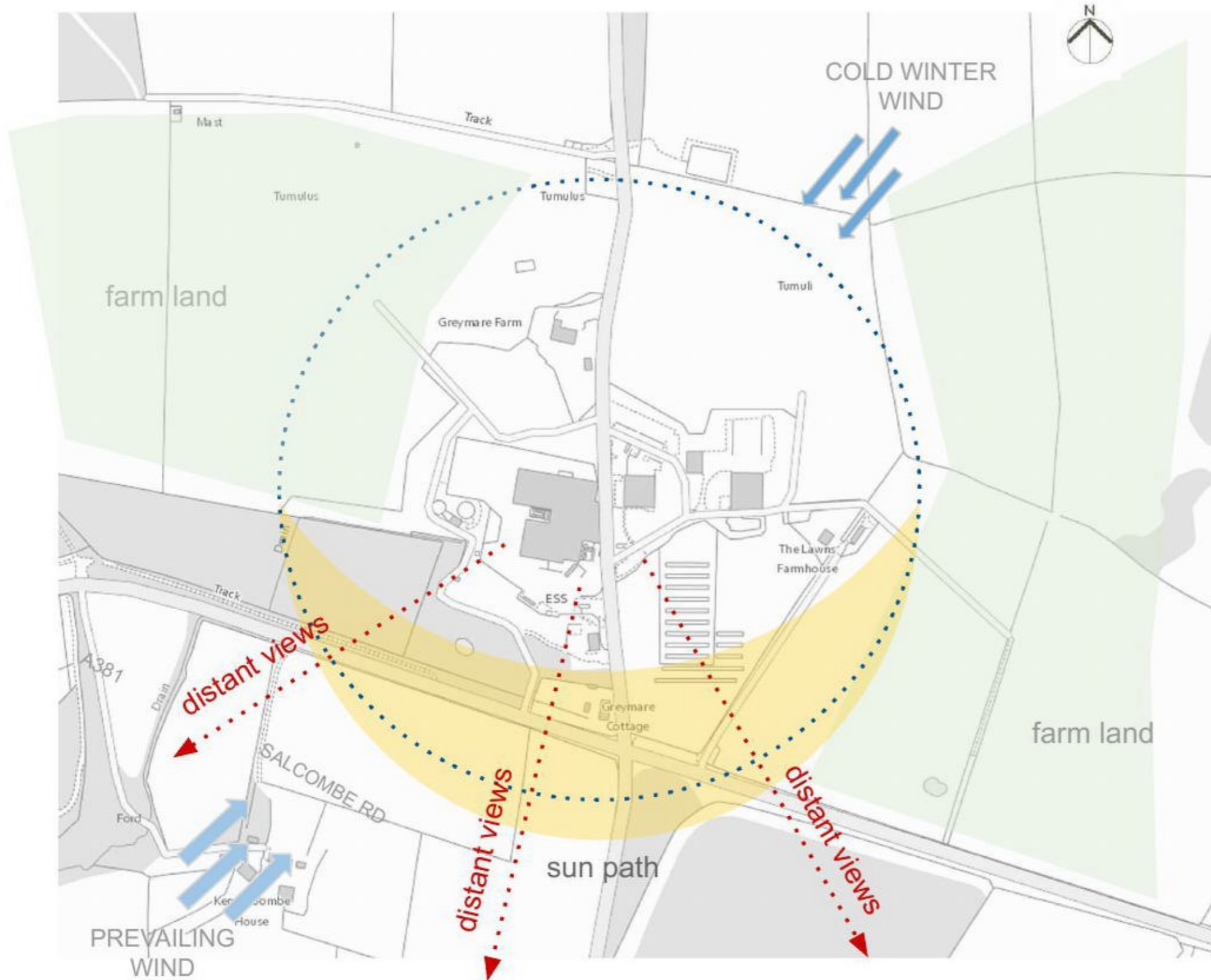


Existing Materials and Finishes

- Colour coated insulated steel
- Fibre Cement Roof Sheeting and insulated sheeting
- Profile steel sheeting Goosewing Grey
- Colour coated flat steel faced insulated panels (RAL 6002 Heritage Green) & fair faced blockwork
- Vehicle access: Concrete hard standing with bound gravel trailer parking bays

PHOTOGRAPHS OF THE PROPOSED SITE AND THE SURROUNDING AREA





Site weather analysis

The climate of Cornwall is closely affected by the proximity of the sea. High winds and sea mists are common; rainfall is frequent and heavy, especially on high ground. Temperatures are warm in summer and relatively mild during winter time. As a result, the vegetation is luxuriant, in particular around the sheltered coastal areas.

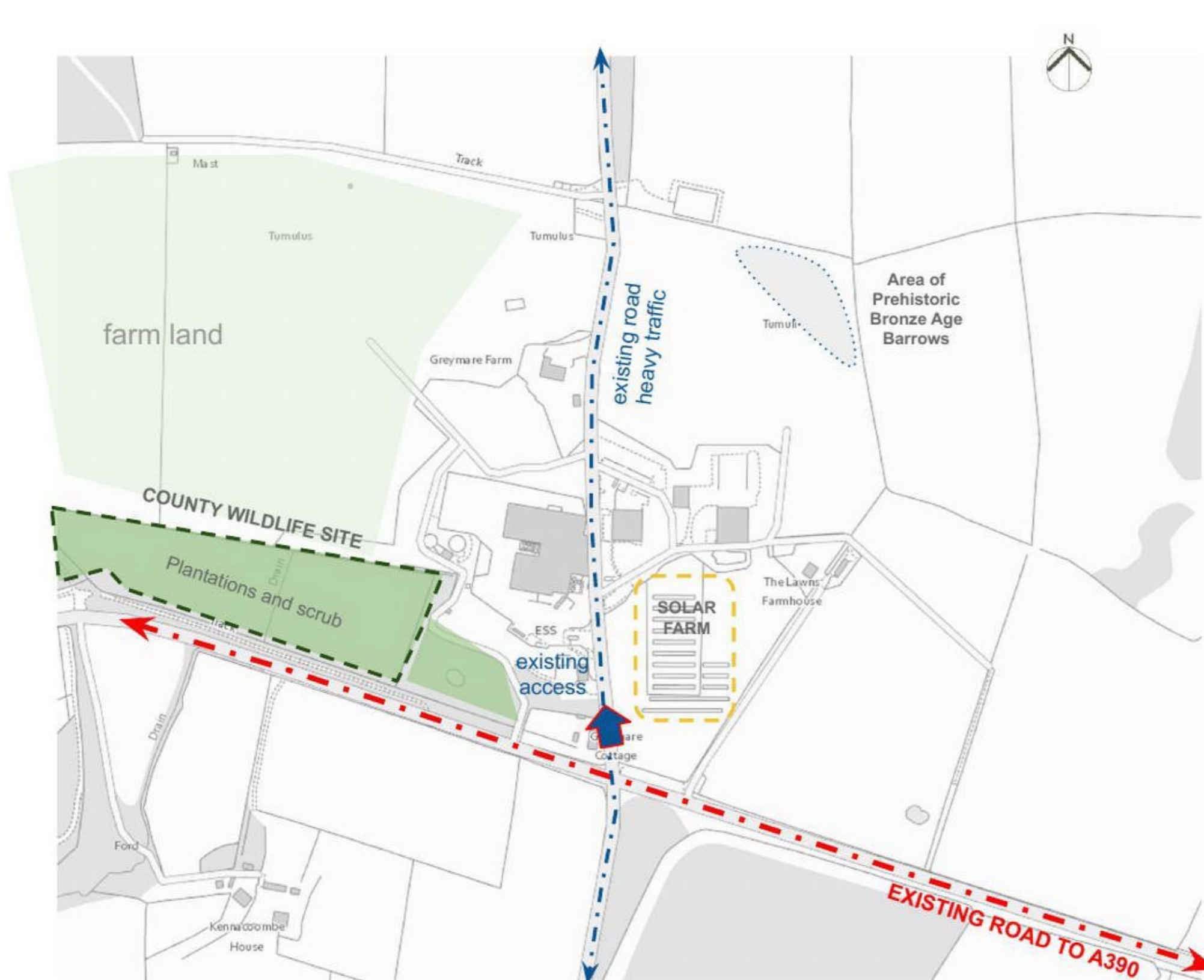
Cornwall has the highest average annual temperatures in the country and no extreme fluctuations between seasons.

