DESIGN AND ACCESS STATEMENT

PROPOSED EXPANSION OF EXISTING FRESH PREPARED PRODUCTION FACILITY

FLEET, HOLBEACH HURN, SPALDING PE12 8LR

17-L54 - Revision 0 – Final Issue

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1. INTRODUCTION

This statement has been prepared by Trundley Design Services on behalf of QV Foods Limited to accompany the Full Planning Submission for the expansion of the existing production facility.

The report will look at the main impacts of this proposal, with particular regard to the impact of this development on the area.
There would be no changes to external highway entrances required by the development.
There are no residential amenity issues associated to the proposals, the site is developed industrial/ agricultural processing/ storage facility.

In addition, to the above the issue of Odour, Noise, foul and surface water drainage will be considered as part of this proposal. The visual impact of the new and existing building will be assessed and measures are proposed to mitigate their impacts.
It must be recognised that the site operation represents a very important facility within the local economy as a source of significant employment, 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. FACTORY OPERATION STATEMENT

Client Summary:

QV Foods fresh prepared facilities supply a wide range of potato and vegetable products to various specifications, including more complex ready-to-cook variations.

Fresh Prepared have an innovative approach to product formats, including a variety of pack sizes and configurations, which enable us to tailor our product offerings to suit customers who require both niche and mainstream, fresh prepared products.

FP have a dedicated NPD team with over 15 years experience, focused on utilising packaging formats and innovative recipes. They strive to constantly be at the forefront of development, challenging and inspiring our customers.

QV's customer base for this broad portfolio includes many major UK retailers, leading food manufacturers and foodservice businesses.

They have looked at the potential for the expansion of the current site which offers a long term sustainability for the site operation with the potential to not only maintain but increase production from the facility.

3. SITE DESCRIPTION

The site is an established food processing facilities incorporating numerous products/ units contained within the current site areas.

The total site area of the facility including hardstandings, car parking etc is in approximately 20.52 hectares. This application proposes to construct and new facility with a floor ground floor area incorporating additional raw material stores along with additional despatch capacity.

The proposed site is located at the North East side of the existing Fresh Prepared production facility.

There are a number of key reasons why the Holbeach site is the right choice for the sustainability of the facility:

- Provision of a new building that can deliver a long term sustainable facility with the incorporation of state of the art processing equipment, energy efficient services, ability to future proof and retention of existing workforce due to proximity to current site.
- Transport costs due to access to a major trunk road
- The senior team and support functions remain
- Location of customer base and situated within key production area

The application proposes to leave all established boundary screening of the site with the additional of further planting to enhance.

There are no public rights of way located on the site.

The proposed building has been designed sympathetically with the existing buildings in form. However, the new building in comparison to those already in existence, will have a greater level of fenestration incorporating profiled cladding, exposed steelwork and various colour level changes. The use of these different/ colour materials will also help to break up the bulk of the new building.

The surface water drainage from the site will be via soakways located and constructed in accordance with current regulations.

The foul water will be collected on site via a new underground drainage system with pumped discharge into a packaged effluent treatment plant.

4. TRANSPORTATION ISSUES

It considered that there will be minimal increased traffic due to a high percentage of products are via the internal distribution network within the site.

5. PROVISION OF SITE ACCESS

Provision of site access

The existing access point and associated roadways are unaffected by the development.

Traffic Circulation
The current internal roadway network are to be maintained and are unaffected by the proposals.

6. DRAINAGE

Foul Drainage

Drainage from the production facility will discharge into a packaged treatment plant.

Surface Water Drainage

The surface water drainage from the site will discharge into designed soakways. The surface water drainage system will have appropriate interceptor traps to remove pollutants prior to its discharge into the adjacent drainage system.

7. VISUAL IMPACT OF THE SITE

The visual impact of the building extensions are minimal, the heights remain the same as the current/ approved buildings.
The use of the matching profiled cladding will integrate the buildings into the overall site building profiles.

In conclusion, there are minimal visual impact of the proposals.

8. ECONOMIC REVIEW

The economic importance of this site is of major significance particularly considering that much of its expenditure is concentrated in the Lincolnshire/ Cambs/ Norfolk regions.

QV Foods are 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.

QV Foods has considerable employment on this site but is linked to other QV sites in the UK dependent upon the facility, employing a further persons.

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.

9. 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.

The design of the buildings and the landscaping proposed will help ameliorate the impacts of this development and assimilate the extensions into the landscape.

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 farms and associated businesses which service this site. The proposal to construct the new 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.