

# APPLICATION REFERENCES:

PF/20/0523 (Application 1) - Construction of 15 no. grain silos and 1 no. 5,574 sqm (60,000sqft) warehouse with associated drainage, access and external lighting

PO/20/0524 (Application 2) - Hybrid application for creation of HGV access road to serve an expanded Crisp Maltings Group site (Full Planning permission) and construction of buildings and structures required to increase the maximum output tonnage of malt of the Maltings site in any one calendar year to 175,000 tonnes (currently 115,000 tonnes) (Outline application with all matters reserved except for access).

**Site:** Land North of Fakenham Road, Great Ryburgh, Fakenham.

**Applicant:** Anglia Maltings (Holdings) Ltd



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

# SITE LOCATION – Wider Context



# SITE LOCATION – Great Ryburgh



# SITE LOCATION

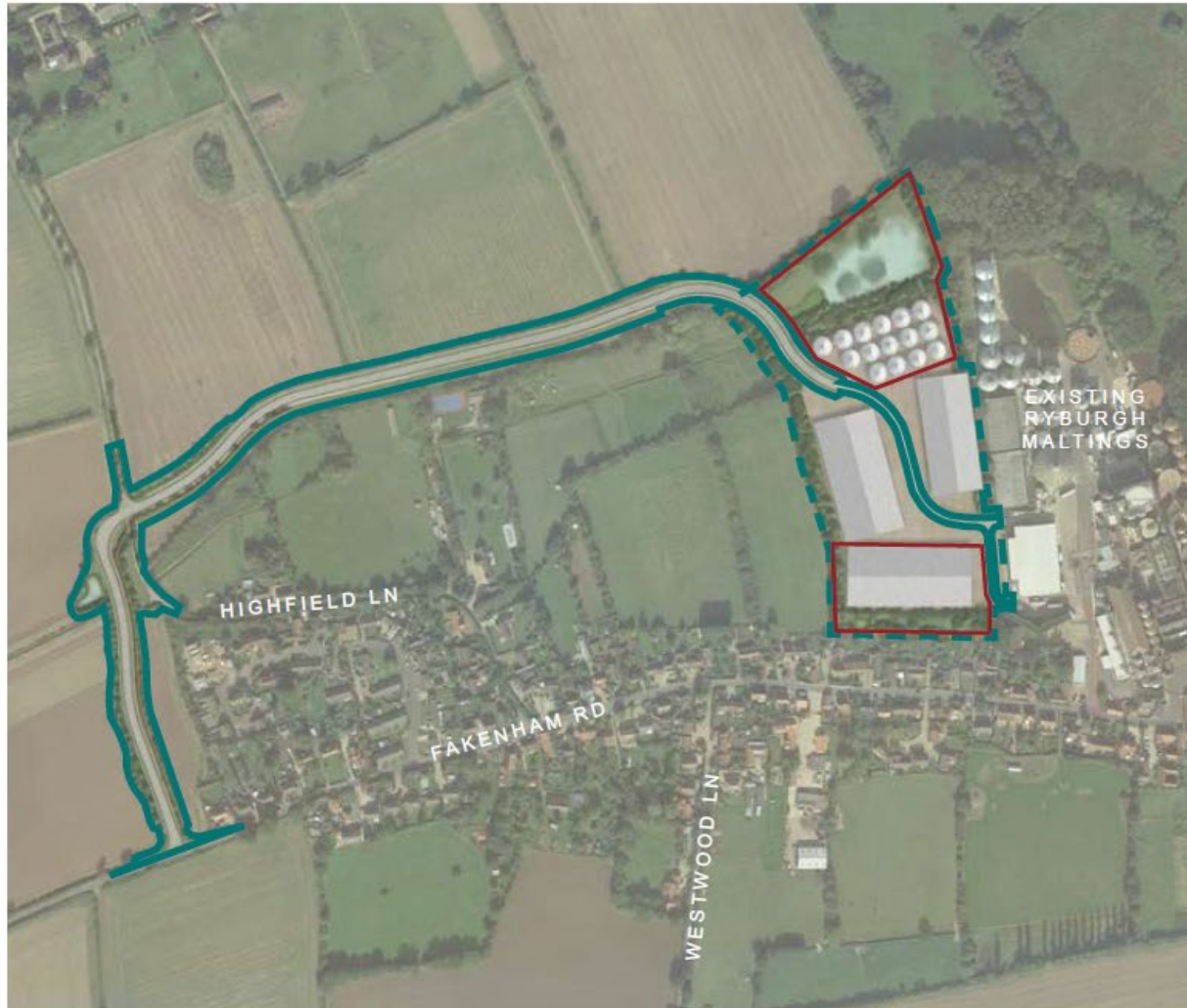


Figure 01: Overview of the Project

## PLANNING APPLICATION 1

- A Full Application for phase 1 of the Maltings Expansion to include a 60,000 sqft warehouse and 15 No. Silos;

## PLANNING APPLICATION 2

- Hybrid Planning Application for the detailed design of the HGV access road (Full); and
- Outline Application for the Phase 2 of the Maltings Expansion.

# Application 1 – Construction of 15 no. grain silos



Figure 09: Silo location drawing prepare by TH White

# Application 1 – Construction of 15 no. grain silos

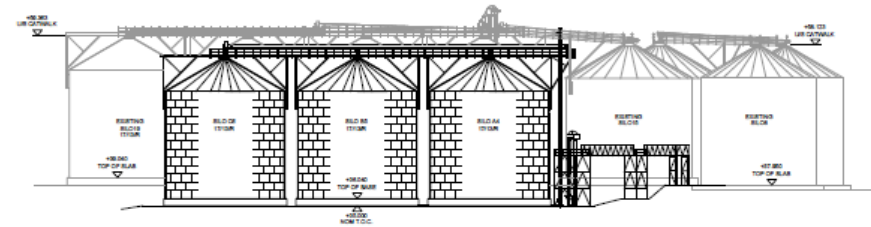
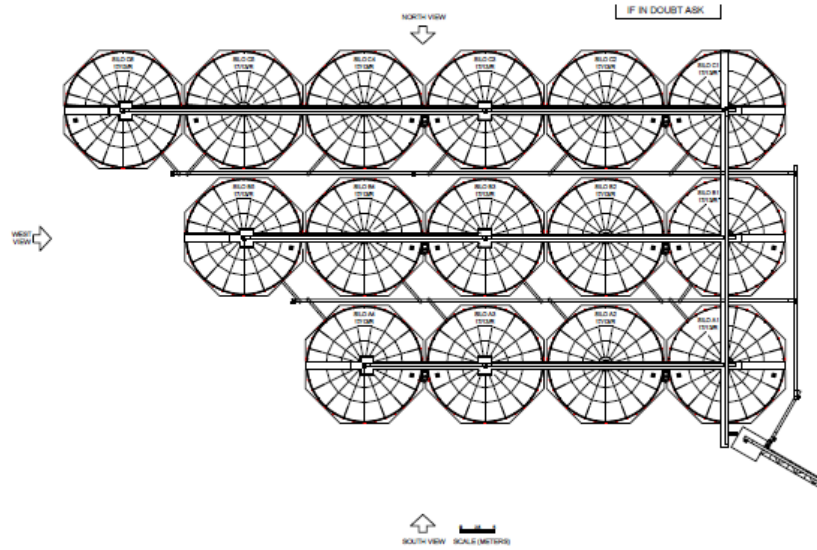


