

For and on behalf of
Princes Ltd

STATEMENT OF COMMUNITY INVOLVEMENT

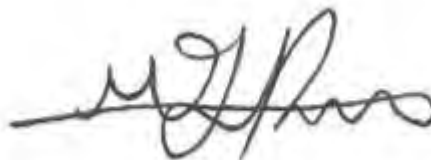
**Raw Material Handling & Kitchen facility
Princes Ltd, Bridge Road, Long Sutton**

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August 2018

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1.0 INTRODUCTION

- 1.1 This Statement of Community Involvement (SCI) has been prepared by DLP Planning Ltd on behalf of the Princes Group in support of a full planning application for the Raw Material Handling & Kitchen facility at Princes Ltd, Bridge Road, Long Sutton.
- 1.2 The applicant has sought to engage with the Local Planning Authority as part of the design process and has undertaken pre-application discussions.
- 1.3 The applicant has undertaken public consultation exercises as described herein and has received a number of responses to the proposals, which have been considered during the evolution of the scheme.
- 1.4 The purpose of this Statement is to outline the consultation process that has informed the preparation of this full planning application. It is considered that the consultation techniques used by the applicant are in accordance with the Council's policy and that on the whole the development proposals have positively responded to the feedback received.

2.0 THE APPLICATION SITE

Site Description

- 2.1 The application site comprises land owned by the Applicant who operates the existing Princes premises at Bridge Road, Long Sutton. This site is Princes largest food production site and produces a range of canned products including baked beans, vegetables, fruit, pulses and pasta. The location offers ease of access to local producers and suppliers as well as good connectivity to the A17.
- 2.2 The Princes facility at Long Sutton is approximately 13.2 ha in size and is densely populated with various industrial buildings used for food production and operations of the site. The application site itself comprises two portions of land, red lined in the accompanying site plan and shown as an extract at Figure 1 of this Statement and measures approximately 5.03ha.
- 2.3 The existing built form at the site is located centrally and forms a series of large buildings used for food processing, canning, packaging, warehousing, offices and welfare facilities.
- 2.4 To the eastern side of the site an area of grassland and a bungalow which has remained vacant for several years, to the south of this is a water treatment works and an area of scrubland. The main area of employee car parking is located between the main mass of buildings and the grassland to the east.
- 2.5 To the west of the main group of industrial buildings, Hundreds Lane splits a portion of the site apart from the main facility. This western portion of the site is predominately hardstanding used for deliveries and storage of pallets. Security portacabins are located at the entrance to this area, with another portacabin building located in the middle of the site. A wire fence surrounds this area of hardstanding. An area of semi-improved grassland is located to the west of this which is also under the ownership of Princes Ltd.
- 2.6 Access to the site is readily available and can be achieved via several points along Bridge Road. This provides access for staff to the car parking to the east as well as the visitors car parking to the front of the office buildings. Deliveries to the site enter from the access point at Hundreds Lane and continue through the site on a one way

system.

Context

- 2.7 With regards to the surrounding area, the application site is situated 1.9 km east of the town centre of Long Sutton and 19 km west of the town of Kings Lynn.
- 2.8 Built form varies greatly along Bridge Road with numerous industrial and agricultural units dispersed along the road, as well as various residential properties integrated into the mix.
- 2.9 There is a mix of styles in respect of the residential properties, ranging from post war semi-detached housing to farmhouses, single storey bungalows and a development of six earth sheltered dwellings at Unity Gardens. There are a group of properties directly opposite the eastern proportion of the application site including 1 – 8 Bridge Road. Directly abutting the application site is 144 Bridge Road beyond which are other residential properties which form a small cluster of properties on the southern portion of Hospital Drive. There is a larger number of residential properties which forms a ribbon development along the portion of Hospital Drive north of the junction with Bridge Road.
- 2.10 To the immediate north and south of the Princess site is open countryside and agricultural land. In the southern field there is wind turbine which measures some 53m in height.
- 2.11 In respect to accessibility, there is a bus stop directly outside of the site on Bridge Road. The Stagecoach 505 Interconnect service provides two buses every 30 minutes to the following nearby settlements:
- Spalding – Holbeach – Gedney – Long Sutton – Sutton Bridge – Kings Lynn.