With a temperate oceanic climate, the average annual temperature in Cornwall hovers around 11°C.

Spring temperatures can go between 5°C to 14°C. Summer temperatures are comfortable. It rarely rains more than 65mm/month. There might be occasional thunderstorm.

Autumn is unpredictable and climatic conditions can change, average high is 17°C. Temperatures can drop up to 5°C right before winter. It's the wettest season in Cornwall where average monthly rainfall fluctuates from 100mm to 120mm.

Winter in Cornwall is typically a degree or two warmer than the rest of England with a maximum temperature of 9°C and a minimum of around 4°C. Snow or ice are rare.



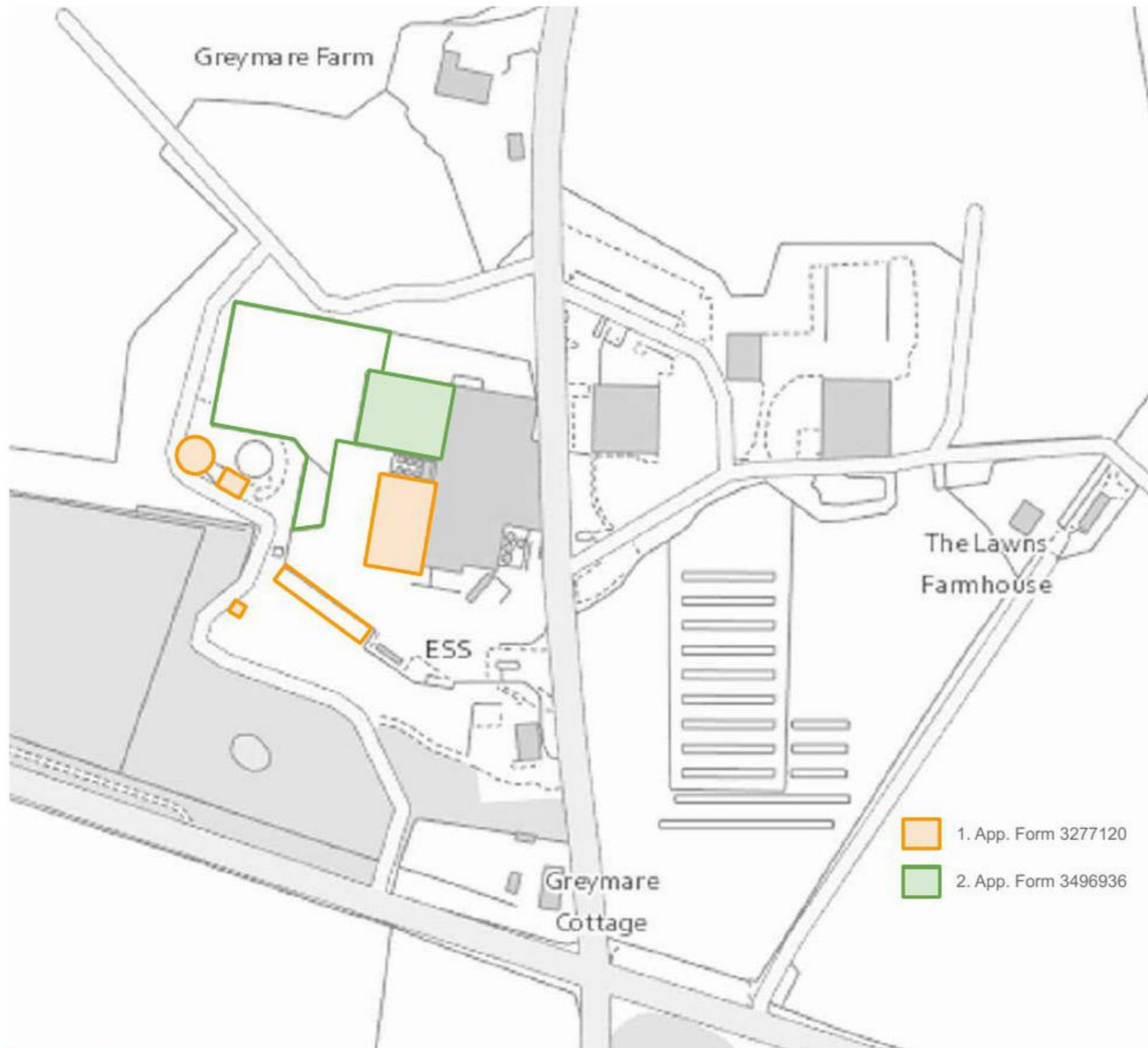
Site analysis - Constraints and Opportunities

Constraints

- Site divided in two by unclassified public highway
- Archeological monument points to north east site corner.
- Natural Reserve: County Wildlife Site - no implied public access

Opportunities and goals

- Easy access from the A390 and A38
- No private residential properties located in close proximity to the site.
- No visual concerns related to scale and the immediate context.
- Existing solar farm system
- Water combined system with springs and bore holes. Own water treatment plant.
- Network of local farmers: creates future opportunities for farming families
- Excellent quality of grazing from surrounding farm lands to deliver the best dairy products.
- Zero waste to landfill environmental waste management plan.



