



**Cranswick  
Convenience Foods**



# Introduction

This statement will highlight the existing condition of Cranswick Convenience Foods and their aspirations to improve the site. The statement will include;

- Assessment
- Design

The statement should also address the following factors;

**Use-** What the land and buildings will be used for.

**Scale-**How big the buildings and spaces will be, specifically their height, width and length.  
The scale of the proposed building in Phase 1 is aligned with what was approved in the original application, the height is 15.6m, length is 63m and width 48m.

**Amount-** How much of the development can the site accommodate

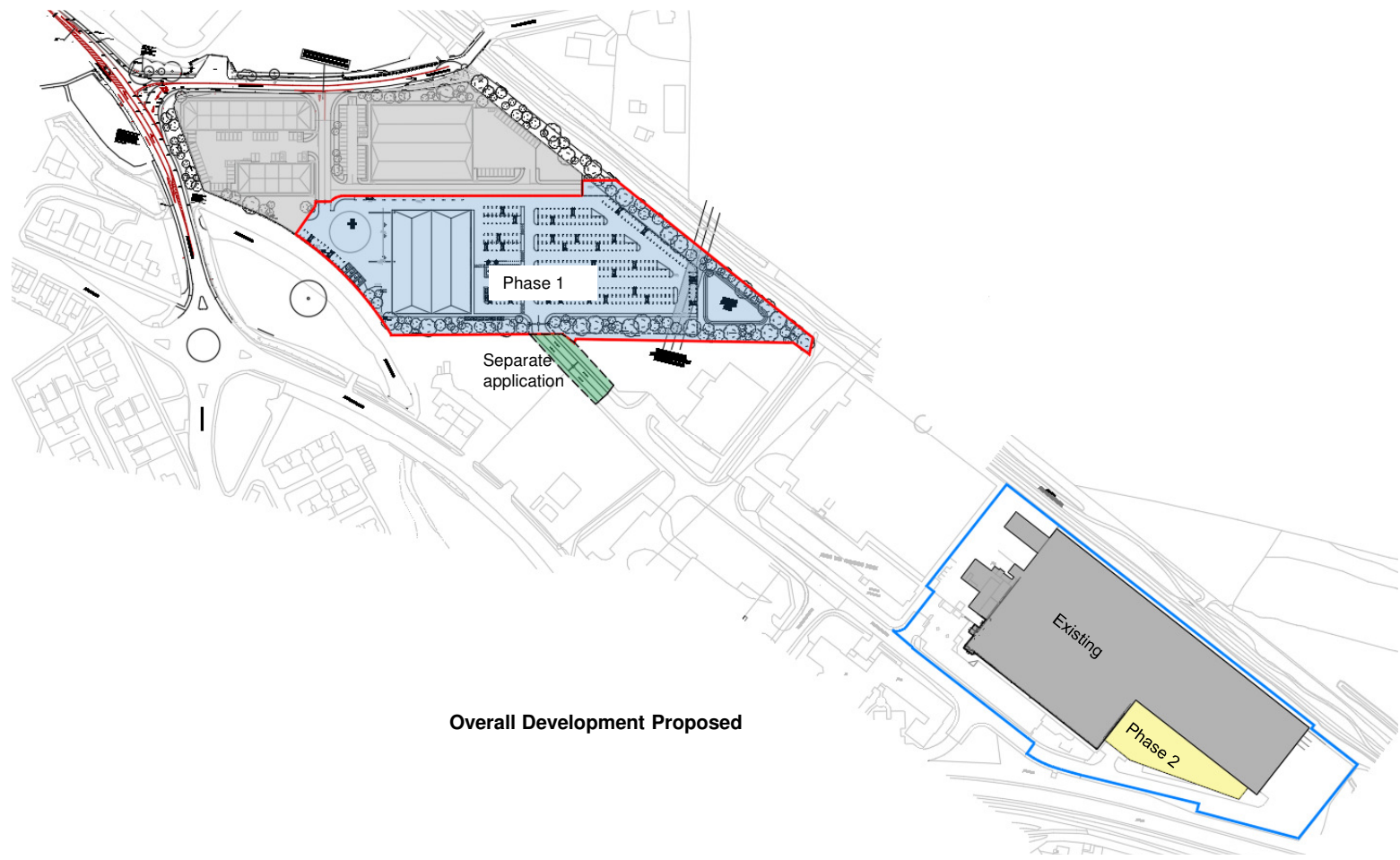
|            | Built area          | Car Parking |
|------------|---------------------|-------------|
| Existing   | 15130m <sup>2</sup> | 125         |
| Phase 1    | 3024m <sup>2</sup>  | 261         |
| Phase 2    | 1938m <sup>2</sup>  | 0           |
| Completion | 20092m <sup>2</sup> | 386         |

