



DESIGN AND ACCESS STATEMENT

**ON BEHALF OF
ADVANCED PROTEINS (AP)**

**APPLICATION FOR
FOOD PROCESSING FACILITY/EDIBLE BONE FACTORY**

**AT
FIE CHEDDLETON, BONES LANE, CHEDDLETON**

Our Ref: EN/RJB/9794

January 2022

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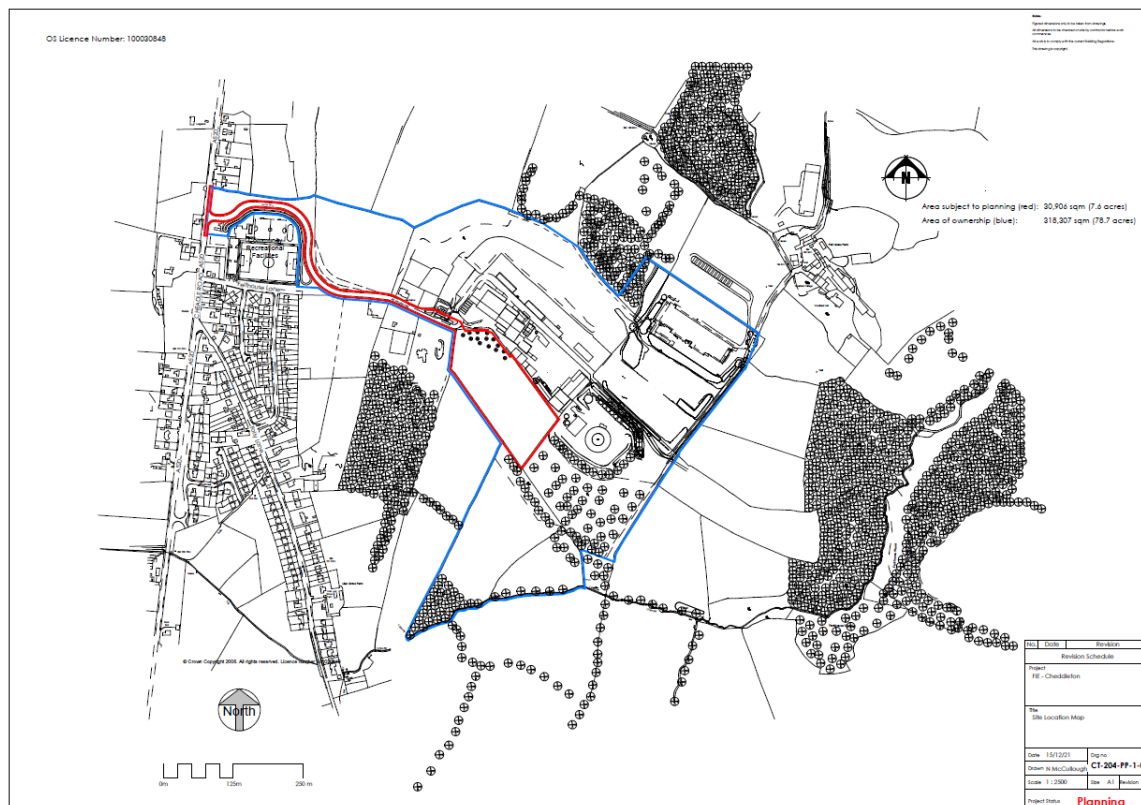
1. INTRODUCTION

- 1.1 This Design and Access Statement has been prepared to accompany the full planning application submitted on behalf of Advanced Proteins for a food processing facility/edible bone factory on land adjoining their site at FIE Cheddleton, Bones Lane, Cheddleton, Leek, ST13 7BT.
- 1.2 This Statement is to be read in association with plans and reports as listed in the application cover letter.

2. SITE AND SURROUNDINGS

- 2.1 The site amounts to 2.9 hectares and is shown outlined red on the Site Location Map in Figure 1.

Figure 1 Site Location Map



- 2.2 It is part of the wider ownership of 31 hectares outlined blue on Figure 1. The main buildings of the existing processing plant are located about 460m from the access on Cheadle Road. On the northern boundary is the existing processing plant which comprises substantial buildings and hard surfaced areas. On the western boundary is established planting within which are a couple of dwellings and a storage building and beyond the planting are houses and a playing pitch of Cheddleton village. To the southeast is woodland and to the south farmland. The site itself is grassland with some planting in the north-western corner. Access is via Bones Lane to Cheadle Lane in the west.
- 2.3 The existing processing plant on its northern boundary comprises a variety of substantial buildings, filter beds, hard surfaced areas, portacabin offices and car parking. It is terraced down the slope moving in a north-easterly direction. The site itself slopes down northwest to southeast.
- 2.4 The site itself is grassland as shown in the photograph.