4.0 PUBLIC CONSULTATION POLICY

4.1 The updated National Planning Policy Framework (2018) (the 'Framework') sets out Government's aims and objectives for the planning system. The Framework is an important material consideration that should be interpreted alongside the development plan.

4.2 At the heart of the Framework, is the presumption in favour of sustainable development (paragraph 8). The Framework identifies that that sustainable development should be positively treated and that local planning authorities should approach decisions on proposed development in a positive and creative way (Paragraph 38). The opportunity to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area should be grasped and decision makers at every level should seek to approve applications for sustainable development where possible.

4.3 Paragraph 39 states that:

'early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.'

4.4 The applicant has sought to engage with the local community at the earliest stage to ensure quality communication between the two parties.

South East Lincolnshire Statement of Community Involvement (SCI)

4.5 The South East Lincolnshire (SEL) SCI was adopted in 2012 and sets out the process and methods for community involvement for the different stages of Plan preparation and identifies which organisations and community groups need to be involved at different stages of the planning process.

4.6 With regards to pre-application advice Section 3 of the SEL SCI '*Community Involvement and Planning Applications*' strongly encourages that pre-application discussions are held with planning officers in order to give the best possible advice.

4.7 Section 3 of the SCI acknowledges that consultation prior to the submission of a

planning application is not currently a statutory responsibility. However, developers are encouraged to seek community involvement at this stage and submit details of any preliminary consultation that has been undertaken.

4.8 The SCI goes on to state that,

‘Public involvement at this stage should ensure that such schemes are well understood by the local community and other interested parties, and allow early consideration of the fundamental issues relating to whether a particular proposal would be acceptable in principle. The scale and scope of consultation exercises should be agreed with Council officers on a case by case basis.’

4.9 In accordance with the aspirations of the SCI the applicant has sought to engage with officers of the LPA at the earliest stage, in these discussions the scope of consultation with the local community was agreed. Further information regarding the scope of consultation is included in Section 6 of this Statement.

5.0 PRE-APPLICATION ADVICE

5.1 The applicant has adopted a positive and pro-active approach with the Local Planning Authority prior to submission of this planning application. The applicant has entered into pre-application discussions and there has been on-going dialogue with officers to ensure that planning policy and design guidance has been taken into account during the evolution of this scheme.

5.2 On the 3rd July 2018 a telephone conference call was held with Planning Officers to discuss the proposals and to obtain the Local Authority's view on the proposed development and the scope of Technical Submissions needed to accompany the development proposals. It was agreed that information concerning the following matters would be needed:

- Design and Access Statement
- Planning Statement
- Statement of Community Involvement
- Tree Survey
- Drainage Report/Sustainable Urban Drainage Report
- Flood Risk Assessment
- Transport Statement
- Travel Plan
- Noise Assessment
- Light Assessment
- Air Quality and Odour Assessment
- Landscape proposals
- Preliminary Ecology Assessment
- Energy and Sustainability Statement
- Site Investigation (Desktop)

5.3 The following items were also confirmed with the Local Planning Authority during on-going dialogue:

- It was confirmed with Ian Marshman from Lincolnshire County Council Historic Environment that there would not be any archaeology recommendations for the

site;

- The Local Authority acknowledged that the development may be built out over phases and that this is an acceptable approach;
- It was confirmed that the proposed development would extend beyond the LO0001 allocation identified in the emerging South East Lincolnshire Local Plan. This was noted by the Local Planning Authority and reiterated that the application will need to address the potential impact upon local residents including mitigation if appropriate; and
- It was confirmed during the on-going dialogue with the Local Planning Authority that a letter drop was an appropriate form of public consultation for the proposed scheme.

5.4 The applicant has taken account the feedback provided by Officers with further justification and amendments provided as part of this submission.