**Layout-** How the buildings and public and private spaces will be positioned and the relationship between them and the buildings and spaces around the site.

**Landscaping-** How open spaces will be treated to enhance and protect the character of a place.

**Vehicular and transport links-** why the access points and routes have been chosen and how the site responds to road layout and public transport provision.

**Inclusive access-** how everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping



## Context

Cranswick plc is one of the largest food producers in the UK, the works taking place are in relation to the factory located in Barnsley.

Cranswick convenience foods is located at Valley Park Industrial Estate, Meadowgate, Barnsley, S73 0UN. There are a number of existing industrial units within this estate along with a Premier Inn Hotel opposite.

The current staffing numbers compared with the current number of parking spaces means that a lot of the cars have to be parked on Meadowgate Road as highlighted in the below photos. Therefore the demand for an increased car parking capacity is proposed in the Phase 1 development, is indicated in drawing 3448-02B.

|            | Existing            | Phase 1             | Phase 2             |
|------------|---------------------|---------------------|---------------------|
| Built Form | 15130m <sup>2</sup> | 18154m <sup>2</sup> | 20092m <sup>2</sup> |
| Parking    | 125                 | 386                 | 386                 |

### Overview-

#### The existing Cranswick site in Barnsley includes:

- Site area (Blue line) - 27102m<sup>2</sup> 2.71Ha
- Built form area - 15130m<sup>2</sup>
- Number of staff - Office - 200  
- Warehouse - 1000
- Car parking - 125

### Travel statement-

Cranswick currently encourage reducing numbers of staff using their cars to get to work.

There is currently a minibus service picking up from designated points available to employees to get to work, as well as dropping them back off. They also run a cycle to work scheme (See Appendix A) which offers incentives which goes above and beyond government guidelines.

Cranswick Convenience Foods has aspirations of an Overall 3 year development plan, outlined as:

### Phase 1

Purchase of land at Everill Gate Lane, Wombwell, Barnsley. Develop a small commercial unit along with increased car parking capacity.

### Phase 1.a

Relocate existing warehouse car parking to new site allowing for a new planning application to be submitted for expansion of existing facility

### Phase 2

Develop and extend existing production area at original site.

The approximate overall investment levels over the next 3 years is in excess of £25m

