

Deed Packet: 1506/15

Address: DC Committee Constraints

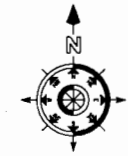
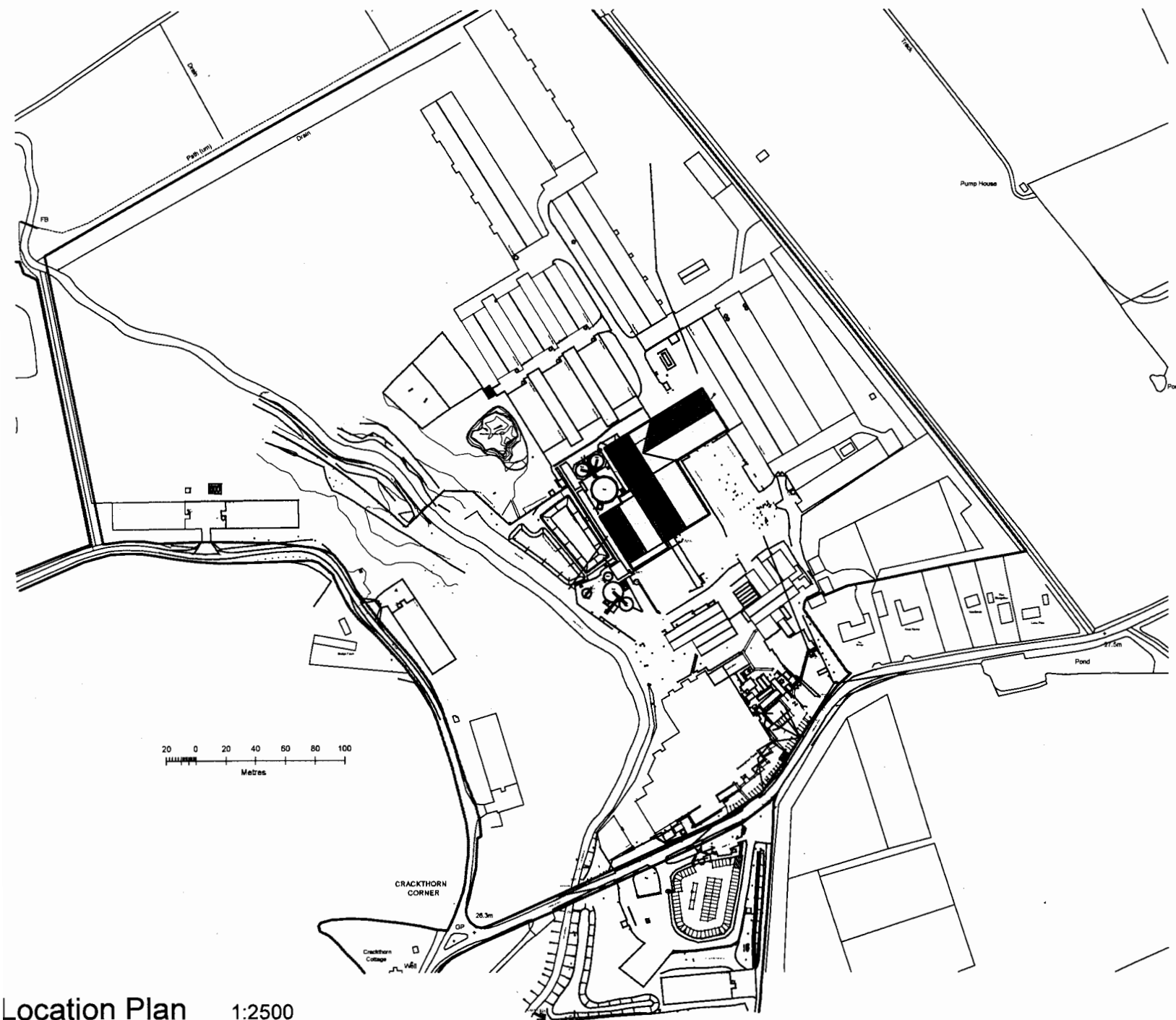


MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL



SCALE 1:2500

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A Mar 15 Plant room added.
 No. Date Revisions
 Revisions

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 E-mail all@hollins.co.uk
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Client
 GRESSINGHAM FOODS

Site
 REDGRAVE

Project
 NEW COLD STORE

Details
 LOCATION PLAN

Scale
 1:2500 @ A3

Date
 MARCH 2015

Drawn by
 PJT

Drawing number
1509 1 A

118

Location Plan 1:2500

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C May 15 PV solar panels gill, new entrance area installed.
 B May 15 Plant room added.
 A Feb 15 Overall Tanks & Generator removed.
 No Date Revisions
 Revisions

119

HOLLINS
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 Website www.hollins.co.uk

Client
 GRESSINGHAM FOODS

Site
 REDGRAVE

Project
 NEW COLD STORE

Details
 SKETCH PROPOSALS
 BLOCK & ROOF PLAN

Scale
 1:500 @ A1

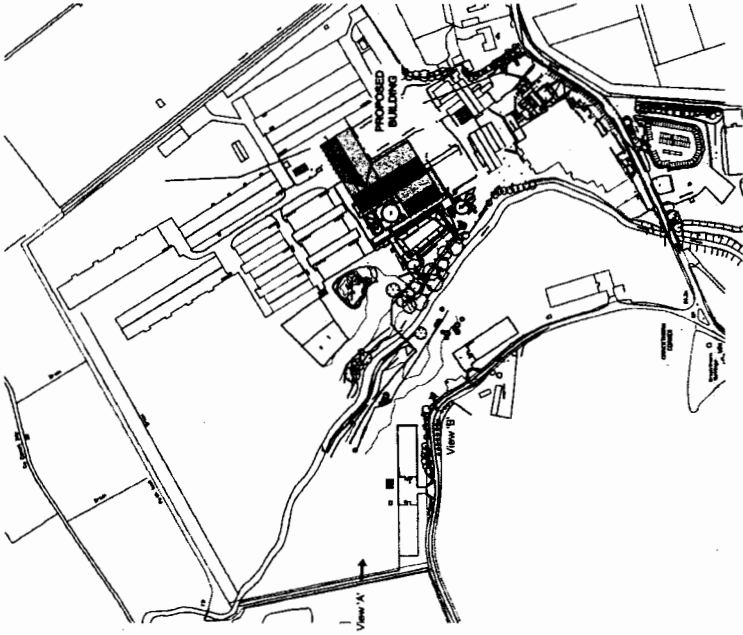
Date
 FEBRUARY 2015

Drawn by
 PJT

Drawing number
 1509 SK3 C

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Proposed Block & Roof Plan



View Location Plan 1:2500 scale

No. Date Revision
Approved

HOLLINS

Architecture, Surveying &
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44 Market Hill
Kingscliff
New South Wales
2211