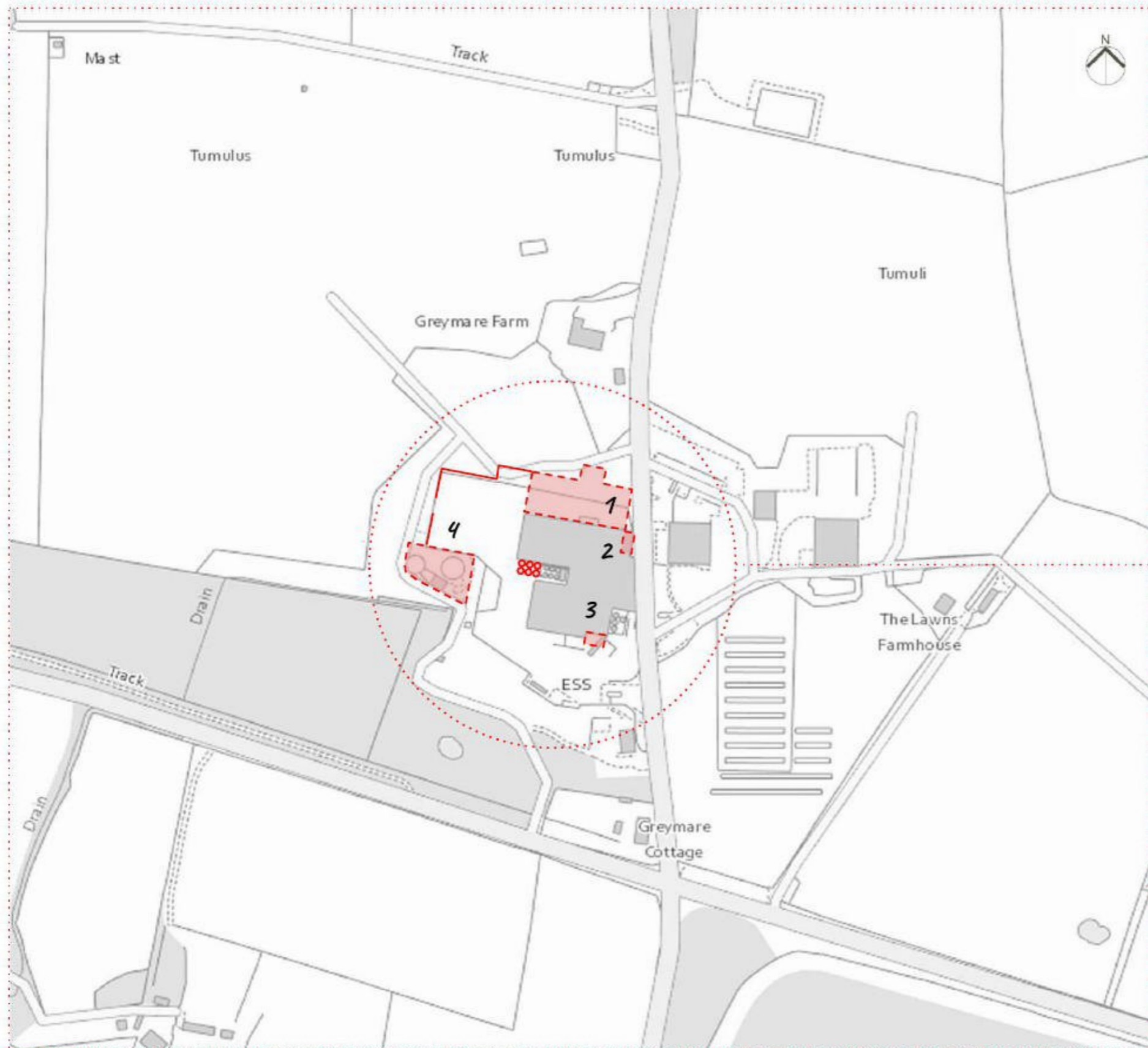
Development Proposal

Trewithen Dairy has developed over the recent years to meet customer demand. To stay ahead of the curve and remain competitive the business must continue to develop. This includes developing employee's skill sets; new product lines; improving and expanding operation facilities; and mitigating the impact of the business on the environment.

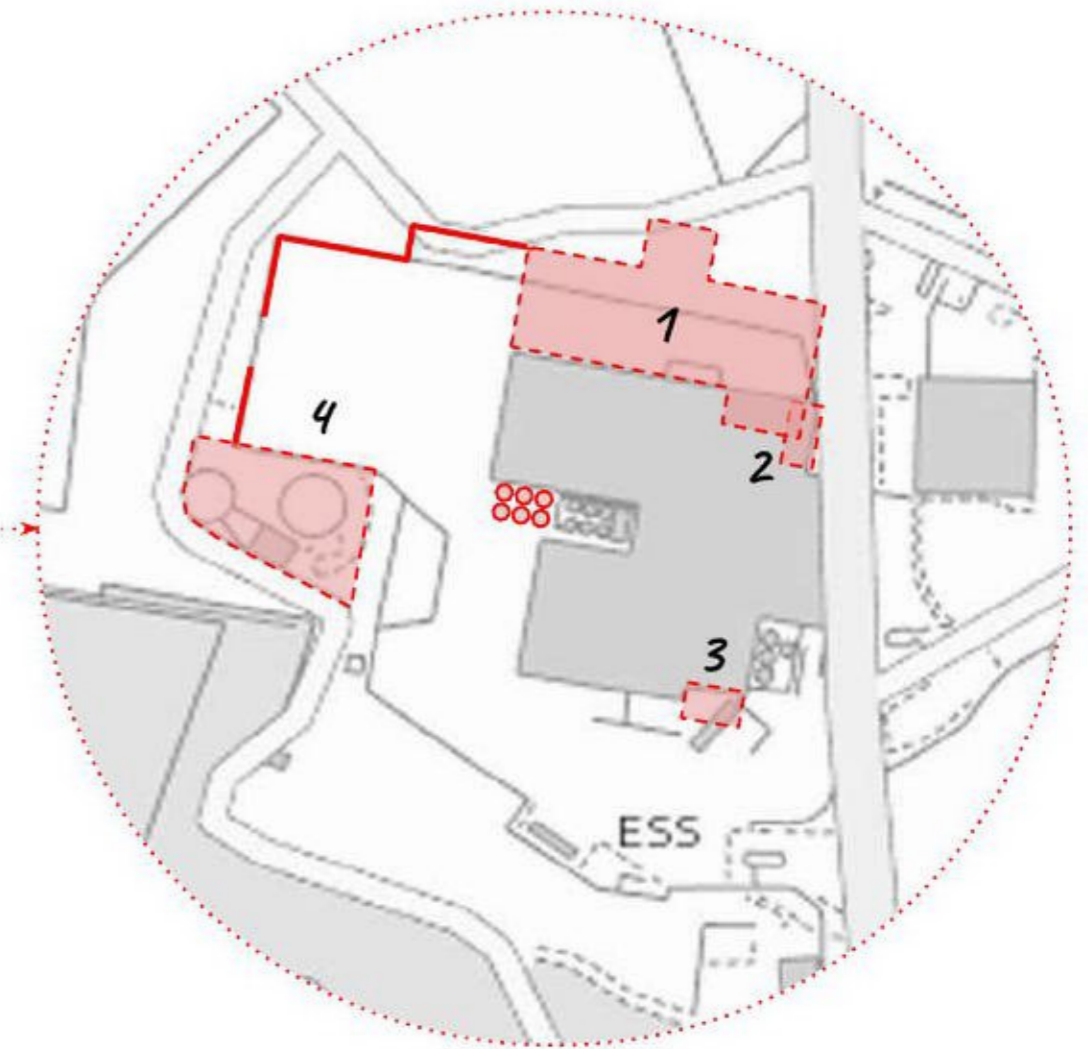
1. **Proposed Extension 2017
Application Form 3277120 - Mitchell Architects**
 - Provision of 890 sqm of new floor space to accommodate additional chiller space, two additional production lines and their associated plant. Design and appearance matched the existing building.
 - New parking space been displaced by the new proposed building.
 - Erection of a balance tank adjacent to the existing waste treatment plant facility.
 - Construction of an attenuation pond for storing treated water prior to disposal into soakaways
2. **Proposed Extension 2017 - Application Form 3496936
Pearn & Procter Chartered Architects**
 - Proposed use of the new refrigeration building 990 sqm extension to the existing refrigerated storage building
 - Upgrading of the transport facilities to relocate the serviced parking provision for 15 articulated lorry trailers.
3. **Proposed Extension 2017 - Application Form 3843382
Non-material amendment
Pearn & Procter Chartered Architects**
 - Erection of extension to existing dairy facility and water treatment facilities.
 - Design revision of a previously consented extension: portal frames span in the opposite direction, East-West run. Ridge height slightly higher than the previously consented design proposal, due to the increased span of the portal.