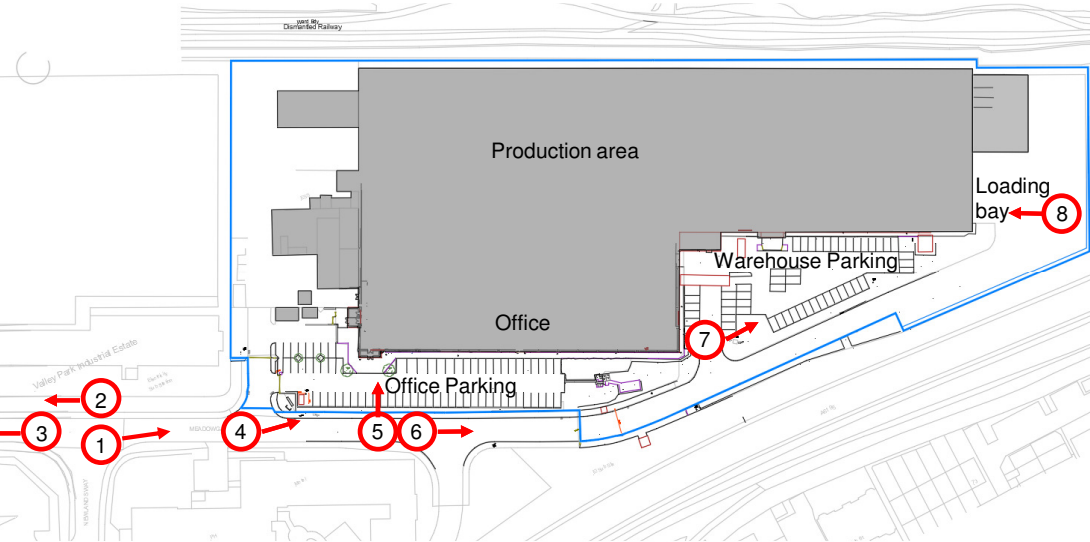
View 1



View 2



View 3



Existing Cranswick building

View 4



View 5



View 8



View 7



View 6



## Phase 1 Development

|            | Existing            | Phase 1             | Phase 2             |
|------------|---------------------|---------------------|---------------------|
| Built Form | 15130m <sup>2</sup> | 18154m <sup>2</sup> | 20092m <sup>2</sup> |
| Parking    | 125                 | 386                 | 386                 |

**Previously approved application. 2018/1353**

Development of the site for employment uses within use classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) and associated access, parking and circulation areas and infrastructure. Cranswick has purchased part of the land from this previous application as shown outlined in red.

The original approved site accommodates a 9197m<sup>2</sup> (99,000 ft<sup>2</sup>) industrial unit and approx 139 car parking spaces.

We wish to vary this part of the site to accommodate a smaller 3024m<sup>2</sup> (32550ft<sup>2</sup>) unit, still under use class B1, B2 and B8. With increased parking consisting of 326 car parking spaces, 18 motorbike spaces and 80 covered bicycle spaces.

