

DESIGN AND ACCESS STATEMENT

CRANSWICK

**PROPOSED NEW SECURE STAFF ENTRANCE TO PARKING AREA
AT EXISTING PROCESSING FACILITY**

MEADOWGATE ROAD, BARNSELEY, S73 0UN

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1.0 INTRODUCTION

This statement has been prepared by Trundley Design Services on behalf of Cranswick Country Foods Limited to accompany the Full Planning Application for an additional secure entrance to an existing Staff car park as part of an existing processing factory at Meadowgate Road, Barnsley.

The report will look at the main impacts of this proposal, in particular how the proposed development will impact the surrounding area. In regards to transportation and lorry movement, the proposals utilise existing highways entrances.

There are no residential amenity issues associated to the proposals, as the site is not located near residential properties.

It must be recognised that the site operation at Meadowgate Road represents a very important facility within the local economy employing local direct staff, with further ancillary employment for maintenance and operation of the site

There is a clear need to balance the operational needs of this facility and its impact on the local economy with the potential impacts of the proposals on the area.

2.0 FACTORY OPERATION STATEMENT

Client Summary:

The existing site is currently used as an existing processing facility with offices and storage. The proposals are to provide an improved staff vehicle access point with suitable access control .

The client also has other operational sites across the UK areas which specialises in production of further products.

The Products

'Integrity and quality without exception.

We are part of British Farming heritage, with generations of experience in producing great British meat. The growth of our poultry division is progressing, with the development of an industry leading primary processing site in the centre of the British poultry heartland. The new site is set for completion towards the end of 2019.

We will continue to invest and develop in our shared belief that to create exceptional products, we must use the highest quality raw material and facilities.

We are able to deliver that quality because we control a sustainable and ethical supply chain from the field through to the retail shelf.

From breeding, egg production, hatchery, farms and processing site through to the chicken feed we formulate and produce ourselves, we can guarantee the provenance and welfare of our chickens and offer integrity across all our products due to being fully integrated throughout the whole production process.'

3.0 ANALYSIS OF THE IMPACTS OF THIS DEVELOPMENT

As stated in the introduction there are a number of different issues connected with this application which need specific consideration. These relate to:

- Vehicle Movements and Traffic Impact**
- Foul and Surface Water Drainage**
- Noise Generation**
- Odour Generation**
- Visual impact of the development and the mitigation measures proposed.**

The significant effects of the scheme will be assessed in considerable detail in the separate reports accompanying the formal application.

However, for ease of analysis the conclusions of the assessment of the proposal have been drawn together into this one document.

Prior to consideration of the above specific issues it is important to provide a description of the existing site and details of the main components of the planning application. This will also give the reader a greater understanding as to how this proposal has evolved to meet the requirements of the operators of the current production facility whilst having due regard to the character and appearance of the area.

4.0 SITE DESCRIPTION

The site currently sites an existing production facility with processing, offices and storage areas with associated hardstanding areas with a total site area is approx. 2.27 Hectares.

The application proposes to provide an efficient new entrance for staff vehicles.

The proposed site is located at the end of an industrial estate within Barnsley.

The site will be accessed via the existing entrance road, Meadowgate. Access down this road will remain unchanged.

The surface water drainage from the site will remain as current discharge levels as the existing site is fully developed and thus no change.

5.0 TRANSPORTATION ISSUES

The site is located along Meadowgate Road of which and vehicle access to the site will remain unchanged.

The entrance point will continue be used for HGV and delivery vehicles only to the site, to gain access to the existing site.

Visitors and staff will access the site via the new proposed entrance providing a minimum of 155 parking spaces.

6.0 PROVISION OF SITE ACCESS

HGV/ staff vehicles will be segregated to provide a safe access point for pedestrians.

Pedestrian and cycle access will be provided from the footpath network to the staff site access points.

There would be no impact upon residential properties from HGV's or cars accessing the site.

7.0 DRAINAGE

Foul Drainage

No changes to the foul drainage system is proposed.