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Client
GRESHAMHAM FOODS

Site
REDGRAVE

Project
NEW COLD STORE

Drawn
**PHOTO MONTAGE &
VIEW LOCATION PLAN**

Scale
1:2500 @ A1

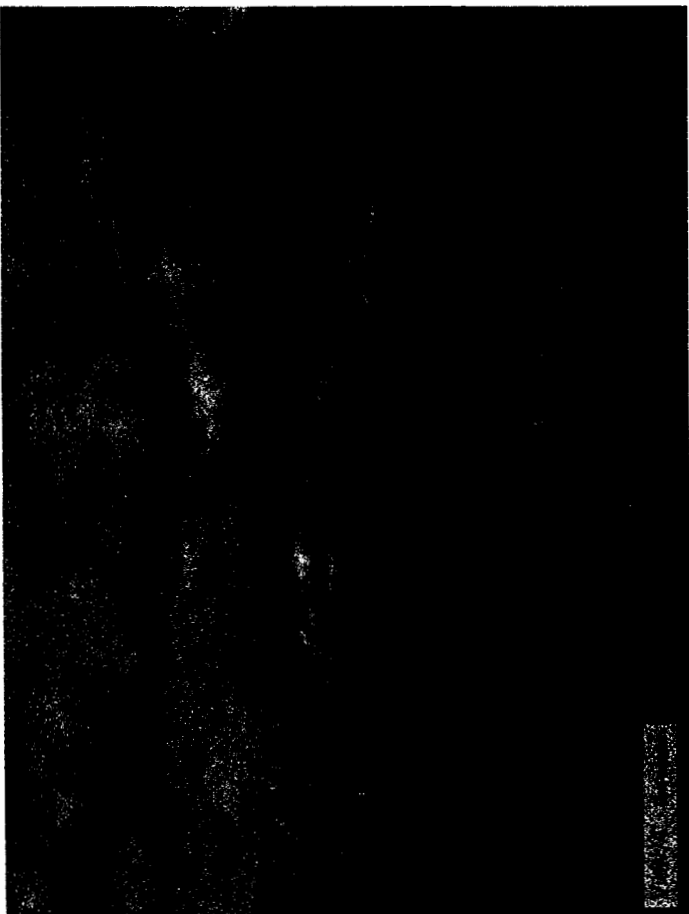
Date
JULY 2015

Drawn by
PJT

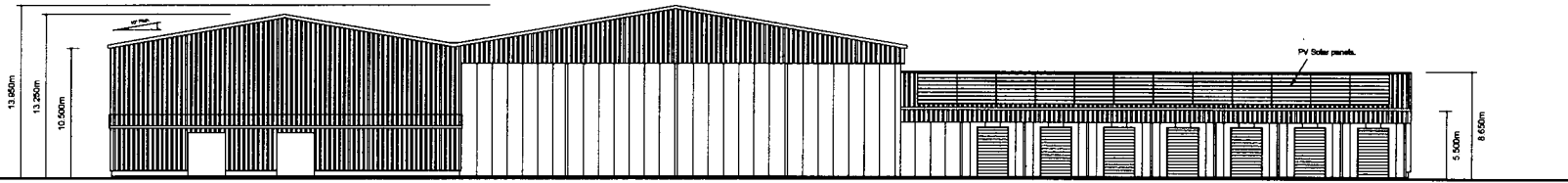
Drawing number

1509 2

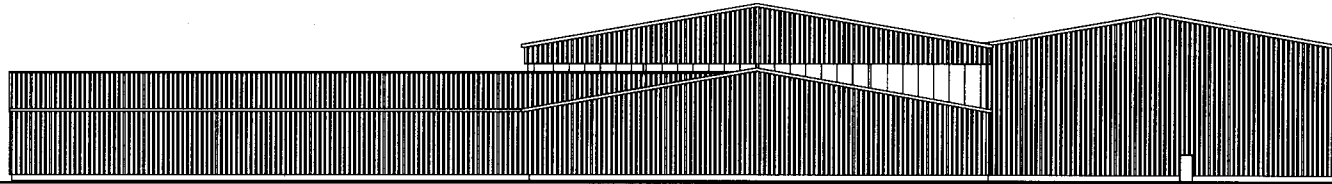
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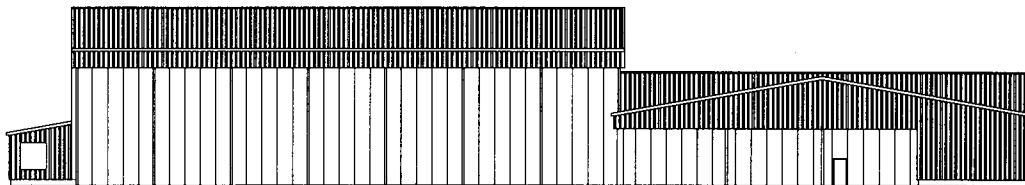
MATERIALS
All cladding and roofing to be 'Goosewing Grey'.