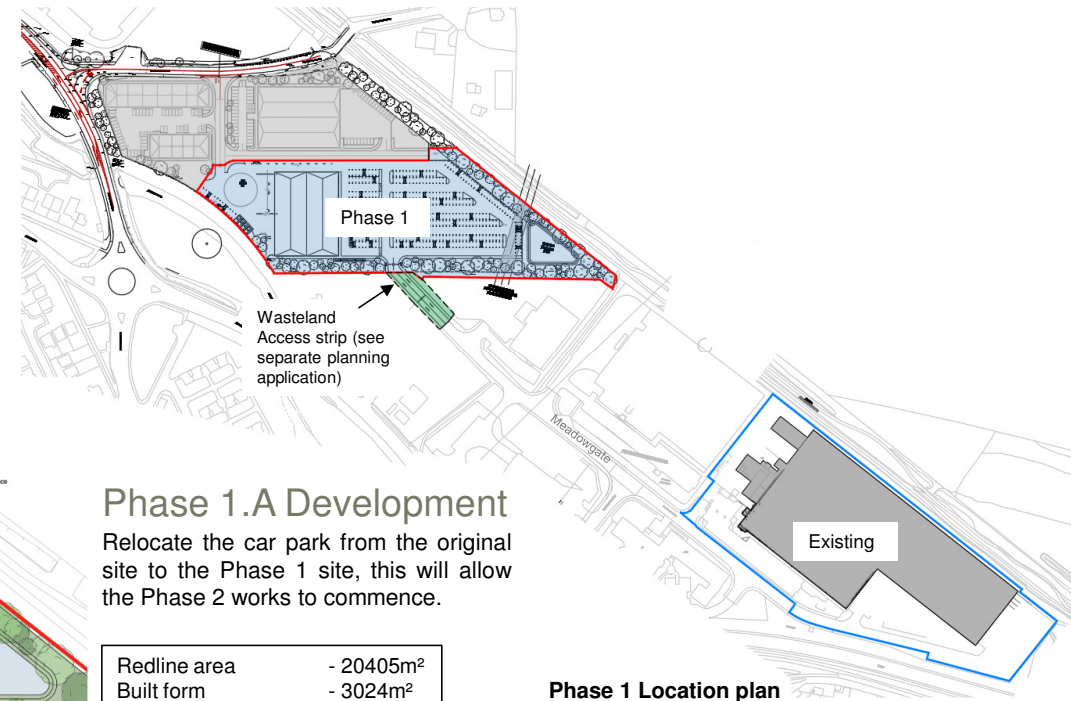
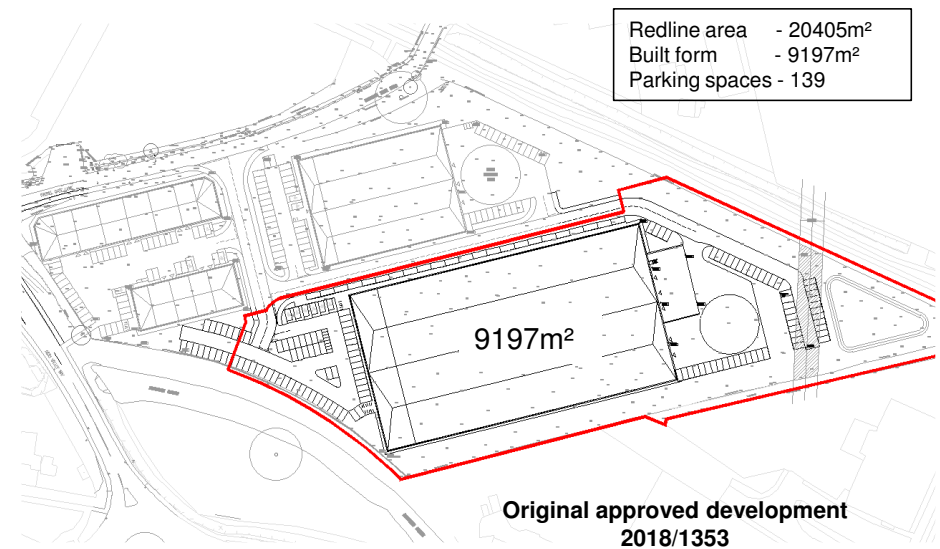
Access to the site by car and as a pedestrian will be done predominantly from Meadowgate which links the two sites (see separate planning application). Cranswick are in the process of completing on the purchase of the wasteland as shown hatched in green in the adjacent image. This will allow pedestrian links into the development site and the new access roads to connect seamlessly with the existing infrastructure.

Access to the site can also be gained through the approved development as indicated with the drawing pack. Both entrances to the site will have electric barriers so that only vehicles with authorised access can gain entrance to the site. Pedestrian access will also be limited to authorised people by the use of key card turnstiles.

The proposed car park will include 27 electric car charging points to encourage employees/visitors to use electric cars on the way to work. Along with 80 bicycle spaces to encourage people to cycle to work who can. The walking distance from the Phase 1 site to the main site is approximately 242m (0.15 miles)

### Landscaping-

The existing landscape is predominantly unmaintained open grass land with groups of trees and hedge rows defining the existing boundaries. As per the original approval notice we are looking to maintain the 10m Landscape strip to the site perimeter as shown



|                   |                       |
|-------------------|-----------------------|
| Redline area      | - 20405m <sup>2</sup> |
| Built form        | - 3024m <sup>2</sup>  |
| Parking spaces    | - 316                 |
| Electric charging | - 27                  |
| Disabled parking  | - 10                  |
| Motorcycle        | - 18                  |
| Bicycle           | - 80                  |
| Employees         | -                     |

