



Land at Park Farm, Donington

Design and Access Statement

1.1 Introduction

- 1.1.1 Amec Foster Wheeler Environment and Infrastructure UK Limited (Amec Foster Wheeler) has been commissioned by the Duchy of Lancaster to submit a Design & Access Statement to accompany an outline planning application for employment development on Land at Park Farm, Donington. All matters are to be reserved for future consideration.

1.2 Proposed Development

- 1.2.1 The description of development is as follows:

“Outline application for the construction of new employment buildings (Use Classes B1(c) Business, B2 General Industrial and B8 Storage and Distribution), car parking, SUDs and associated infrastructure and landscaping.”

1.3 Use and Amount

- 1.3.1 The application seeks approval for the construction of two industrial units for use within Classes B1c/B2/B8 uses, as identified on the Illustrative Masterplan F001-001. The exact uses will be subject to end user requirements. All matters are to be reserved for future consideration.

- 1.3.2 The indicative layout shows the following:

Unit 1

- 1.3.3 Unit 1 will comprise of a warehouse with ancillary two-storey office space with a Gross Internal Area totalling 1,383 square metres (14,894 square feet) and will include 19 car parking spaces.

Unit 2

- 1.3.4 Unit 2 will comprise of a warehouse with ancillary two-storey office space with a Gross Internal Area totalling 2,454 square metres (26,414 square feet) and will include 34 car parking spaces.

- 1.3.5 Permission is therefore sought for up to 3,837 square metres (41,301 square feet) of new floorspace at the site. Notwithstanding the illustrative layout submitted with the application, the site may be developed in a variety of ways and not therefore limited to two units.

1.4 Layout

- 1.4.1 The Illustrative Masterplan shows an indicative layout of how the site could be developed. The layout will be designed in response to the existing constraints and opportunities of the site, with the clear objective to enhance and improve the existing built environment and to incorporate the new development with the surrounding area. Details of layout will be determined at the Reserved Matters stage.

1.5 Scale

- 1.5.1 The scale of the proposed development will be appropriate for B1/B2/B8 uses. The height, width and length of the proposed buildings will be determined by the needs and requirements of the end users. The Illustrative Masterplan which has been submitted with this application shows an indicative layout of the site with two buildings proposed that could deliver up to 3,837 square metres of employment floor space. However, as the application is seeking outline permission for the development the building heights and floor areas are only indicative, and details of scale and layout will be driven by occupier demand and therefore to be determined at the Reserved Matters stage.

1.6 Appearance

- 1.6.1 It is the applicant's intention to create a new high quality development with design and siting of individual buildings within the site. The appearance of the units will be typical of modern day commercial premises. Details of appearance will be determined at the Reserved Matters stage.

1.7 Landscaping

- 1.7.1 The site is not located within an area designated as a special or valued landscape area. As such, landscape proposals within the site will be designed to enhance and complement the proposed development and will seek to incorporate a mix of native species of local provenance. The indicative site masterplan shows that existing hedges along the eastern and western boundaries will be supplement along with on plot planting around the units and parking/service areas.

1.8 Access

- 1.8.1 It is proposed that access will be taken from the existing roundabout on the A52 which provides access to Park Farm. Detailed access proposals are not submitted at this time, however it is the applicant's intention that access will be derived from the existing arm off the roundabout junction on the A52 into the farm. The exact configuration of the access and internal road layout will be determined in due course at the Reserved Matters stage.
- 1.8.2 The new access into the site and circulation within it will have regard to the existing farm and farm house and will ensure that there is no conflict between the two.
- 1.8.3 Access to the new buildings will be from the existing parking areas and will be constructed to ensure that they are DDA compliant.

1.9 Heritage

- 1.9.1 Two designated heritage assets are located within the village and the impact on these has been considered as part of the Heritage Desk Based Assessment submitted in support of the application. It concludes that the development will no material effect on either of the heritage assets or their setting. Furthermore, new landscaping to be proposed at the reserved matters stage will help integrate the development into the landscape.

1.10 Conclusion

- 1.10.1 The technical reports submitted as part of this application are summarised in the Planning Statement, and demonstrate that the proposed development can be suitably accommodated on the site without causing any detrimental impacts to the surrounding area, particularly in respect of flooding. The site can be adequately accessed and will result in a high quality development that will help meet the employment needs of the local community.