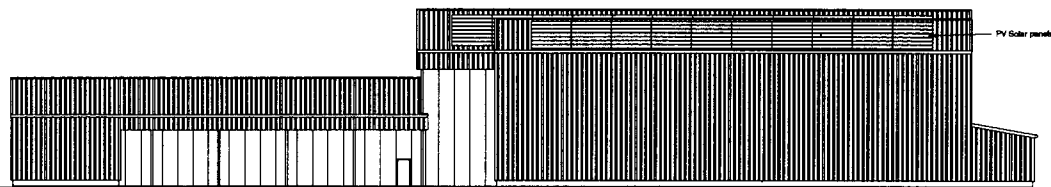
Southeast Elevation



Northwest Elevation



Northeast Elevation



Southwest Elevation

| No. | Date | Revisions |
|-----|--------|-------------------------------|
| D | May 15 | PV Solar panels shown |
| C | Apr 15 | PV and Solar (underpin) added |
| B | Apr 15 | Cladding made vertical |
| A | Feb 15 | Cladding detail added |

Revisions

HOLLINS
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Planning Consultants

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E-mail enquiries@hollins.co.uk
Website www.hollins.co.uk

Client
GRESSINGHAM FOODS

Site
REDGRAVE

Project
NEW COLD STORE

Details
SKETCH PROPOSALS
ELEVATIONS

Scale
1:200 @ A1

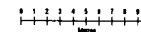
Date
FEBRUARY 2015

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Drawing number


1509 SK1 D

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CLADDING MATERIALS

-  Khaki Green
-  Olive Green
-  Claystone Grey



Southeast Elevation



Northwest Elevation



Northeast Elevation



Southwest Elevation

| No. | Date | Revisions |
|-----|-------|-----------------------------------|
| 1 | 10/15 | Initial layout & sections submit |
| 2 | 10/16 | PV Solar panels submit |
| 3 | 10/16 | Final and client (interim) submit |
| 4 | 10/16 | Cladding details submit |
| 5 | 10/16 | Cladding detail submit |

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Client
GRESHAM FOODS

Site
REDGRAVE

Project
NEW COLD STORE

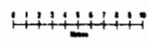
Details
SKETCH PROPOSALS
ELEVATIONS

Scale
1:200 @ A1

Date
FEBRUARY 2015

Drawn by
PJT

Drawing number
1509 SK1 E



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DR DANIEL POULTER M.P.
Central Suffolk & North Ipswich

1506/15



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HOUSE OF COMMONS
LONDON SW1A 0AA

Ms. Lisa Evans
Planning Officer
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich
Suffolk
IP6 8DL

10 July 2015

Dear Ms. Evans,

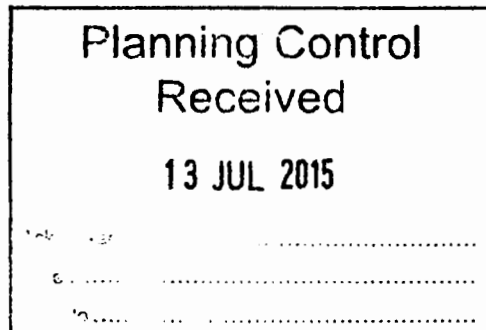
I am writing on behalf of a successful local business in my constituency, **Gressingham Foods Ltd**, which has submitted planning application 1506/15 to Mid Suffolk District Council to erect a coldstore building on their site in Redgrave.

The Managing Director of Gressingham Foods, Geoffrey Buchanan, has told me that it took two months for the application to be acknowledged and that the response and progress on this application is particularly slow. I would be grateful for your comments on what he has to say and on this application.

Yours sincerely,



Dr Dan Poulter MP



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From: Consultations (NE) [mailto:consultations@naturalengland.org.uk]
Sent: 16 June 2015 11:49
To: Planning Admin
Subject: Planning Consultation 1506/15 NE RESPONSE

Dear Sir/Madam,

Application ref: 1506/15
Our Ref: 156013

Natural England has no comments to make regarding this application.

SSSI Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015, which came into force on 15 April 2015, has removed the requirement to consult Natural England on notified consultation zones within 2 km of a Site of Special Scientific Interest (Schedule 5, v (ii) of the 2010 DMPO). The requirement to consult Natural England on "*Development in or likely to affect a Site of Special Scientific Interest*" remains in place (Schedule 4, w). Natural England's **SSSI Impact Risk Zones** are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments *likely to affect a SSSI*. The dataset and user guidance can be accessed from the gov.uk website.