Figure 12: West View of Silos

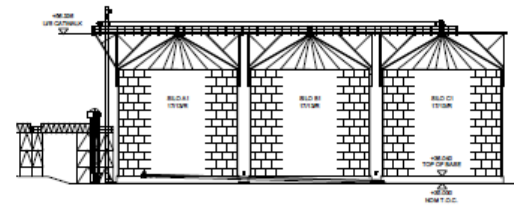


Figure 13: East View of Silos

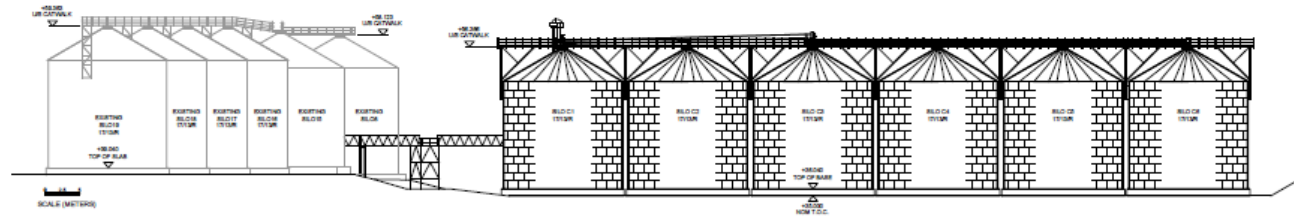


Figure 14: North View of Silos

# Application 1 – 1 no. 5,574 sqm (60,000sqft) warehouse

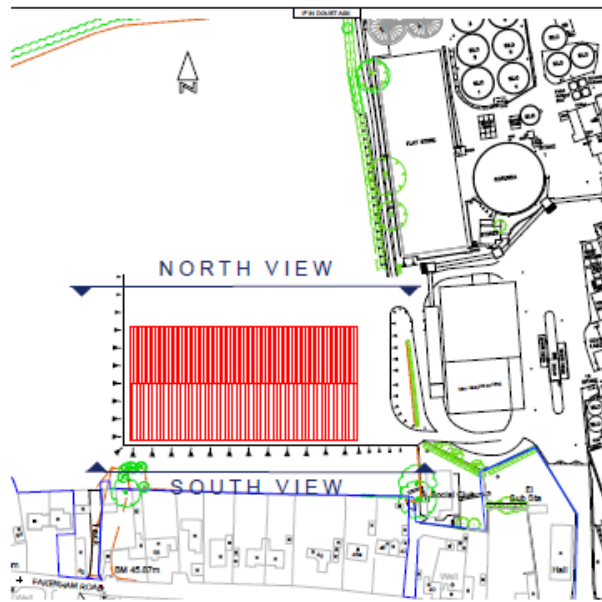


Figure 04: Warehouse Elevation Key Plan



Figure 05: North View of Warehouse

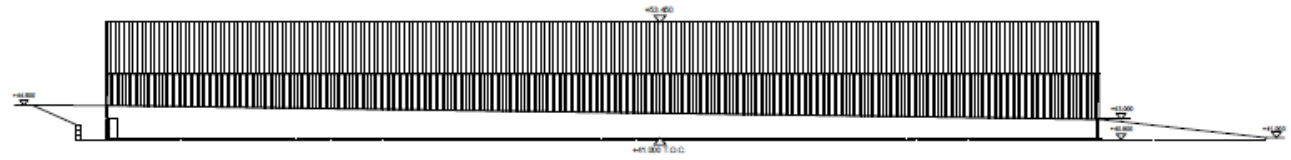


Figure 06: South View of Warehouse

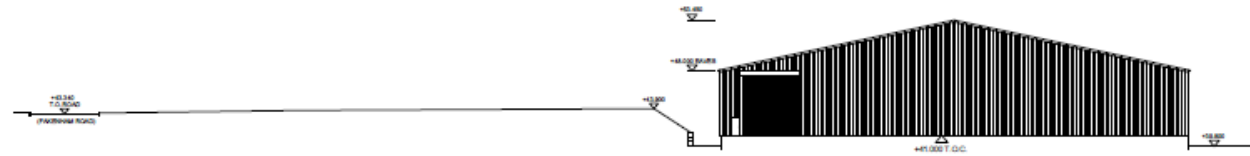


Figure 07: East View of Warehouse