Section 3.0

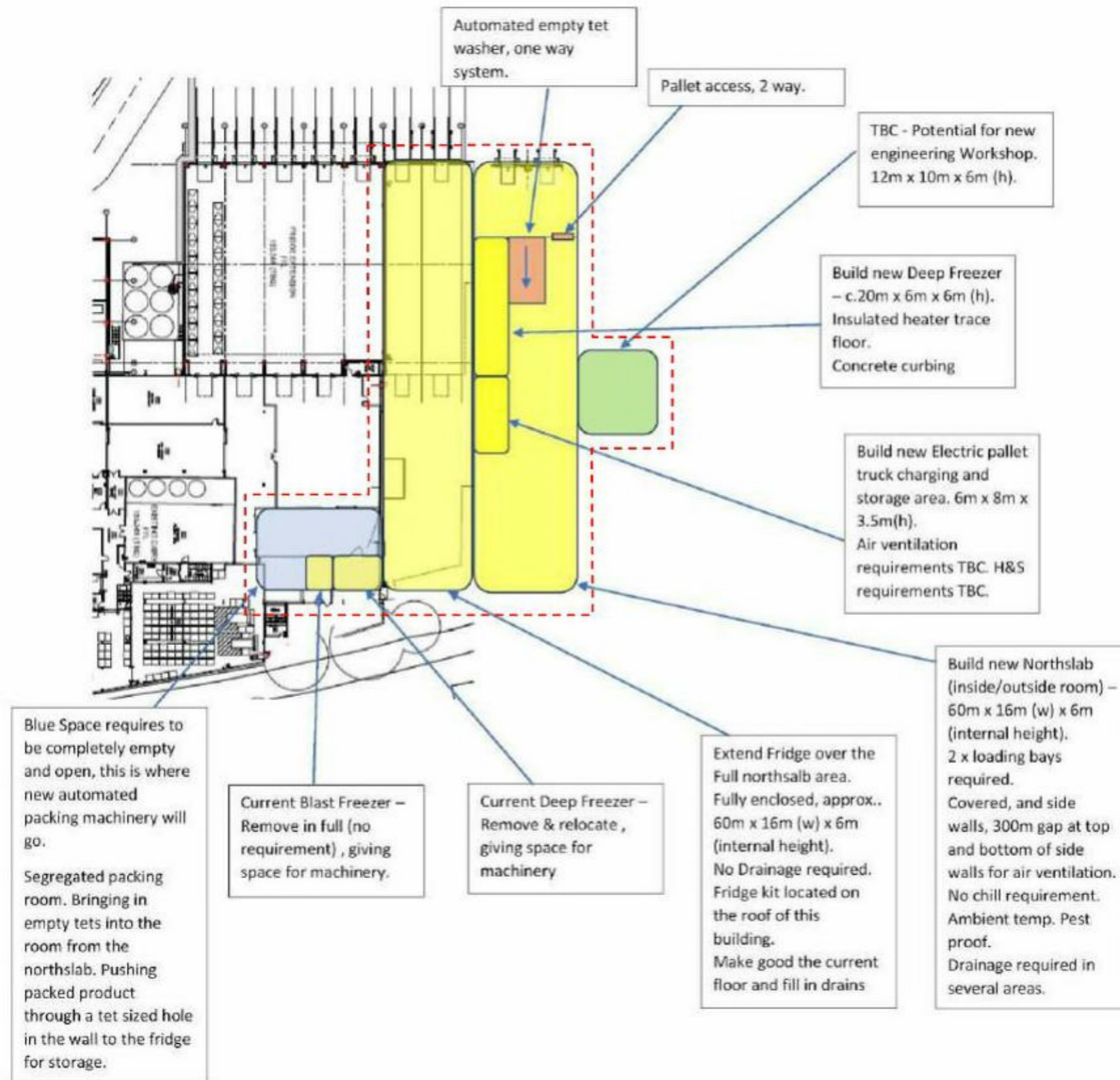
Development Proposals



1. 30m x 60m x 6m Fridge/TET Store & 6 additional finished milk tanks
2. Entrance & Changing Rooms
3. Process Room Extension
4. Upgrade to Effluent Treatment Plant



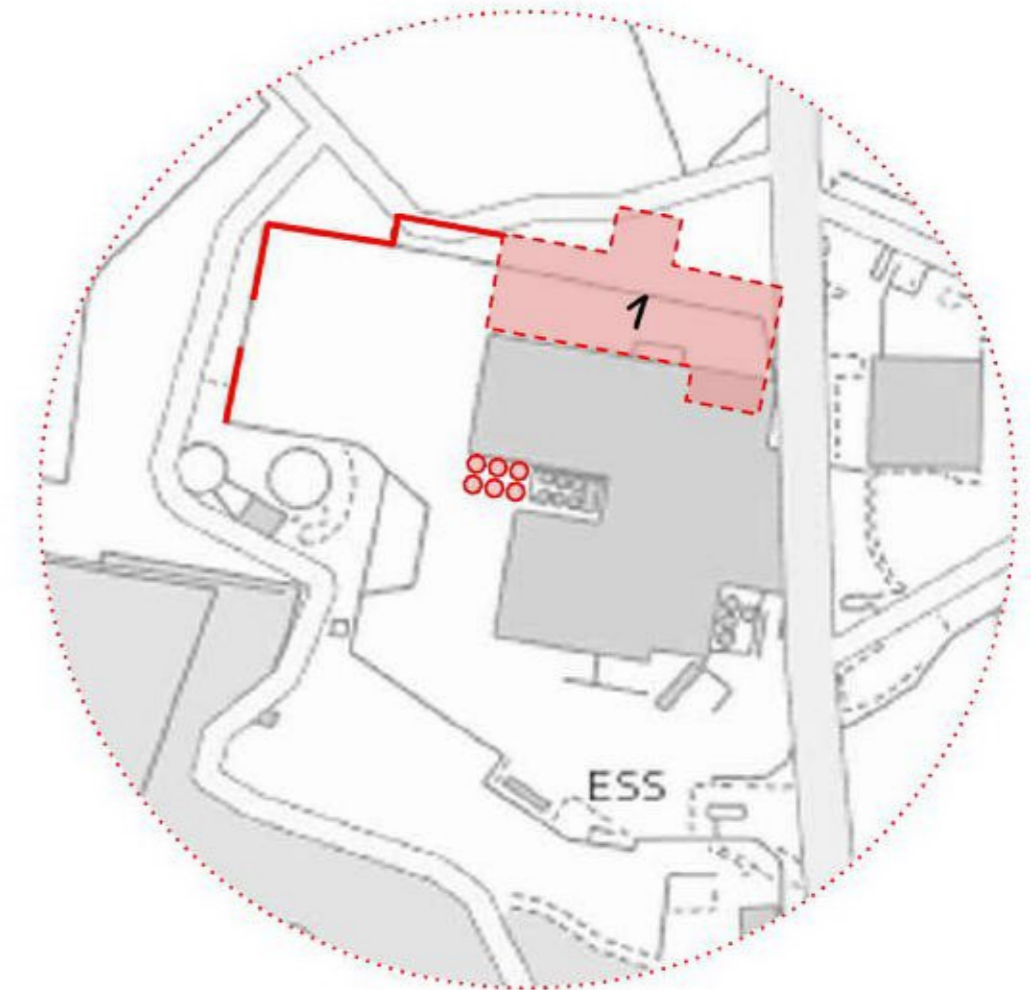
1. FRIDGE EXTENSION & COVERED TETSTORE - SKETCH & NOTES



Proposed Extension Enquiry 2021

Proposed development will provide the following:

- A new 30m x 60m refrigerated loading bay element, with a relocated trolley depot
- 6 additional finished milk tanks to the west of the existing bank of 6.



1. FRIDGE EXTENSION & COVERED TET STORE - SKETCH & NOTES



Specifics:

- **Fridge space** to store an additional 1200 x tet chilled storage
- **Unloading & storage area** – estimate 60 x 20m ambient space required
 - o Covered, good working environment for people, but not chilled
 - o Walls to sit on a concrete curb, and have 300mm gap at top and bottom of wall with pest proof.
- **Freezer:** Target 50 - 100 pallet space freezer (-25 degrees)
 - o Location; on the end of the extended fridge, accessed from the fridge
- **Electric truck charge & storage area**
 - o Holding forklift / electric pallet trucks / ride on electric trucks (future) / automated AVG's (future)
- **Facilities required:**
 - o Automated or assisted empty tet washing in the unloading area
 - For this to work it requires a forced one way system
 - o Recycling area to maximise waste stream segregation and value
 - o 2 x unloading bays for vehicles to unload empty tets & pallets
 - o Waste disposal of liquid milk – e.g. out of date bottled milk
 - Appropriate area and drainage required.
 - o Storage of: STD pallets / EURO pallets / Pallecons / Dolavs (Waste containers)

Considerations:

- Height of the chiller – pallet stacking not required ?
- Repair of tets on site ?
- Despatch Office ?
- Driver handheld computer storage
- Care regime for the fridge personal.

Fridge Kit, moves to on top of the new roof, in a similar location (just higher). Is this practical? Alternative locations TBC

Consideration of Nothslab / Fridge working:

1. The use of ride on electric pallet trucks in the building / fridge is very likely because:

- Pallet racking in the main chiller is likely within ~2 years.
- New Frozen Bulk Cream requires carrying pallets from one side of the factory to the other
- Portering is a repeated role and can be improved with electric trucks or AVG's
- Cream production on pallets is planned to increase X4 over the next 5 years.