Please see the information below for further advice on when Natural England should be consulted and links to guidance on the gov.uk website.

Unless there are additional local consultation arrangements in place, Natural England **should** be consulted for all developments where:

The proposal affects a protected species

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From: Ishaq Muhammad
Sent: 17 June 2015 19:07
To: Planning Admin
Subject: RE: Consultation on Planning Application 1506/15

OUR REF: 1506 / 15 / FUL

PROPOSAL: Demolition of existing duck rearing buildings and erection of cold store

building. Installation of solar panels on cold store building.

LOCATION: Part of Gressingham Foods Ltd, Hinderclay Road, Redgrave

Hi Lisa

Thank you for your request for comments on the above application. We note on the information submitted that the applicant intends to carry out site investigation and submit the report. It is stated that;

"6.0 CONTAMINATION

A site investigation has been programmed to be carried out and a copy of the report will be forwarded on when available."

In the absence of such information, we are unable to determine the suitability of site for worker or otherwise. Could we be reconsulted once this information is submitted.

Thank you

Is-haq Muhammad (*MSc Env.*)
Environmental Management Officer
Environmental Health
Babergh and Mid Suffolk District Councils - Working Together

Babergh: 01473 826637
Mid Suffolk: 01449 724855

Please note: I work from Mid Suffolk District Council on Monday, Tuesday, Wed

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From: Nathan Pittam
Sent: 24 June 2015 11:54
To: Planning Admin
Subject: 1506/15/FUL. EH - Land Contamination.

1506/15/FUL. EH - Land Contamination.

**Part of Gressingham Foods Ltd, Hinderclay Road, Redgrave, DIS
Demolition of existing duck rearing buildings and erection of cold store building. Installation of solar panels on cold store building.**

Many thanks for your request for comments in relation to the above application. I have reviewed the Phase I and II investigation produced by AF Howlands Associates (TJS/15.122/CRA) and am satisfied with the conclusion that the likelihood of contamination adversely impacting on the proposed development is negligible and as such I have no objections to raise with respect to land contamination. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Nathan

Your Ref: MS/1506/15
Our Ref: 570\CON\1691\15
Date: 29 July 2015

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**All Planning enquiries should be sent to the Planning Authority.
Email: Highways.DevelopmentControl@suffolk.gov.uk**

The District Planning Officer
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich
Suffolk
IP6 8DL

For the Attention of: Lisa Evans

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/1506/15**

PROPOSAL: Demolition of existing duck rearing buildings and erection of cold store building. Installation of solar panels on cold store building.

LOCATION: Gressingham Foods Ltd, Hinderclay Road, Redgrave

Notice is hereby given that the County Council as Highway Authority make the following comments:

The current proposal would have no detrimental impact on highway safety. Therefore, SCC does not wish to restrict the grant of permission.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Highway Network Management Group
Economy, Skills & Environment

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DEVELOPMENT CONTROL

MID SUFFOLK DISTRICT
COUNCIL
ENVIRONMENTAL

Planning Consultation – Other Issues

| | |
|---|--|
| Application Reference: 1506/15/FUL | Officer Allocated to: PJS |
| Location of Proposed Development: Part of Gressingham Foods Ltd, Hinderclay Road, Redgrave | |
| Details: Demolition of existing duck rearing buildings and erection of cold store building. Installation of solar panels on cold store building. | |
| Date Documents Received: 05/06/2015 | Date Reply Required by Planning: 26/06/2015 |
| Objections: | |
| Recommendations/Comments: Thank you for the opportunity to comment on the above application. The Environment Agency has responsibility for enforcing the Environmental Permitting regime at Gressingham Foods Ltd, Hinderclay Road, Redgrave. I would, therefore, recommend that you consult the Environment Agency as we do not have any jurisdiction over the matters that we would usually advise on. | |
| Signed: Philippa Stroud | Date: 25 June 2015 |

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From: Nathan Pittam
Sent: 24 June 2015 08:53
To: Planning Emails
Subject: 1506/15/FUL. EH - Sustainability Issues.

1506/15/FUL. EH - Sustainability Issues.