Photo View east across the site towards the existing facility



3. PROPOSED DEVELOPMENT

- 3.1 The proposal is for a food processing facility/edible bone processing factory.

The Process

- 3.2 The raw material for the process, food grade bovine bones, will be transported in designated covered containers which will be sealed and transported directly from source to FIE - Cheddleton.
- 3.3 On arrival at the plant the truck will be directed to a designated intake building. The bones will then be discharged directly into a receiving hopper. The transport containers are thoroughly washed in the intake building before re-use.
- 3.4 The bones are conveyed from the intake to the adjoining process building where they are firstly inspected and then crushed in stages to reduce particle size. The bone product is then subjected to heat treatment. During heat treatment the meat tissue is stripped from the bones and this tissue is dried and further heat treated to dry and stabilise the product before grinding/sieving. The resulting protein is stored in designated silos for dispatch.
- 3.5 The bones are further dried separately from the meat tissue, then sorted on particle size and density to meet customer specification. The final products are then stored in silos prior to despatch. The fat that is separated during the production process is centrifuged and clarified into a high-grade animal fat.
- 3.6 The plant will produce three streams of end products - Bone chips (classified into various types and sizes), Animal fat and Processed Animal Protein (PAP) all of which will all be stored in designated sealed silos and loaded directly to containers and road tanks for despatch off site to customers.

The development

- 3.7 The proposed buildings and site layout are identified in the plans as listed in the cover letter. They include:

- Access from the existing access from Bones Lane (from within the existing Advanced Proteins facility)
- Office block with green roof and a total floorspace over 2 floors of about 830sqm
- parking for 36 cars, 10 with electric vehicle charging points
- Main processing building with floorspace:

Ground floor	3479sqm
First floor	1249sqm
Second floor	221sqm
Total	4949sqm
- Solar panels on main processing building roof
- Biofilter units (air emission abatement equipment)
- Water tank (circular 900m3)
- External hardstanding to allow access to and around the main processing building
- Combined surface water and fire retention pond
- Landscaped areas

4. PLANNING POLICY

4.1 Decision are to be made in accordance with the development plan unless material considerations indicate otherwise. For the application site the development plan comprises the Staffordshire Moorlands Local Plan 2014-2033 which was adopted September 2020. The following policies are relevant:

- SD1 Sustainable Use of Resources
- SD3 Sustainability Measures in Development
- DC1 Design Considerations

4.2 Staffordshire Moorlands District Council Design Guide was adopted as a Supplementary Planning Document in 2018 and provides design guidance on new development.

4.3 National guidance is provided in the National Planning Policy Framework (NPPF) which was updated in august 2021 largely to increase the emphasis on high quality design. It says *good design is a key aspect of sustainable development, creates better*

places in which to live and work and helps make development acceptable to communities (paragraph 126).

5. LAYOUT

5.1 The constraints of the site and the proposed use inform the layout. The constraints are listed as:

- The location of the access via the existing weighbridge and rendering site
- The site slope downwards from northwest to southeast, drainage to be at the low point and lower buildings to be located on the higher land
- The potential for views from Folly Lane
- The need to for the uses/employees to be separated to avoid cross contamination from non-edible to edible processes and for the office to be at the front of the site to avoid need to move into the processing areas on site
- The need to connect to existing infrastructure
- The need to shield surrounding uses from noise and odour
- The need to provide screen planting
- The location of neighbouring residents

5.2 Existing and proposed spot levels plan indicates that the site slopes downwards towards the south. The highest level is approximately 232.90 metres Above Ordnance Datum (mAOD) along the most northerly boundary, falling to 217.35 mAOD along the southern boundary.

5.3 Commercial buildings tend to be large scale by their nature and the following good design principles should inform the siting and layout:

- Aim to blend with the landscape through siting taking account of the contours, views from footpaths and roads
- Siting to avoid a skyline setting
- Align the buildings to form a group with existing buildings to have less impact on setting and landscape
- Locate close to woodland for natural screening
- Provide new screening with indigenous species

5.4 These constraints and design principles lead to a layout as follows:

- the office is at the front of the site (north western side), closest to the access, compatible with existing residential uses which are located mainly to the west
- use of topography – it takes advantage of the slope with lower buildings to the northwest where land is higher and higher buildings to the southeast where land is lower to reduce visual impact
- Positioning - Proposed buildings are clustered close to the existing buildings
- Plant rooms – are located so as to reduce impact of noise
- Roof mounted equipment – located so the higher dispatch building screens noise
- Proposed buildings set at a level to avoid breaking the skyline
- The main processing building location is fixed by the width of the turning area for vehicles to enter and leave the building and the width of the perimeter road which is fixed by the size of vehicles using it. It is as close as possible to the existing buildings to allow for as wide a belt of planting on the edge of the site as possible. The main process building is 37.9m from the western site boundary at the north west end and 24.7m at the south east end
- Mitigation of visual impact through screen planting proposed on the western edge
- Drainage pond/biofilter at the lowest land level at the south eastern site edge
- Orientation - allows for vehicle access doors to be focused on the internal area of the site so any potential for noise or odour is within the site rather than on an external facing elevation to reduce noise and disturbance
- The building is as small as it can be