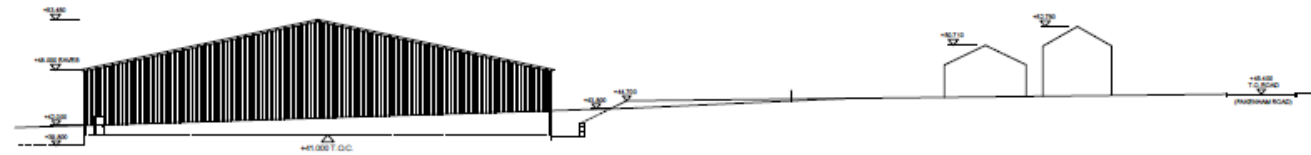


Figure 08: West View of Warehouse

# Application 1 – 1 no. 5,574 sqm (60,000sqft) warehouse

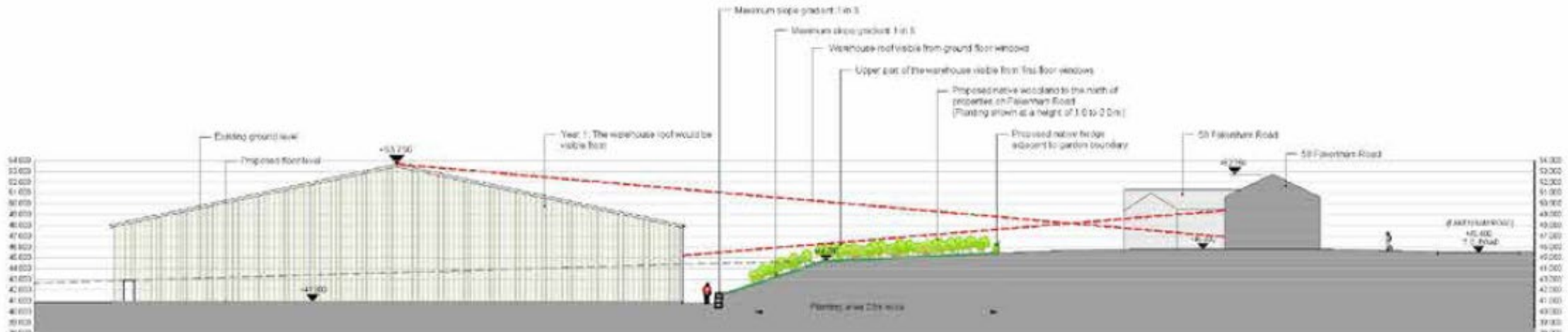


Figure 17: Section showing the proposed native woodland between the proposed warehouse and the properties on Fakenham Road, year 1.

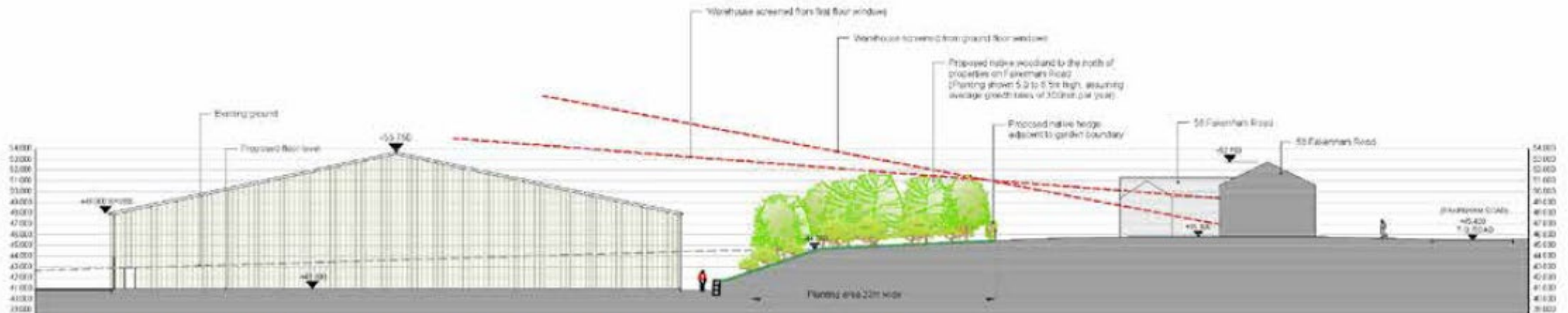


Figure 18: Section showing the proposed native woodland between the proposed warehouse and the properties on Fakenham Road, year 15.