This requires an area to store, and also the isles within the chiller need to be appropriate for this ride on or automated equipment.

2. We want to match the industry leaders in; quality, service & cost. Therefore clean, good condition tets on delivery to customer is important.

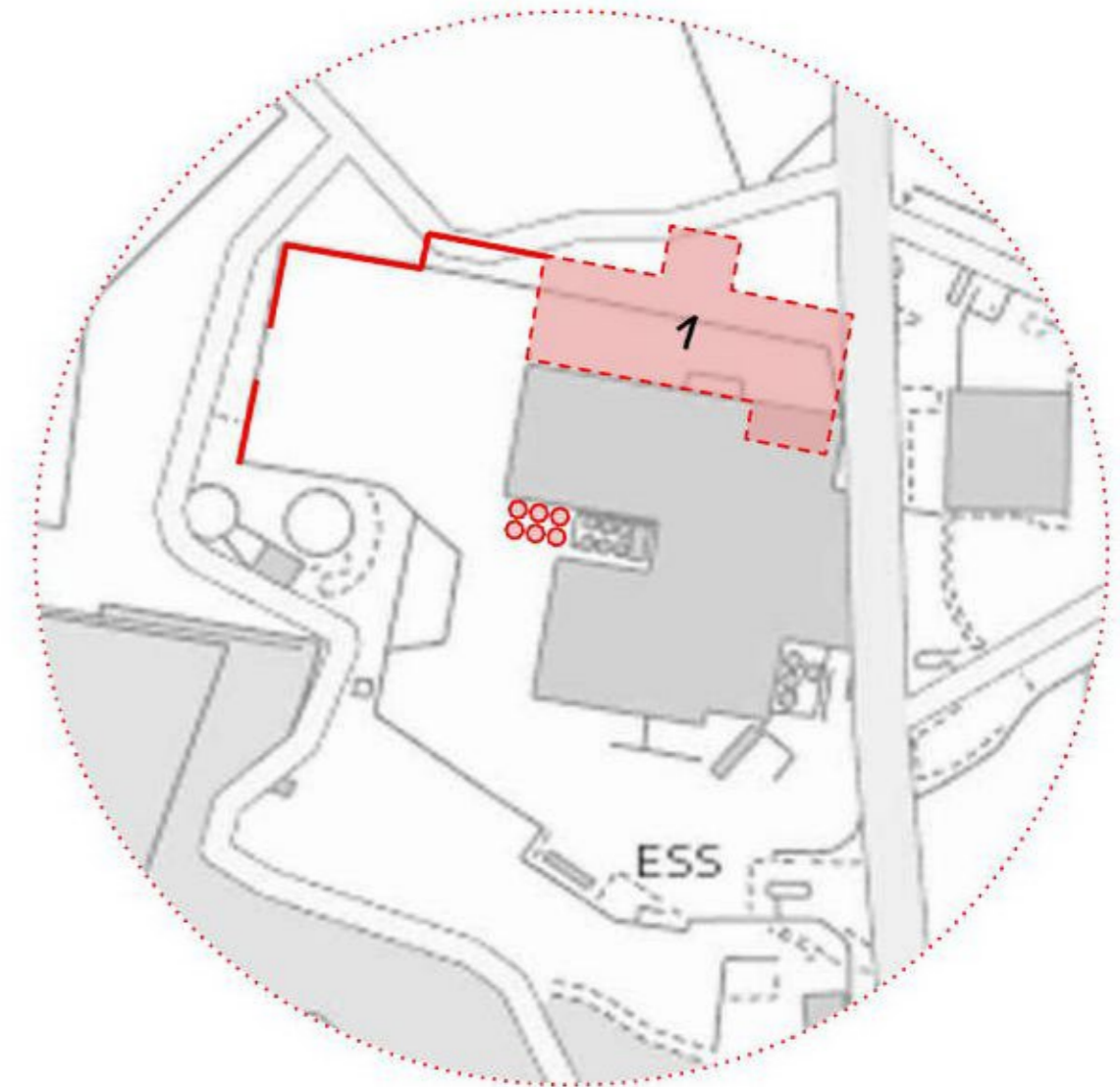
3. Waste handling & recycling: Having an industry leading waste handling facility as part of the design. To ensure we can maximise the potential to recycle – clean / dry / controlled waste handling is required.

4. Handheld and paperless working in the teams. Despatch responsible for ALL deliveries and collections to and from the loading bays. Logging or confirming ALL movements on the ERP system.

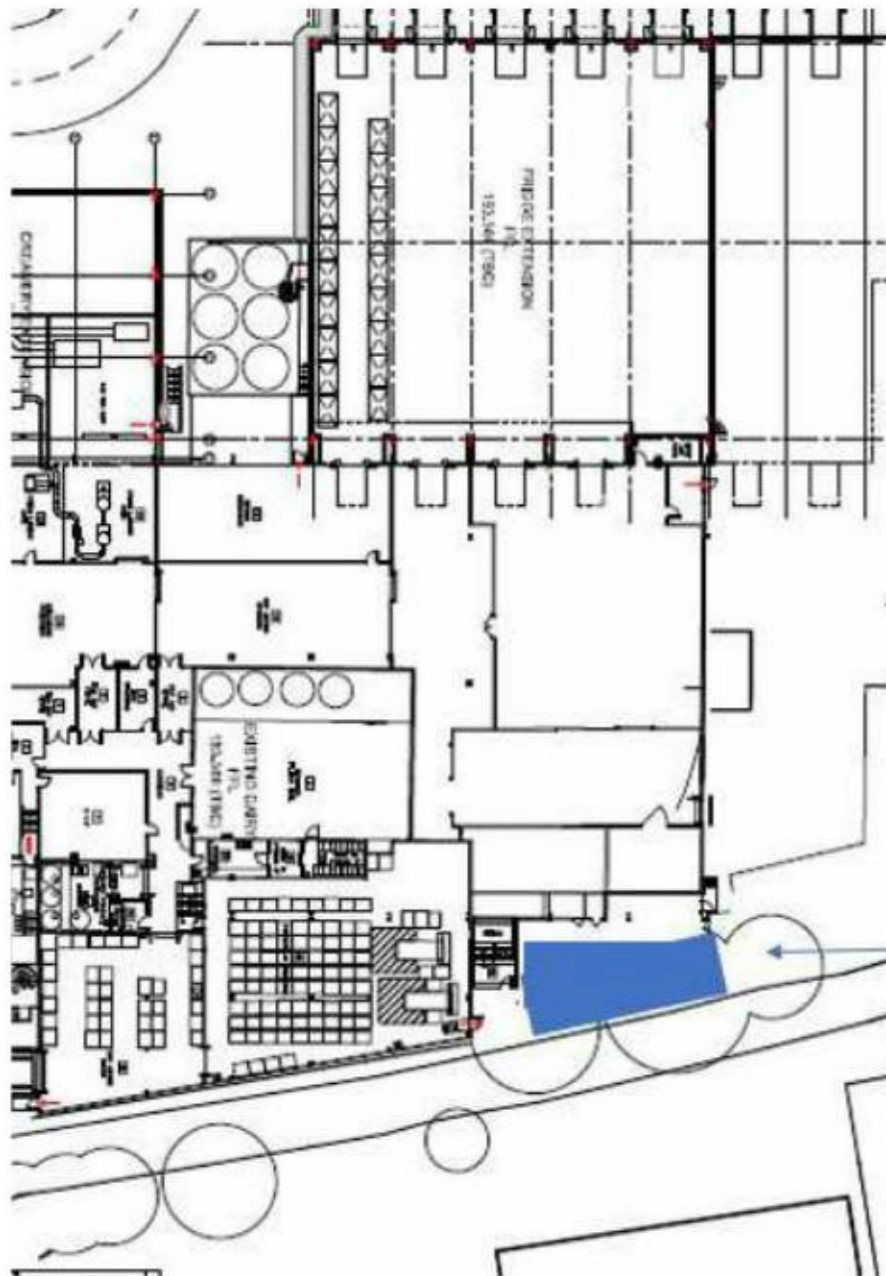
Proposed Extension Enquiry 2021

Proposed development will provide the following:

- A new 30m x 60m refrigerated loading bay element, with a relocated trolley depot and possible high level automated bridge.