Part of Gressingham Foods Ltd, Hinderclay Road, Redgrave, DISS.

Demolition of existing duck rearing buildings and erection of cold store building. Installation of solar panels on cold store building.

Many thanks for your request for comments in relation to the above application. I have reviewed the application and as this is a major development at 4500m2 our policy is to ensure that the development achieves BREEAM excellent and also achieves a 10% reduction in predicted CO2 emissions through the deployment of onsite renewable technology. The applicant does not appear to have demonstrated that the building is likely to achieve BREEAM excellent through a pre-construction assessment so we would request this prior to any permission being granted. In terms of renewable deployment the applicant has clearly stated that they are installing Solar PV to the new building but to satisfy the policy we would require that they demonstrate that the scale of PV will achieve the required 10% reduction in predicted CO2 emissions.

I would recommend that these aspects are dealt with prior to permission being granted to prevent the potential need for additional applications to deal with aspects of achieving BREEAM excellent that may require permission.

Regards

Nathan

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DISCLAIMER: This information has been produced by Suffolk County Council's Natural Environment Team on behalf of Mid Suffolk District Council, at their request. However, the views and conclusions contained within this report are those of the officers providing the advice and are not to be taken as those of Suffolk County Council.

Ms A Westover
Landscape Planning Officer
Natural Environment Team
Suffolk County Council
Endeavour House (B2 F5 55)
Russell Road
Ipswich
Suffolk IP1 2BX

Tel: 01473 264766
Fax: 01473 216889
Email: anne.westover@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Mrs L Evans
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk IP6 8DL

Your Ref: 1506/15
Our Ref: Landscape/MSDC/Redgrave
Date: 28th July 2015

Dear Lisa,

Proposal: Demolition of existing duck rearing buildings and erection of cold store building.
Installation of solar panels on cold store building.

Location: Part of Gressingham Foods Ltd, Hinderclay Road, Redgrave, IP22 1SA

Application Number: 1506/15

Based on the information provided on the MSDC web site and our joint site visit carried out on 26th June 2015 I offer the following response to this application. I have sent you initial comments by email on 3rd July.

THE SITE AND LANDSCAPE

The Gressingham Foods complex lies within two landscape character types, Suffolk Landscape Character Assessment 2008/2001. The main production site lies within the 'Rolling valley farmlands and furze' landscape type on the eastern side of the Little Ouse River and valley landscape. The river flows through the 'Wooded valley meadowlands and fens' landscape type.

The site is within a Special Landscape Area (Saved Policy CL2) and is therefore "locally valued" (NPPF para 109).

To the west side of the river and the proposed site for the cold store building are four large duck rearing units served by three access points located off Wash Lane. These are located within the valley landscape. The buildings and their associated features fences, cabins and feed hoppers are both visible and intrusive, detracting from the character and condition of this meadow landscape. The meadows contain some scattered tree groups and mature willow clumps growing along the river banks and also provides the wider setting on its west side for the proposed cold store building.

THE PROPOSAL

The proposed cold store unit will introduce a substantial mass of building at a significant extra height to those already sited closer to the Hinderclay Road. The detail suggests that at the highest point, the ridge height is 13.95 metres, some 4.5 metres higher than the silos located within the site and 5 metres higher than the current tallest building. The buildings will also have the effect of increasing the visual presence of the complex and changing the character still further from an agricultural operation to a rural factory/industrial complex. The building will be particularly intrusive in views from the Wash Lane area and from the south, into the valley from the Redgrave area.

LANDSCAPE APPRAISAL AND MITIGATION

There will be detrimental landscape and visual impacts arising from the development of the new building complex in this location. The Landscape Partnership have produced an appraisal for the proposed buildings and provided suggested landscape mitigation. The findings suggest that subject to retention of the existing willows within the site complex and the provision of new planting on the site boundaries the views of the buildings and the complex will be filtered and enhanced. However, the specific findings of this appraisal are a little vague where, for example on page 10 it states that the buildings '*may be visible*' through the existing vegetation. There are certainly some locations on the public footpath as it travels around the site boundary where the views of the complex are intercepted by the existing boundary hedges and trees. Other views will experience greater visual impacts.