5.5 The proposed site layout is shown in Figure 2

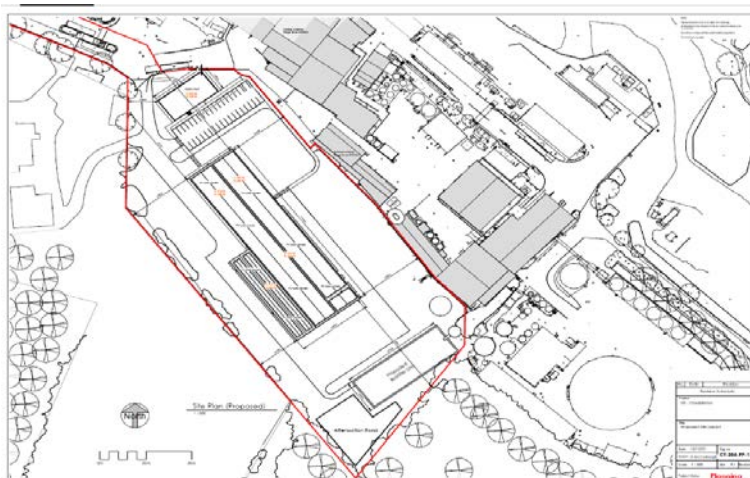
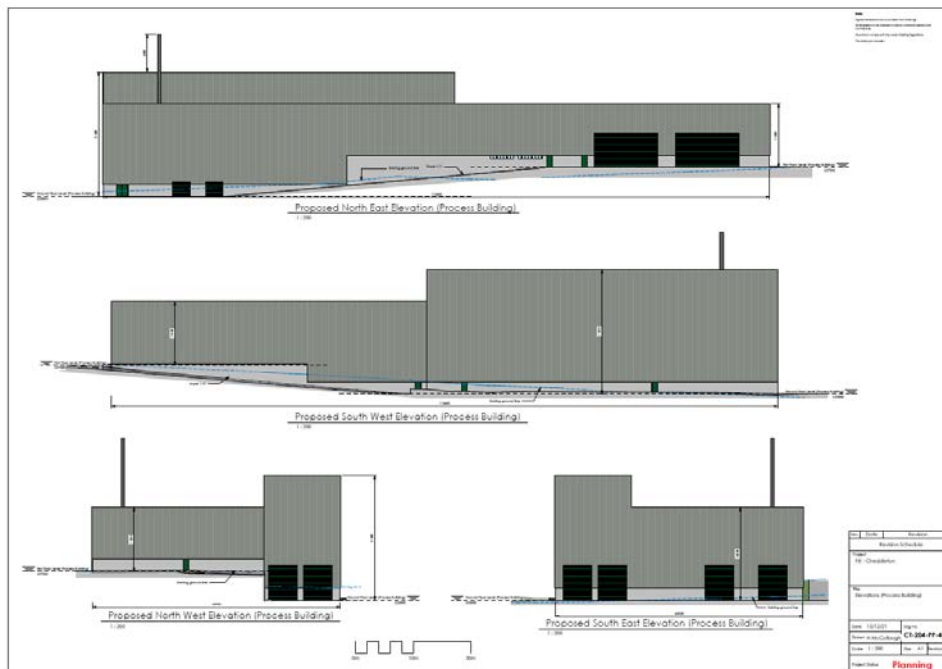