2. CHANGING ROOM AND NEW BUILDING ENTRANCE



Full-height glazed wall extended North at an angle to meet the end of the existing bank, incorporating a new entrance door. Existing entrance door to be blocked up.

Visitor lobby area to be widened and to be full height to adjoin the stairwell and new visitor entrance as a full height atrium.

Roof height/line to be continued across entire extension to create an additional room above the changing room

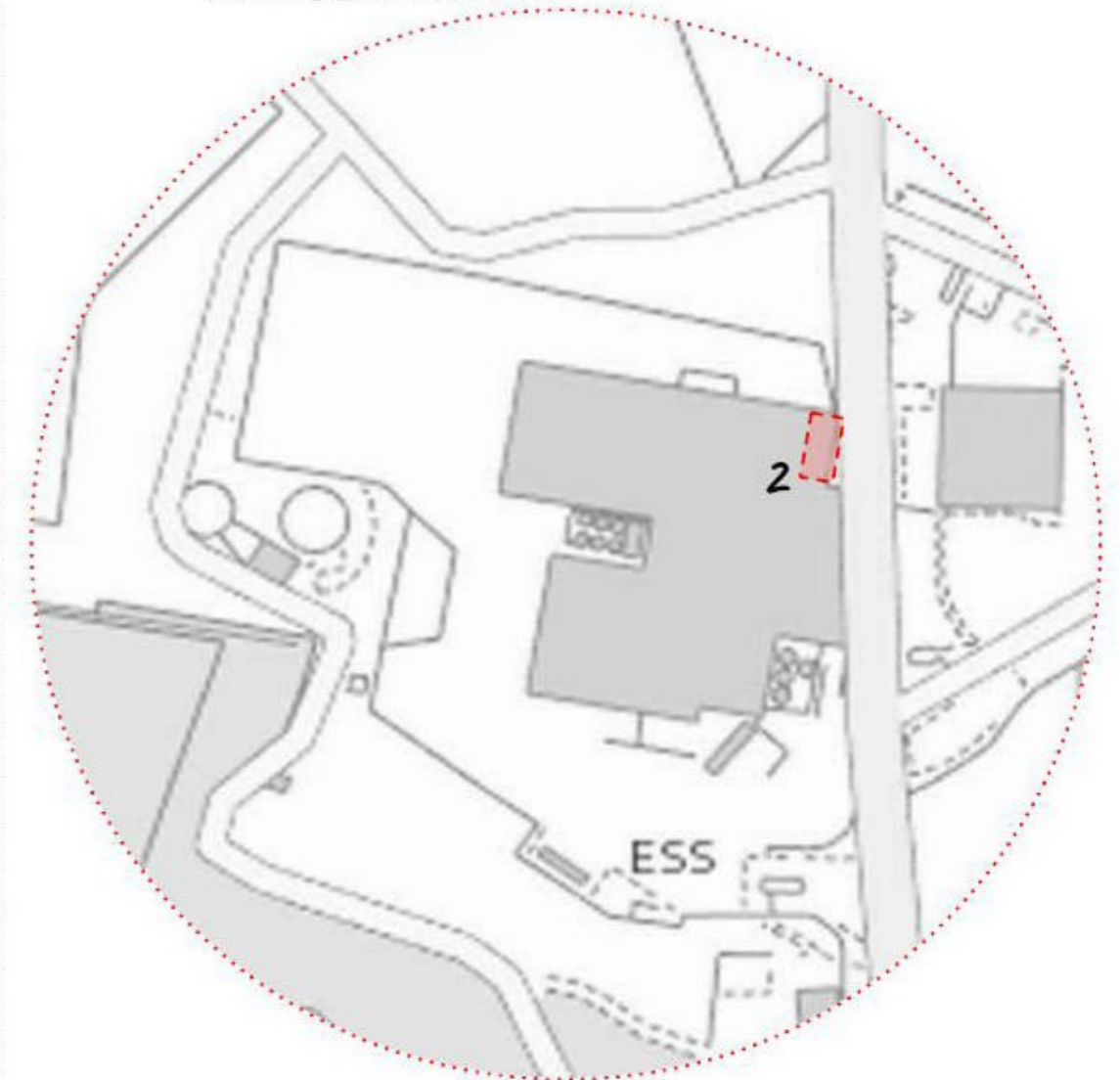
Access to the new first floor room to be accessed via a short bridge from the third half-landing of the existing stairwell across the open atrium

Build an attractive porch on the exterior of the main entrance (a cantilevered roof or similar)

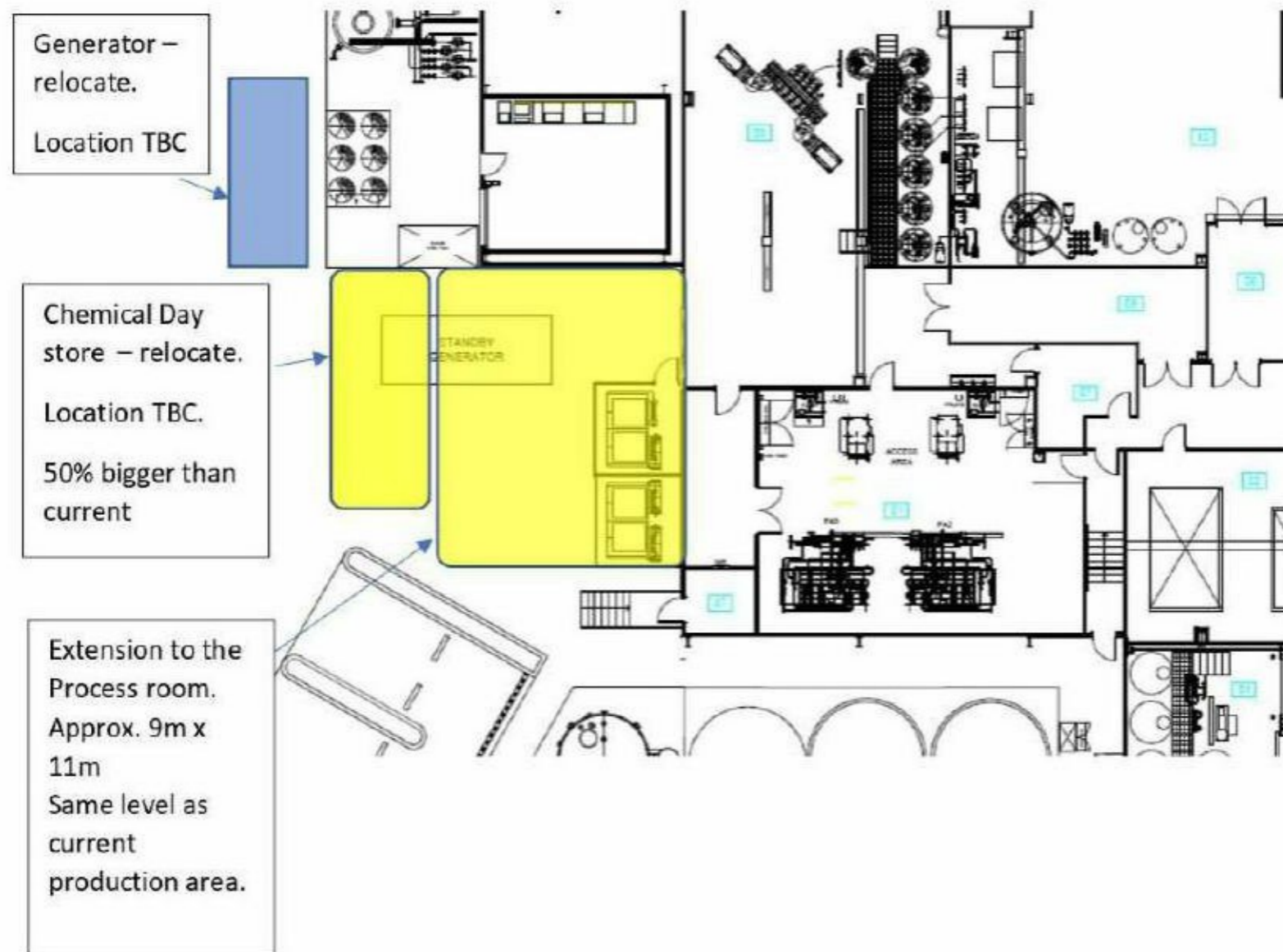
Proposed Extension Enquiry 2021

Proposed development will provide the following:

- Controlled access to Fridge and packing area without going through production.
- Build-out the maximum available footprint within the confines of the existing buildings and existing retaining walls.
- Two storey construction to same height as the existing glass stairwell.