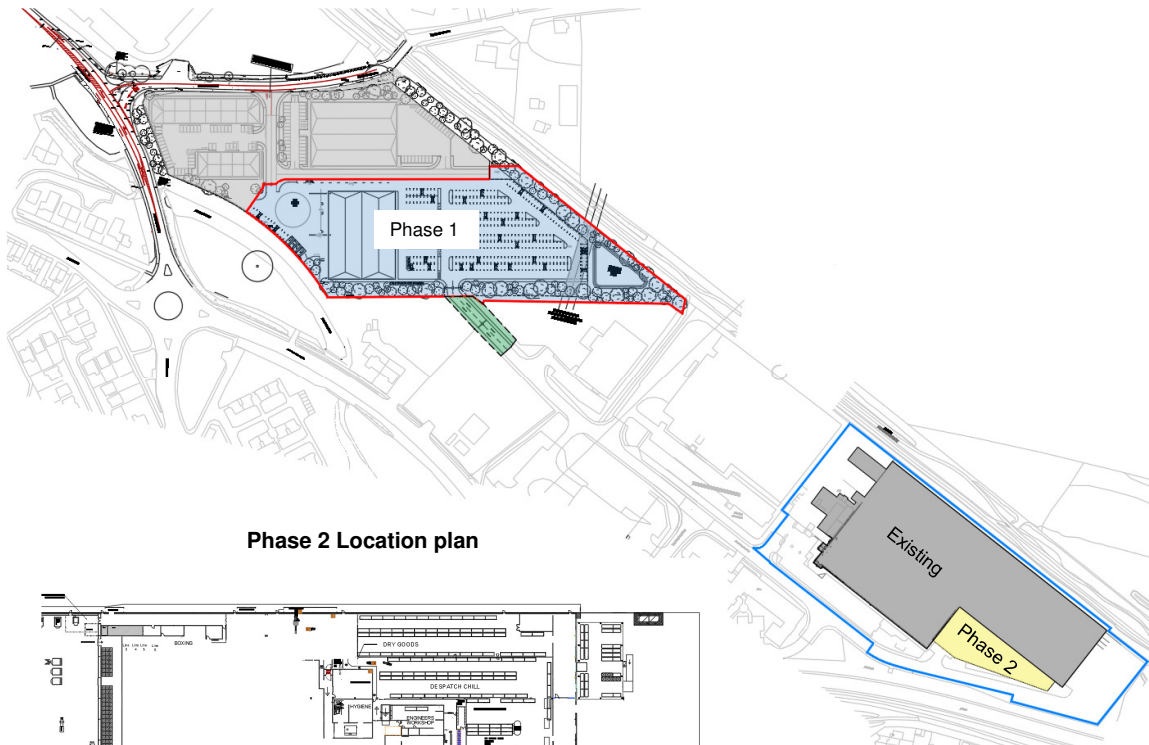
## Phase 2 Development-

(Subject to separate planning consent)

Phase 2 will involve a 2 storey extension to the existing warehouse. This will enable an increase in production lines and ancillary rooms for chilling/ breaching etc on the ground floor. On the first floor it will allow room for a new canteen space, changing rooms and toilets along with a training facilities.