6.0 CONSULTATION METHODOLOGY

- 6.1 The applicant has confirmed during pre-application discussions with the LPA an appropriate consultation methodology, which consists of a letter drop to surrounding properties and a public exhibition event presenting the development proposals.
- 6.2 A letter (Appendix 1) was distributed on the 8th August 2018 notifying local residents of the development proposals and inviting them to a public exhibition. The letter explained what was being proposed, provided details of upcoming exhibition and confirmed that comments provided would be appreciated at the pre-application stage. Residents on Bridge Road and Hospital Drove were hand delivered these invitations.
- 6.3 A public meeting was held at the Princes facility at Bridge Road, Long Sutton on the 15th August 2018. This included details of the company's investment plans in the Long Sutton facility and of the proposed works. The event provided residents with the opportunity to voice their opinions regarding the proposals and provided details of how they make further comments and what further public engagements were available.
- 6.4 A total of seven local residents attended the briefing event and were invited to provide additional feedback following the meeting by the 29th August 2018. A copy of the presentation is included in Appendix 2.
- 6.5 As part of the consultation exercise, a community and stakeholder process was undertaken in order to identify different individuals and groups who were likely to have interest in the proposals. The following identifies audience groups which were provided with consultation materials:
- Locally elected political representatives:
 - John Hayes MP (Conservative) Member of Parliament for South Holland and The Deepings
 - Lord Porter Leader of South Holland District Council

7.0 PUBLIC CONSULTATION FEEDBACK

7.1 A total of 5 responses to the public consultation have been received to date details of which are summarised below.

Response (1)

- *We have a number of concerns with the proposed development;*
 - *The height of the building will block out substantial amount of natural daylight,*
 - *The noise from loading/unloading,*
 - *Noise and disruption during construction,*
 - *Extra lighting on buildings and loading bays,*
- *Will there be extra road freight due to the larger storage facilities?*
- *Will loading and unloading operate 24 hours a day?*
- *Will the extra traffic use the revised car park?*

Response (2)

- *The proposed building will overlook my property and will block out daylight to my property.*
- *There will be an increase in noise associated from the additional traffic.*
- *The proposed development will have a harmful impact on local highways.*
- *What measures will be put in place to control odour?*
- *What measures will be put in place to control noise especially during the night?*
- *The proposed development will look out of place and have a harmful impact on the local landscape.*

Response (3)

- *Can the height of the development be reduced as this is visible from my property?*
- *Are the proposed loading bays under canopies to reduce noise?*
 - *Please could you forward a copy of detailed measurements of the loading bays and any proposed landscaping?*
- *What colour will the building be?*

Response (4)

- *I have some concerns regarding the proposal, can you send me an outline of what is discussed on the evening?*

Response (5)

- *I live directly opposite and have the following concerns; Noise pollution, Lorry Traffic and the creation of an unsightly view.*
- *I am keen to look at the proposals and have some input.*

7.2 How the issues raised have been taken on board as part of the design process can be summarised as follows:

Building Height

7.3 The proposed development has sought to protect existing residential amenity by affording appropriate separation distance to existing houses. There is a distance of 45.7m from the edge of the proposed new building to the nearest residential property on Bridge Road opposite the site with intervening vehicular carriageway. There is 66.5m separation from the edge of the new warehouse to the neighbouring property to the east on Bridge Road. This is considered sufficient to avoid a harmful impact on the level of natural daylight received to each property.

7.4 The height of the warehouse proposal is driven by the requirement to provide clear spans at an optimum height to accommodate racking which achieves the anticipated storage volumes. This based upon 6 levels of racking which then determines the internal clear height. Above this a structural zone with parapet roof design.

Noise from loading/unloading,

7.5 A Noise Impact Assessment has been prepared. This has set out a number of mitigation measures that are proposed within the development proposals which are summarised as follows:

- Ensuring the opening to the Pea Plant is south facing to limit noise break out towards the residential areas along Bridge Street
- Acoustic boundary treatments are proposed including 3.5m high acoustic grade service yard fence and 2.5 metre high acoustic grade eastern boundary fence with car park.
- Noise limits for new fixed external plant should not exceed prevailing background noise level by more than 5db to safeguard the existing residential amenity

7.6 These recommendations have been incorporated into the proposed development as well as suggestions to include anti-vibration mountings and localised screening / absorbers to the relocated pea plant as well as orientating the opening to the building

to the south, to protect residential amenity in the area.