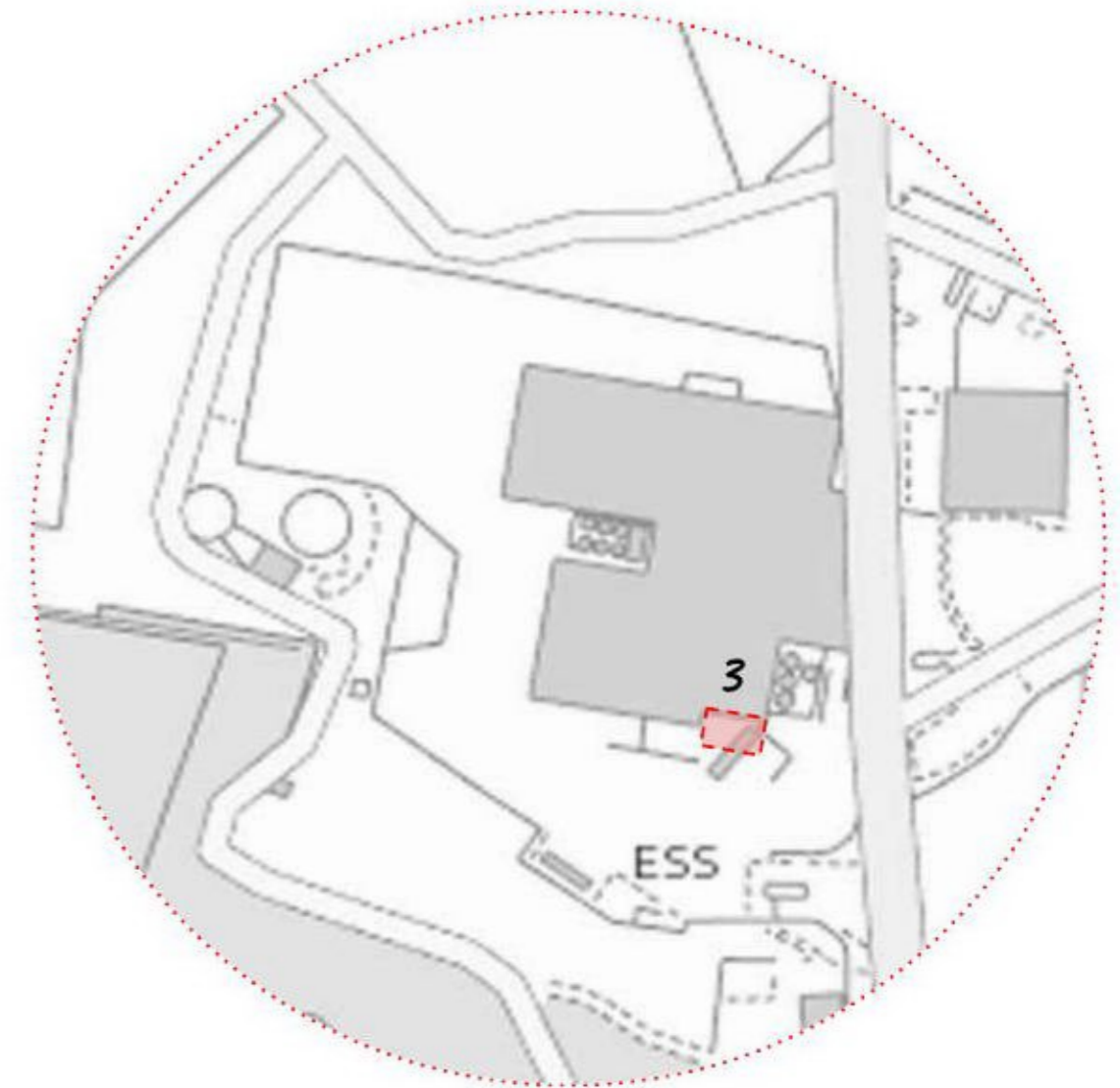
3. PROCESS ROOM EXTENSION SKETCH & NOTES



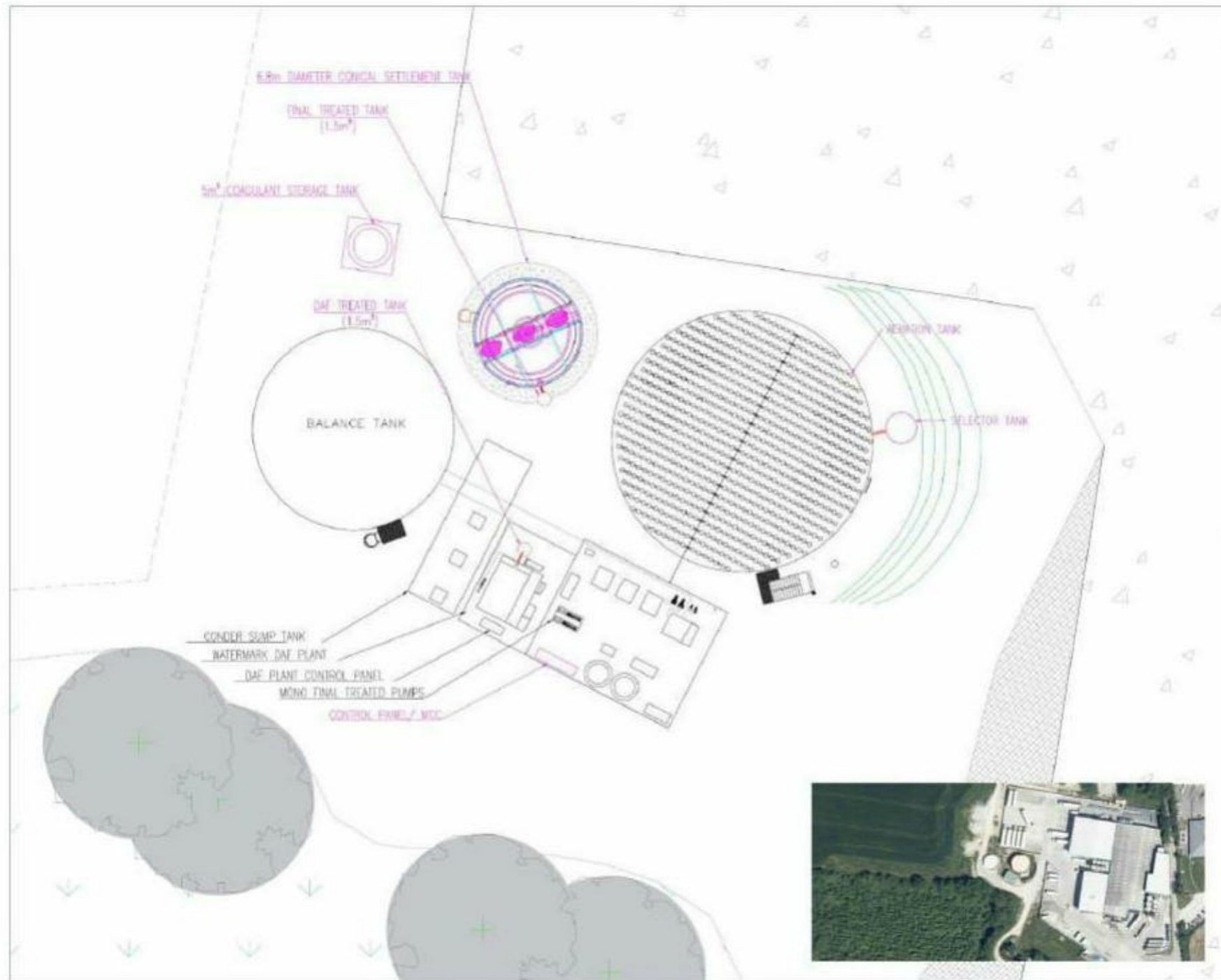
Proposed Extension Enquiry 2021

Proposed development will provide the following:

- A new 11m x 9m extension to the Process Area, with the relocation of the Chemical Day Store and Generator.