# Application 1 – Planting Mitigation

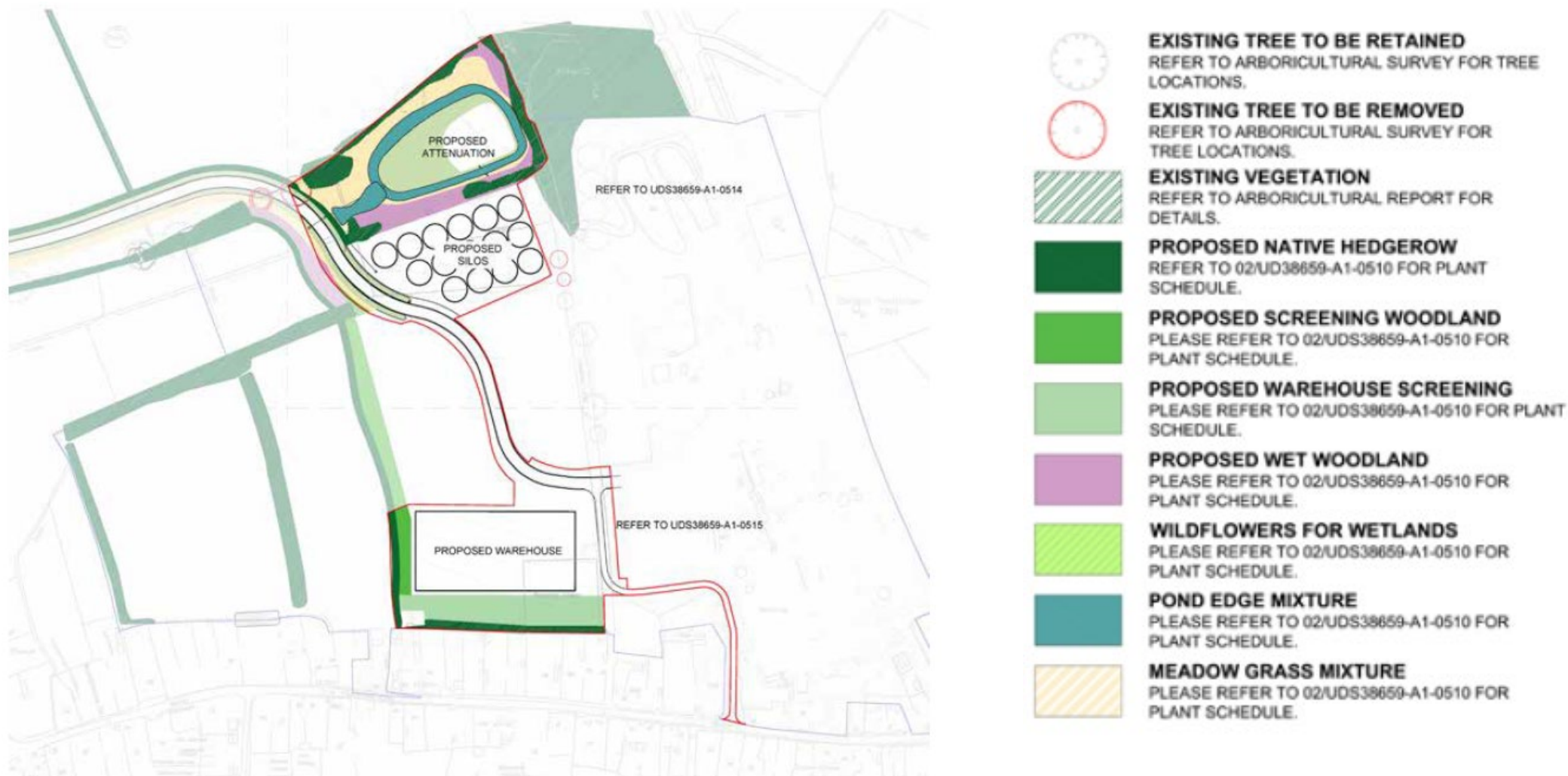


Figure 19; Application 1 Planting Mitigation

# Application 2 - creation of HGV access road to serve an expanded Crisp Maltings Group site (Full