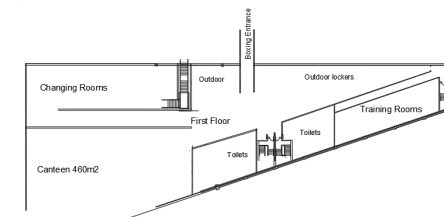
The extension is located next to the existing offices, as shown by the red line in the picture to the right. Currently the area is occupied by car parking spaces. The increased number of parking spaces proposed in Phase 1 will adequately cover the loss of parking spaces in the phase 2 project.

|            | Existing            | Phase 1             | Phase 2             |
|------------|---------------------|---------------------|---------------------|
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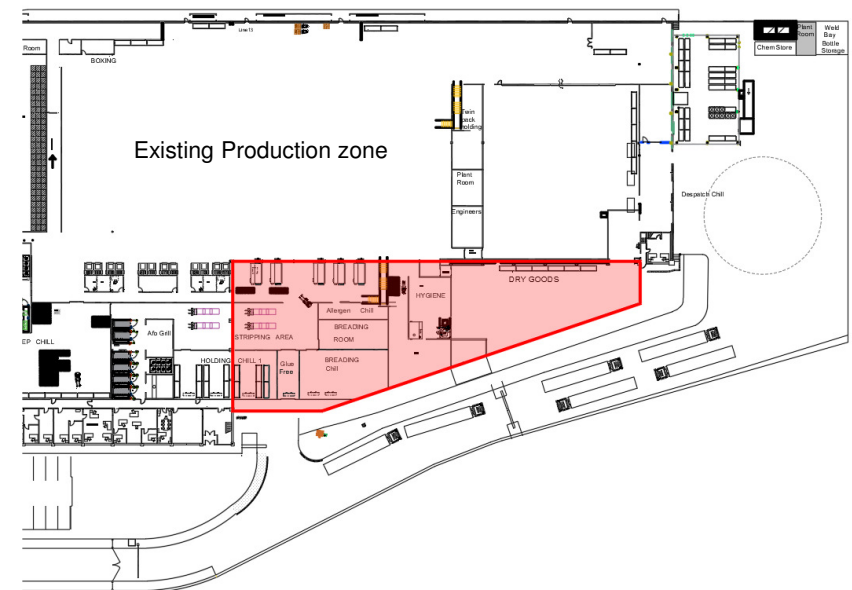


Phase 2 Location plan

Existing Cranswick Plan



Proposed First Floor Development



Proposed Ground Floor Development



**IS PETROL COSTING TOO MUCH??**

**WOULD YOU LIKE TO GET FIT???**

**WE'LL READ ON FOR A GREAT SCHEME.....**

**CYCLE TO WORK SCHEME: TAX FREE BIKES**

**Criteria:**

- Must be a permanent member of staff
- Must have been with the company for a minimum of 6 months
- Maximum voucher value will be £300. Any over £300 will not be approved.

**Procedure:**

- Employees can locate a local Bike shop that is registered on the scheme at [www.cyclescheme.co.uk/ed50a0](http://www.cyclescheme.co.uk/ed50a0) Please note that this must be entered on the address bar and not as a Google search as the web page is slightly different.
- (Employees may enquire at the Human Resources Office)
- The employee then visits the shop and chooses the bike and safety equipment to the value of £1000. The Bike shop will give the employee a written quotation.
- The employee then goes online and requests a secure voucher (Human resources would help regarding this if they didn't have internet access)
- Cranswick will review the application and authorise payment to the shop
- A secure voucher will be delivered to work who will deliver it to them employee
- The employee then takes this voucher with some photo ID to redeem the Bike and safety equipment.

**Please note:** It can take up to 15 working days for Cranswick to receive the voucher from when the employee requests it online.

**A few key terms and conditions:**

- The minimum timescale you can pay back is 52 weeks. On a £300 Bike, this equals £4.91 per week.
- If employees are absent and are on SSP, or go on Paternity/Maternity leave, deductions will be deferred for those weeks and deductions will start on their return.
- If an employee leaves the company, any outstanding payments would be taken from their final salary, and this would come from net rather than gross pay as they would not be entitled to the tax benefits on that amount.
- At the end of the 52 weeks, the employee will receive a letter from Cyclescheme to arrange a final fee to take full ownership of the Bike. This will be around £15.