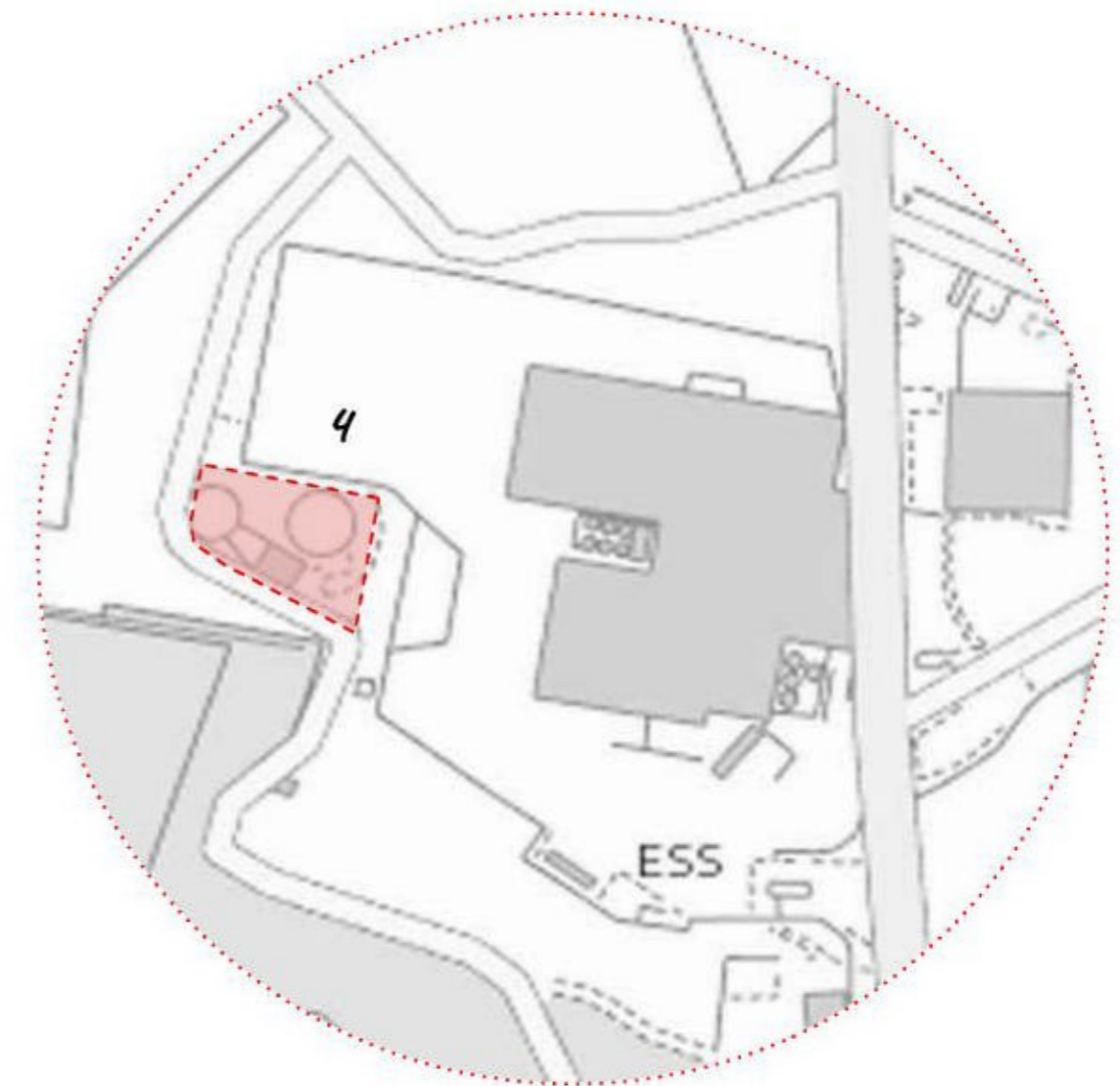
4. Effluent Treatment Upgrade



Proposed Extension Enquiry 2021

Proposed development will provide the following:

- Upgrade to existing effluent tanks and control systems.



Section 4.0

Employment, Landscape & Access

Employment Opportunities

The focus of this expansion & investment project is to introduce automation to dramatically increase the productivity per person employed. This will lead to higher quality jobs in the areas of Engineering, IT, HR, Sales and Marketing.

Higher Quality Jobs;

- Skills - engineering, technology, automation.
- Higher average earnings.
- Reduces repetitive tasks.
- Improves H&S / working environment / less manual handling.
- More training opportunities will be provided to facilitate this 'upskilling' of the team.

Staffing Numbers;

- The investments being undertaken will result in a reduction of low-skilled jobs (total of 6 less jobs), whilst at the same time increasing the production capacity of the dairy by nearly 50%.
- Reduction in low-skilled roles will be offset by increase in skilled roles such as maintenance engineers (x2), IT technician (x1), HR Administrator (x1) and sales and marketing (x3).
- Overall therefore there is a forecasted net increase of 1 role, and a significant improvement in the quality of job and the average pay rate.

Landscape



- The site lies within an Area of Great Landscape Value (AGLV). However the development is an extension to an existing facility and will not extend into the open countryside.
- The external materials will match the existing building so it is not anticipated that the extension will not be a prominent feature.
- The areas outside the service yard and building envelope are rural / agricultural in character and the areas of retained land to the north of the development will be reinstated and improved in landscape character.
- The majority of the proposed development to the existing dairy complex is within the confines of the developed site and as such will have little impact on the surrounding landscape.
- The existing facility is dominated by hard landscape, as required by the operational requirement of the process and to ensure that the business can function in a safe and efficient manner.
- The extension to the TET storage yard northwards will require the regrading of the existing bank and scrub land beyond. Whilst the impact on the existing habitat will be kept to the absolute minimum it is anticipated that the small areas of scrub and immature trees may be impacted by the works.
- The client will undertake landscaping works elsewhere on the site to ensure at least 10% bio-diversity net gain is achieved as an outcome of the proposed development (see Preliminary Ecological Assessment for details)
- Overall the proposed development is considered safe, functional and environmentally responsible



Access

- The development has been designed with inclusive access in mind. It will ensure those required to use the building will be able to do so regardless of their age, gender, or ability.

Highway Issues

- The attached plan; “210615 Daily Vehicle Movements” indicates that the number of vehicle movements remains relatively static throughout the development process.
- From the existing baseline to the completion of the Phase 1 works, all additional inbound and outbound movements are offset by moving 13 routes from Trewithen Dairy to new depot in St Columb.
- The 13 routes moved to St Columb are predominantly mid-sized HGV ranging from 7.5T to 16T. All future additional vehicles are assumed to be full-sized 44T articulated HGVs
- Currently there are 12 members of staff who lift share on a regular basis and it is anticipated this remaining at a similar level following the completion of this expansion.
- The vehicular and transport links to the site are not proposed to change because of this planning application.
- No additional car parking planned due to increased prevalence of home working, which is planned to continue post Covid.
- There is ample cycle storage, so no additional provision is planned and in light of staffing numbers remaining relatively consistent with existing operations.
- 2 electric charging points are planned for the HGV’s but none are planned in this phase of the work for car use.