With the exception of VP 2 taken a short distance to the west of the site the viewpoints focus on locations immediately around the site boundaries of Gressingham Foods.

I have looked at the complex from the south east on the public right of way at a point close to the pond north west of Green Farm, Redgrave. From here the views of the complex are apparent and the new cold store will increase the visibility due its bulk and greater height. There are likely to be other views from public rights of way to the south west which have not been considered within the scope of the landscape appraisal. From these greater distances any lighting proposed for the building and surrounds may also be intrusive.

It would be useful to have a clearer illustration of comparative building heights and an indication of the building mass shown on the photograph sheets. The 'approximate extent' shown is not sufficient to inform more specific landscape mitigation.

The landscape mitigation proposed aims to respond to the existing landscape character but I consider that in some cases the planting is more bulky than is needed unless this has been designed to respond to further new buildings or replacement duck rearing units being placed within the site area in future. Where views from the site boundaries are already partially contained by existing hedges and trees then new planting could be designed to enhance and develop this existing planting and character. For example there is already some more recent hedge planting along the north east site boundary which has been neglected. This needs to be managed, gapped up and with trees added (oak, field maple, hornbeam) where needed. Additional planting of willow within the wetter parts of the site close to river and the buildings may be beneficial. The existing willow trees close to the buildings may need management to ensure their longevity. I have not been onto the site to look at these trees in detail.

New planting needs to be designed to reflect and to mitigate against the cumulative impact which is likely to arise from the other current developments such as the proposed road (ref 0837/15), if consented.

There is an outstanding landscape scheme requirement for the 2013 (Ref 2214/13) consent which, subject to species choice and detail may help provide screening both the stacked crates and the cold store in longer distance views from the south west. I also advise that landscape enhancement on the south side of the Hinderclay Road, which could perhaps filter out views from the south should be investigated. Land ownership may mean that this is not feasible.

The landscape mitigation proposed for the edge of the meadow on Fen Road may be appropriate and will help provide screening in views from the west. However there is also a conflict with the proposed new road alignment at this location. The two applications need to be considered in tandem to ensure that the road alignment and landscape mitigation can work successfully together.

I have previously suggested an amendment to the road alignment which may help to avoid this conflict. Note response to application Ref 0837/15 dated 14th May 2015.

CONCLUSION

I have concerns about the visual impact of this cold store building within the valley landscape. The increased visual impact, in combination with other built elements of the complex will detract further from the rural quality of the immediate area. The industrial style of building will become much more apparent in wider views towards the valley landscape.

I would like to see a more comprehensive and detailed analysis of the impact of the proposal on the landscape and wider views. This needs to consider the need to provide visual mitigation in views from the south and south west. The scheme of landscape mitigation should more closely reflect the existing landscape character and existing planting which is present on some of the site boundaries.

However in the event that the LPA is minded to support the proposal as presented to date I suggest that the following conditions are required to reasonably minimise the adverse landscape and visual impacts of the proposal. The first condition will enable more time for consideration of landscape in light of my comments above.

- **PRIOR TO COMMENCEMENT: SOFT LANDSCAPING**

No development shall commence, until there has been submitted to and approved in writing by the Local Planning Authority a finalised scheme of soft landscaping.

The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities, weed control protection and maintenance for the whole of the aftercare period and any tree works to be undertaken during the course of the development. The aftercare period supervised by the LPA shall be not less than 10 years from the commencement date and all failed plants shall be replaced on a 1:1 basis during the first **ten (subject to planning officer agreement)** years of the aftercare period. Any planting removed, dying or becoming seriously damaged or diseased within **ten** years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Due to the presence of bats around the site the external lighting condition has been drafted in consultation with the Mrs Sue Hooton the SCC Senior Ecologist and in accordance with *BS42020:2013 Biodiversity Code of Practice for Planning and Development para D.3.5.*

- **PRIOR TO COMMENCEMENT: EXTERNAL LIGHTING**

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No external lighting shall be provided unless details thereof have first been submitted to and approved in writing by the Local Planning Authority. Prior to commencement a detailed lighting scheme for areas to be lit shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show how and where external lighting will be installed, (through technical specifications and the provision of appropriate lighting contour plans which shall include lux levels of the lighting to be provided), so that it can be