Figure 2 Proposed Site Layout

6. DESIGN, SCALE AND APPEARANCE

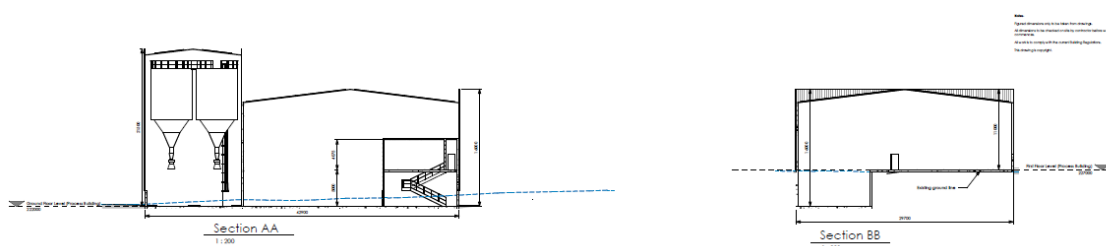
- 6.1 The existing area is characterized by a variety of buildings in a variety of uses. There are residential dwellings in the areas around Cheadle Road, Felthouse Lane, Woodland Avenue and Folly Lane. Generally, one and two storey brick built 1940's and 1950's housing and some more recent. The closest association with the site is the existing industrial buildings of the applicants adjoining site. These are generally large scale steel frame sheet clad in a pale grey colour. These provide the context for the design.
- 6.2 The design and scale of the proposed buildings is determined by the use and is in keeping with the scale of the adjoining site. The appearance can draw on the existing adjoining buildings.
- 6.3 The office is 30m long by 15.6m wide and about 9m high. It is two storey, designed to maximise daylight with windows on all elevations and large south east and north west facing windows. It is flat roof to allow accommodation of a green roof. Its main doors are towards the car park to reduce disturbance outside of the site.
- 6.4 The main processing building is 115.4m long by 29.8m wide at the north west end and 42.9m wide at the south east end. It is two storey at the north west end to a height of 11m and three storey at the south east end to a height of 21.5m at its highest part and 16m otherwise. A narrow chimney rises a further 6.5m of the south eastern corner of the building. The slope of the land and the building being set down means the difference in height is visually less when viewed from the north west. The elevations are shown in figure 3. The height above AOD is:
- NW end 237.50 (226.50 AOD + 11m)
 - SE end 243.50 (222 AOD + 21.5m)

Figure 3 Proposed Elevations Process Building



- 6.5 It is designed to accommodate a process to be undertaken as described above where vehicles arrive and enter into the building to unload. The raw material moves through the building as it is processed before being stored for dispatch to customers.
- 6.6 The scale is determined by the use. The office is replacing existing portacabins as well as accommodating new staff. The main processing building is determined by the need for all processes to take place within the building and the height is determined by two factors, firstly, the need for the vehicles to unload indoors and therefore have the height to 'tip' and unload by gravity into a hopper at a lower level. The topography helps achieve the different vehicle and hopper levels. Secondly, the silos need to be raised up to allow a vehicle to load beneath. The sections through the processing plant in figure 4 help explain this.

Figure 4 Sections through the processing plant



- 6.7 Perspective views are submitted to show the scale of the buildings, which reflects the commercial use of the building.
- 6.8 Appearance will be that of modern commercial buildings. Using materials suitable to the nature of the buildings and recessive in colour to reduce visual impact. Materials are proposed in table 1.

Table 1 Materials

	Office building	Process Building
Walls	Kingspan architectural wall panel, 100mm composite panel	Concrete walls to 2.2m; Tata Trisomet 333, 100mm composite panel above
Roof	Concrete warm roof with green roof construction over	Tata Trisomet 333. 120mm composite panel Silo building – single skin
Doors	Glazed personnel doors	Insulated roller / sectional doors Insulated personnel doors
Windows	Glazed	Glazed
Hardstanding	Tarmac carpark	Concrete
Colour	Merlin Grey 18 B 25	Merlin Grey 18 B 25
Boundaries	Palladin Fences Moss green 1.8m high, with native hedging	

7. ACCESS

- 7.1 The Transport Statement submitted explains accessibility for all forms. The site currently takes vehicle access from Bones Lane via a newly constructed junction with Cheadle Road (via pp ref: SMD/2008/0936 08/01715/FUL_MJ). This junction has been specifically designed to assist with the turning requirements of HGV's and enables HGV's to avoid the previously used junction with Felthouse Lane. The junction is shown in the photograph below.

View East from Cheadle Road towards the site access point



- 7.2 Within a walk distance of 2.0km, the site is accessible on foot via footways along all local roads, providing a continuous link between the site and the local area. This includes uncontrolled pedestrian crossing points with dropped kerbs. Pedestrian access to the site is via Felthouse Lane and not Bones Lane. There are no dedicated cycle routes local to the site.

View towards the historic Felthouse Lane access



- 7.3 There are both north and south bound bus stops on Cheadle Road, both within 100m of Felthouse Lane. Both stops include a shelter.
- 7.4 The office building will be accessible to all. There will be level access points to all

locations in the process building.

- 7.5 Ten electric vehicle charge points are proposed in the car park to encourage new green travel.
- 7.6 Disabled parking spaces will be provided to meet standards and a cycle storage facility will be provided.

8. CONCLUSIONS

- 8.1 The application seeks planning permission for a food processing facility/edible bone factory on land adjoining the applicants existing site. The layout is determined by the constraints of the site and the proposed use. Design, scale, and appearance are determined by the use and influenced by the existing adjoining buildings. The proposal is appropriate in its context and mitigation through screening softens the built development from wider views.
- 8.2 Satisfactory access is achieved from the existing roads and the site is designed for access to all.

Stansgate Planning

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