- 7.7 Loading and unloading will continue to operate as at present. The impact of this has been considered in the Noise Impact Assessment which will accompany the planning application.

Noise and disruption during construction,

- 7.8 The Transport Statement sets out the intention to minimise the impact of construction traffic on the existing highway network. A full package of measures would be agreed with the Local Highway Authority (Lincolnshire County Council) and implemented through a Construction Traffic Management Plan which, to approval of the proposed development, would be required to be agreed with the Local Planning Authority by way of a planning condition.

Extra lighting on buildings and loading bays,

- 7.9 An External Lighting Report has been prepared to assess the impact of the development proposals and will be submitted with the planning application. The report confirms that the calculated upward light ratio and light trespass through windows of the proposed development fall below the thresholds advised in the ILP's Guidance Notes for the Reduction of Obtrusive Light GN01:201. This means that the technical guidance on the lighting design falls within established guidelines.

Will there be extra road freight due to the larger storage facilities?

- 7.10 A Transport Statement has been prepared to assess the proposed development. As a result of the scheme, the site would generate an extra 30 HGV trips per day. The remaining trips associated with finished goods, deliveries, laundry, canteen etc would all remain the same as current. In terms of impact upon the local highway network, it is considered that the levels of associated development traffic generated would be within the level of flow change which occurs daily on the local highway network, and therefore the development would not result in a material impact. The type and scale of use proposed is consistent with the planning history for the site.

Revised car park

- 7.11 Staff cars bound for the eastern car park enter off Bridge Road moving east along an extended access route. The internal layout at the entrance to be modified by bollards and an entry barrier (set within site and with free inward operation) to prevent egress

via the entry.

- 7.12 Visitor vehicles and staff allocated to the Bridge Road car park enter mid-way along the northern boundary. Leaving via an exit further to the west.
- 7.13 The new staff parking areas to the west of Hundreds Lane will be accessed via the existing entrance adjacent to security.

Impact and Control of Odour

- 7.14 An Air Quality Assessment has been prepared in August 2018. A copy of which will accompany the planning application. This report concludes that both the operational impacts and those associated with construction phase are considered to be not significant. A review of the most recent and available monitoring data indicated no exceedances of the relevant air quality standards at roadside or urban background locations within South Holland District Council's area of administration.
- 7.15 An Odour Assessment has been carried out which concludes that the potential for additional odour emissions is small and that the odour impacts on existing sensitive receptors would be not significant. This is in part due to there being no additional food production activities to take place on the proposed site. While the increase to Raw Materials could have potential for odour impacts to arise at sensitive locations in the vicinity of the site, the qualitative odour assessment has established that this would not be significant in respect of the development proposals.

Impact on the local landscape.

- 7.16 The current and emerging Local Plan both identify the site as a major or main employment area. This highlights the local planning authorities' commitment and support for employment use on this site.
- 7.17 The rural setting consists of a landscape of open fenland against a wide sky punctuated by vertical features, stands of trees, groups of wind turbines and other man-made structures. The proposal is sympathetic to the existing built environment in the surrounding area. The muted colour range seeks to replicate those visible in the sky allowing the partial blending of the fabric when viewed against the sky. The building is commercial in character relating to those existing on the site, locally and of a type which can be seen along the A17 corridor serving other agricultural based

industries.

7.18 The proposal offers a palette of new materials with clean visual lines suitable for a modern forward-looking business and indicative of the hygiene demands of a food producer. There are additional benefits from the proposed removal of many of the older buildings and ad hoc extensions which are being rationalised as part of this development proposal.

7.19 Referencing back to the predominantly blue colour of the existing buildings it is proposed to use a pallet of blues / grey which will relate to natural sky colours. A dark shade at the base gives visual weight at eye level and grounds the building which then fades to light pastel colour progressing up the elevation. In this way, the treatment seeks to impose a horizontal emphasis to the elevations, with pale colour set against the sky. This device has been employed successfully elsewhere on Princes Ltd estate at Bradford where greys lessened the impact of an exposed valley side location.