Surface Water Drainage

All surface water system will remain as existing as the layout does not increase in extent of impermeable areas.

The surface water drainage system will be altered as required to ensure the efficiency of the existing systems are retained.

8.0 VISUAL IMPACT OF THE SITE

The proposed works will offer minimal impact. All materials proposed are of similar finish to match existing to ensure continuity from the roadside.

9.0 ILLUMINATION OF THE SITE

The illumination strategy for the site will be carefully controlled by the use of cowling to direct light into the site, whilst other lights have been positioned to reduce light spillage outside the confines of the site.

An existing lamp post will be removed to facilitate the works, however the proposal includes localised relocation to accommodate the proposed new entrance.

It must be acknowledged that a certain level of lighting is required to ensure safe and effective working practices.

In conclusion, the design proposed clearly indicates that the proposals will have no affect on the surrounding areas as all light spread is contained at low level as existing.

10.0 PROTECTED SPECIES ASSESSMENT

Based on the current site use it is envisaged a negligible impact upon the wildlife and conservation of the site.

11.0 NOISE

Introduction

The main noise issues associated with the site operation and this application are:

- a. Plant operation.
- b. HGV and fork lift truck movements.
- c. Staff Vehicles

All of the elements above will remain unchanged and the frequency of use will not be effected by the proposed.

Monitoring & Assessment

A Noise Impact Assessment would not be required as there are no changes to the existing site use or volume of vehicles.

Plant Operation

Plant changes are not relevant to the proposal.

HGV and Fork-Lift Truck Movements

Truck movements are not relevant to the proposal.

Conclusion

The existing site use and volume will remain unchanged and no further noise increases will be proposed or expected.

12.0 AIR QUALITY AND ODOUR ASSESSMENT

There are a minimal number of areas where the emissions of pollutants are released to the atmosphere.

The proposed scheme has minimal impact on air quality and odour.

The provision of services does not result in pollution, visual or physical intrusion into the environment which would adversely affect the amenity of residents." This applies equally to both air quality and the odour mitigation measures.

13.0 ARCHAEOLOGICAL ASSESSMENT

The proposed areas of works are not considered to be of archaeological interest and no action will be required.

14.0 WASTE REDUCTION AND ENERGY EFFICIENCY STATEMENT

In terms of energy efficiency this facility will be designed to ensure that heat recovery systems are in place to reduce the energy being consumed by this facility. In addition, where practicable the applicants are committed to using locally sourced building materials to reduce transportation costs.

Where possible control measures by in-house management and advanced metering of water and power consumption will be the optimum method on limiting emissions and controlling the energy consumption of the proposed building in the short term and within the commercial constraints of the business.

On going consideration for adapting renewable energy sources to the building in the future will be a prioritised, particularly as technology improves and coupled with the continuing rising price of non-renewable energy and the availability of grant's etc.

15.0 ECONOMIC REVIEW

Cranswick is proud to be associated with the region and has an integrated supply chain within the area. It continues to demonstrate both sustainability and its commitment by investing much of its capital into its facilities and operations.

Cranswick is linked to other sites in the UK dependent upon the facility, employing 1000's of employees.

In addition there are significant numbers of support staff who rely on the business bringing total expenditure on salaries and wages to millions pounds per annum.

The company invests not only in its own highly skilled staff but also endeavours to support many local service providers.

All staff positions will remain at the existing facility.

16.0 CONCLUSION

As has been clearly demonstrated by the preceding sections the proposal to construct the new facilities has been undertaken to ensure that this development does not result in pollution and visual or physical intrusion in the environment.

Finally, as advised the economic impacts/benefits of this facility must be recognised. These are not just the persons employed directly by the facility, but also all the suppliers and associated businesses which service this site. The proposal to construct the new extended facility will ensure that these jobs are safeguarded and result in a modern facility which meets the needs of its customers, whilst also ensuring that the visual of the area are not compromised.