- a) Clearly demonstrated that areas to be lit have reasonably minimised light pollution, through the use of minimum levels of lighting and features such as full cut off cowls and LED.
- b) Clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places or foraging areas, through the use of minimum levels of lighting and features such as full cut off cowls and LED

All external lighting shall be installed in accordance with the specifications and locations set out in the approved scheme, and shall be maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

- **PRIOR TO COMMENCEMENT: DESIGN MATERIALS AND LAYOUT**

Details of design and materials shall be submitted to the Local Planning Authority, including colour, materials, finishes, including of the facing and roofing materials to be used in the development shall also be provided. Thereafter the development shall be carried out in accordance with the approved details.

- **PRIOR TO COMMENCEMENT: TREE PROTECTION**

Any trees shrub or hedgerows within, or at the boundary of, Phase one the development that are to be retained, shall be protected in accordance with a scheme of tree protection, (BS5837:2012), to be agreed in writing with the Local Planning Authority prior to commencement of that area or phase. The Local Planning Authority shall be advised in writing that the protective measures/fencing within a development area/phase have been provided before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed from that development area/phase.

Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed; no fires shall be started; no service trenches shall be dug; no soil shall be removed or ground level changed at any time, without the prior written consent of the Local Planning Authority.

Please let me know if you have any queries relating to this response letter.

Yours sincerely

Anne Westover BA Dip LA CMLI
Landscape Planning Officer

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creating a better place

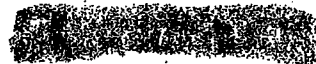


Environment
Agency

Mid Suffolk District Council
Planning Policy
131, Council Offices High Street
Needham Market
Ipswich
IP6 8DL

Our ref: AE/2015/119285/01-L01
Your ref: 1506/15

Date: 09 July 2015



Dear Sir/Madam

DEMOLITION OF EXISTING DUCK REARING BUILDINGS AND ERECTION OF COLD STORE BUILDING. INSTALLATION OF SOLAR PANELS ON COLD STORE BUILDING. PART OF GRESSINGHAM FOODS LTD, HINDERCLAY ROAD, REDGRAVE

Thank you for consulting us about the above planning application which we have reviewed and have no objection. The following advisory comments should be noted.

Flood Risk - Fluvial

We have reviewed the submitted Flood Risk Assessment (FRA) dated 14 April 2015, ref. AMA462 Rev O. The proposed development is partly located within Flood Zones 2 and 3 on our Flood Map for Planning. We would normally expect floodplain compensation to be provided for any new development within Flood Zone 3 due to the loss of floodplain storage. However, we have recently undertaken detailed hydraulic modelling of the Lower Ouse and although this model has not yet been finalised, the draft outputs indicate that the site is not located within the 1 in 100 year flood extent (i.e. Flood Zone 3). Our Flood Map will be updated to reflect the new modelled flood outlines in the near future.

On the basis of the above comments, we have no objection to the proposed development on flood risk grounds.

Advice for the LPA

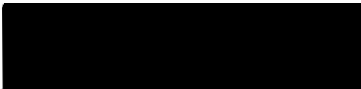
Please note that we have not assessed the surface water drainage proposals detailed in the FRA as we are not a statutory consultee on surface water drainage issues. If this is considered to be a major development then the Lead Local Flood Authority should be consulted on these issues.

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Environmental Permitting

The location of the proposed development is outside the area covered by the intensive farming permit EPR/PP3532VH and is therefore unaffected by the development. The applicant states that the development will give rise to no trade effluent and that foul drainage will be disposed of via the existing drainage network, which forms part of the regulated installations site (permit number EPR/DP3334VJ). We are satisfied that the proposed development and new activity will not increase the risk of pollution to the water environment.

Yours faithfully



Andrew Hunter
Sustainable Places - Planning Advisor

Direct dial 01473 706749

Direct e-mail andrew.hunter@environment-agency.gov.uk

End