Loading Bays and Landscaping

7.20 The loading bays will provide a safe sheltered area in which loading and unloading will take place. This can assist in the reduction of noise but acoustic boundary treatments are proposed as the main mitigation measure.

7.21 Full details of the measurements will form part of the planning application.

7.22 A Landscaping Masterplan is being prepared as part of the planning application. Subject to approval, detailed species and landscaping proposals are likely to be required to be agreed with the Local Planning Authority by way of a planning condition.

Further comments on the proposals

7.23 The Planning Application is due to be submitted to South Holland District Council this week. There will be a statutory notification from the District Council and an opportunity for you to make comments to the Local Planning Authority as part of that consultation process.

Summary of the feedback

7.24 In conclusion, it is considered that the scoped of this community consultation is commensurate with the scale of the scheme and included residents who may have interests in the proposals.

- 7.25 Overall, there has been a mixed reaction to the proposed development, some local residents voiced concerns over the design proposals, whereas others requested additional information on the proposed scheme. The technical assessments and reports have helped to inform appropriate mitigation measures to limit the harmful impacts identified and described in the responses issued.

8.0 CONCLUSION

- 8.1 This Statement of Community Involvement (SCI) has been prepared by DLP Planning Ltd on behalf of Princes Group in support of a full planning application for the site at Bridge Road, Long Sutton.
- 8.2 The SCI has demonstrated that a comprehensive and inclusive process has been undertaken in order to ensure that the planning application submitted for the site has been responsive to the policy direction and stakeholder comments received throughout the pre-application process.
- 8.3 There has been ongoing dialogue with the LPA officers, and these discussions and subsequent involvement of specialist consultants at this early stage have allowed an informed evolution of the initial plans, drawings and elevations.
- 8.4 In conclusion, it is considered that the level of community consultation is commensurate with the proposed development. While some objections made to the development proposals cannot be addressed, as they relate to personal taste or subjective assessments of the proposals, the relationship with surrounding built form is considered appropriate and residential amenity will be protected in the development. Good quality site management can also address a number of the concerns raised.



APPENDIX 1

Dear Sir / Madam,

Further to our recent letter of 8th August, Princes Limited will shortly be submitting a planning application to South Holland District Council regarding to our intent to further develop our Long Sutton site on Bridge Road, Long Sutton.

I have attached a summary of our plan outlining the proposals for a new raw material handling facility and processing kitchen, changes to our pea plant and newly laid out car parking at the site.

The development will improve the efficient running of the site and enhance our product quality and manufacturing controls. It will also reduce our reliance on a number of satellite storage facilities we currently use in the region.

The development forms part of Princes commitment to its manufacturing operations at Long Sutton and follows on from the recent works completed on new offices, staff welfare facilities and canteen.

I request that you send us your comments by post for my attention or by email to matthew.pruce@dlpconsultants.co.uk by **Wednesday 29th August 2018.**

Your feedback will inform our plans which will be finalised prior to formal submission to the Local Planning Authority, who will of course also undertake their own public consultation in due course.

Our application will be accompanied by supporting reports we have commissioned that consider the impact of the development on, among other things, transport, noise, odour, air quality, lighting and ecology.

Yours sincerely

Rob James
Princes Long Sutton General Manager



APPENDIX 2



Investment Plans – Princes Long Sutton

15th August 2018 - Residents Briefing

Rob James

General Manager Princes Long Sutton



a subsidiary of  Mitsubishi Corporation

Princes Food & Drink Group

Wholly owned subsidiary of
Mitsubishi Corporation

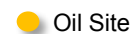
10 UK manufacturing sites
4 overseas sites

Group turnover of c.£1.5bn.
>7,000 employees



Long Sutton

- Beans, Canned peas, pulses, vegetables, pasta, meatballs
- 501 permanent employees
- 475 UK suppliers



PRINCES

Princes Long Sutton

- Princes Limited acquired Long Sutton from Premier Foods in 2011
- Site has been manufacturing canned food since the 1930's
- A number of investments made by Princes since ownership
 - Major investment in our Effluent treatment facility
 - Major upgrade & replacement of Sterilisers / Cookers
 - Latest technology high speed weigh-filling equipment
 - Staff welfare facilities & canteen
 - Upgrade to Offices
 - Many other projects to improve our facilities and processes
- And some further key investments have already been approved
 - Implementation of Manufacturing Execution System (MES)
 - Further significant investment in our Effluent treatment facility



Future Investment

- As part of Princes continued commitment to food manufacturing at Long Sutton further investment is planned for the site.
- This is planned to be the largest investment in Long Suttons history
- Through normal processes you will have the opportunity to give your views in the planning permission process.
- In addition to this we want to give you the opportunity to hear from us and also give us your direct feedback.

The Proposed Investment

- A new on site Raw Material Storage & Handling facility
(approx. 15,000 sq.m and 19m high)
- A new Ingredient processing Kitchen
(approx. 1400 sq.m and 7m high)
- Changes to the existing seasonal Pea plant – relocated
- Revised car parking

The development will allow Princes to improve product quality, increase manufacturing efficiency and also reduce reliance on external storage locations.

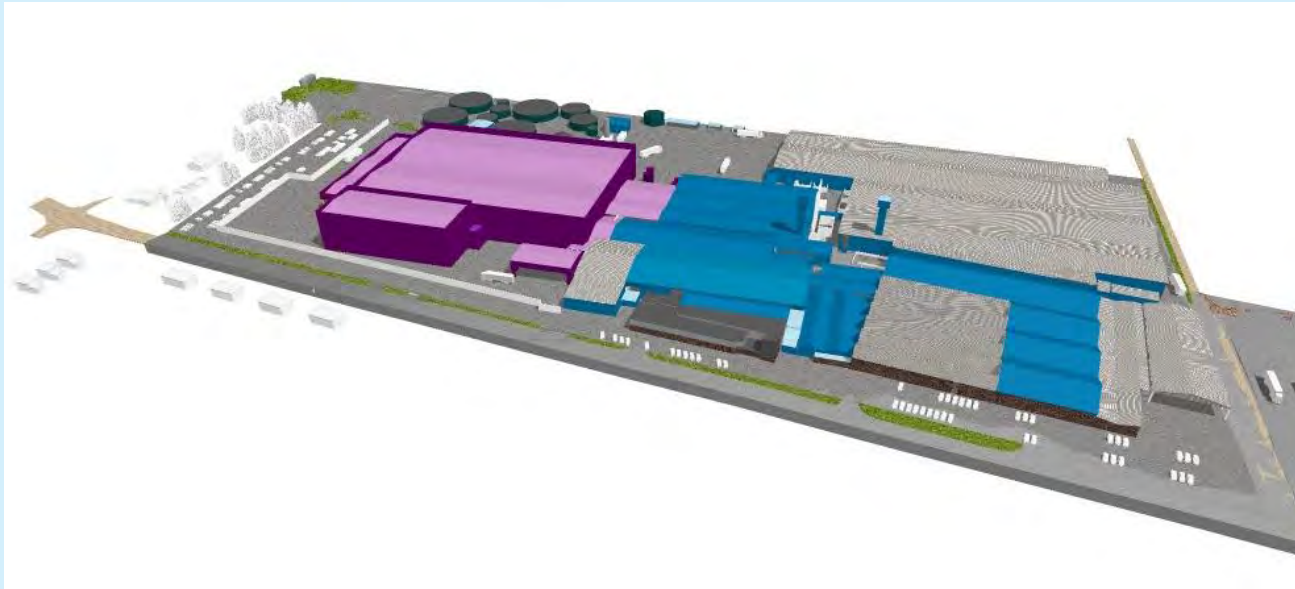
This investment will confirm the long term future of Long Sutton , its employees and the wider regional economy that provides the site with raw materials and services.



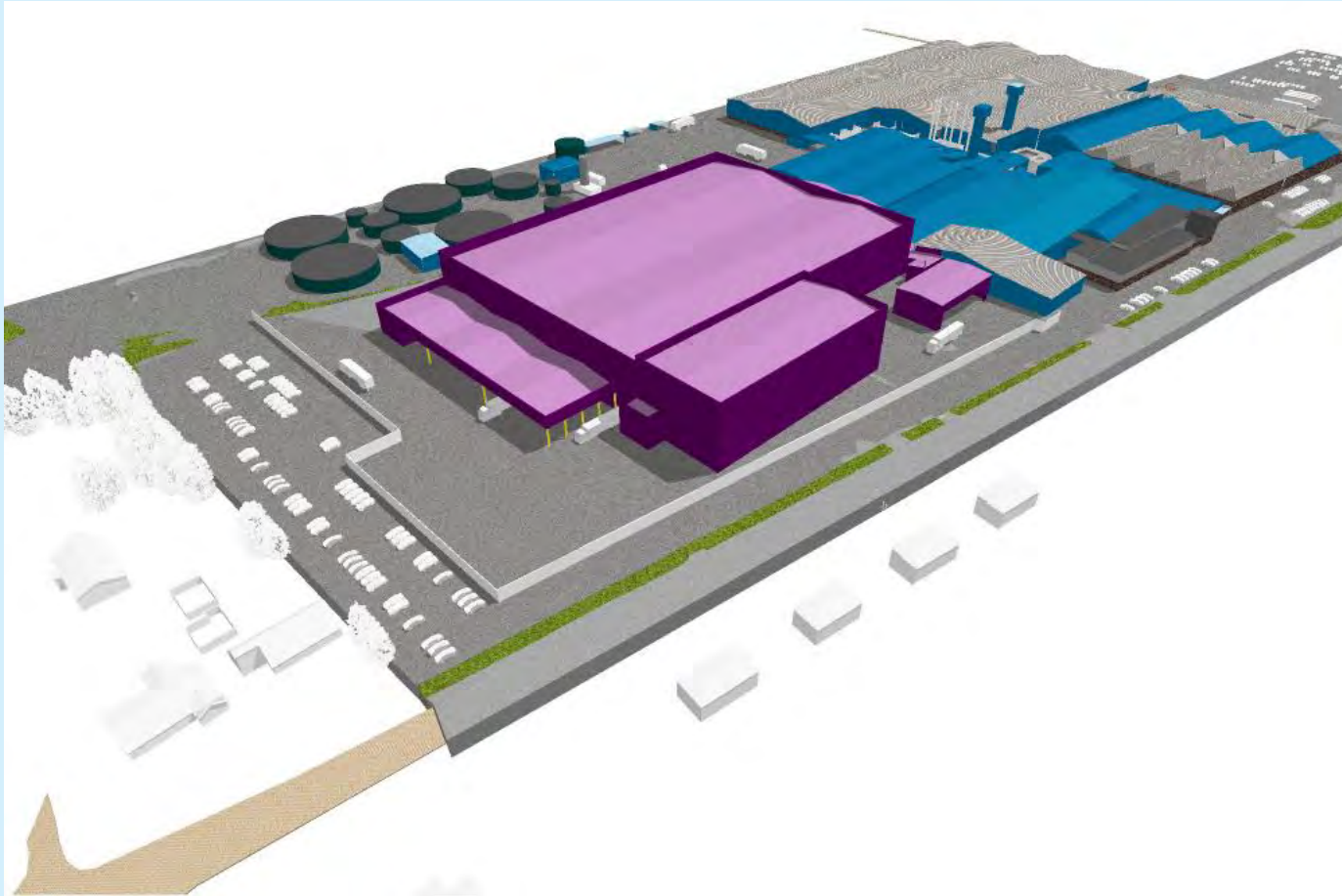
Investment centres on land to the east of the site



Visual #1 – Proposed investment



Visual #2 - Proposed investment



Next Steps

- Feedback to Princes welcome by **Wednesday 29th August 2018**
- matthew.pruce@dlpconsultants.co.uk
- We intend to submit our final planning application in early September.
- Our application will include impact reports on transport, noise, air quality, lighting and ecology.
- South Holland District Council will open up their own public consultation – you have the right and opportunity to provide feedback to them.
- If planning permission is granted :
 - We will contact all residents again to confirm this.
 - We are committed to transparency with the local community and will look to ensure that during any construction disruption is at an absolute minimum.

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