Planning permission)

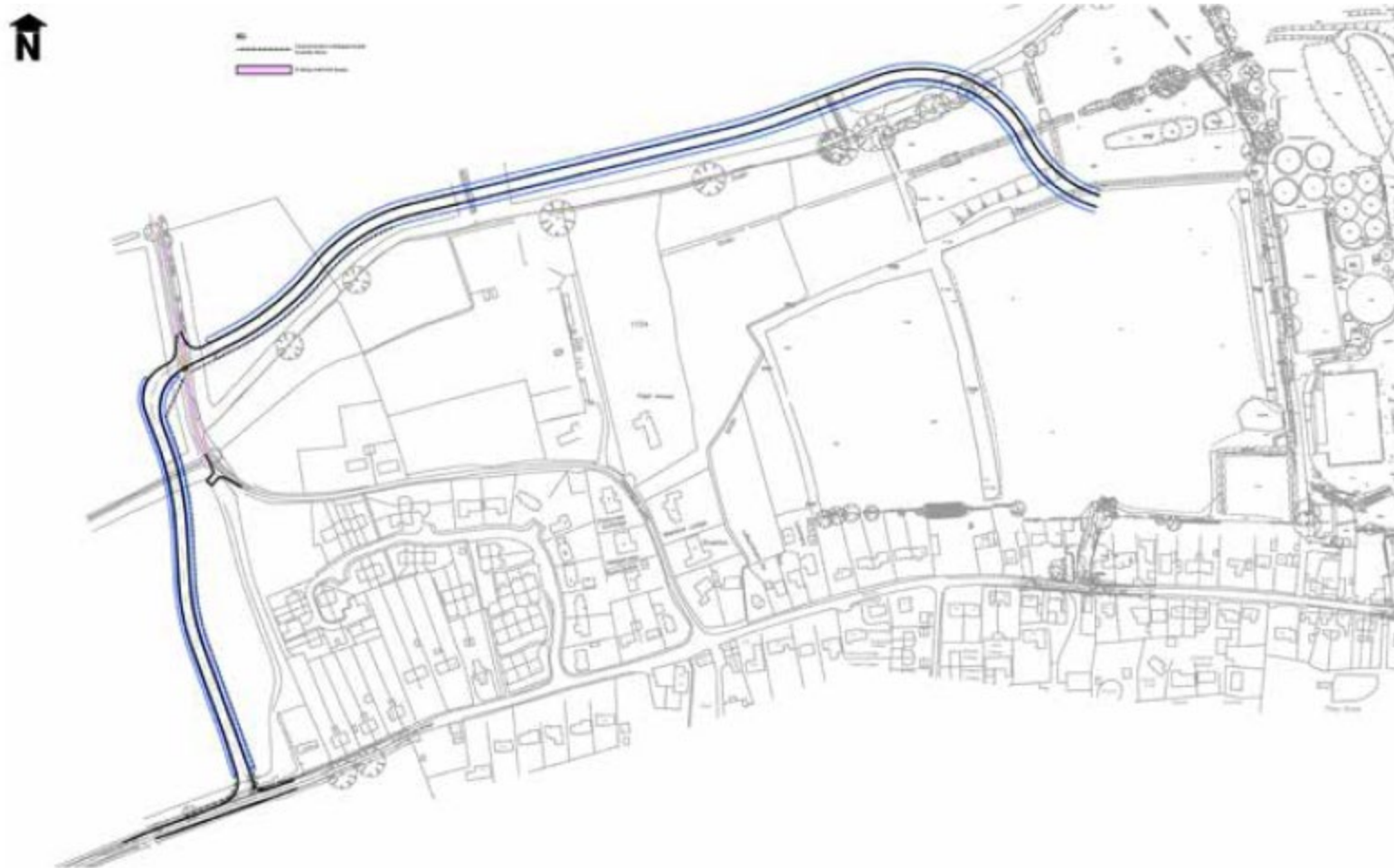


Figure 43: Access drawing prepared by TEP

# Application 2 - creation of HGV access road to serve an expanded Crisp Maltings Group site (Full Planning permission)

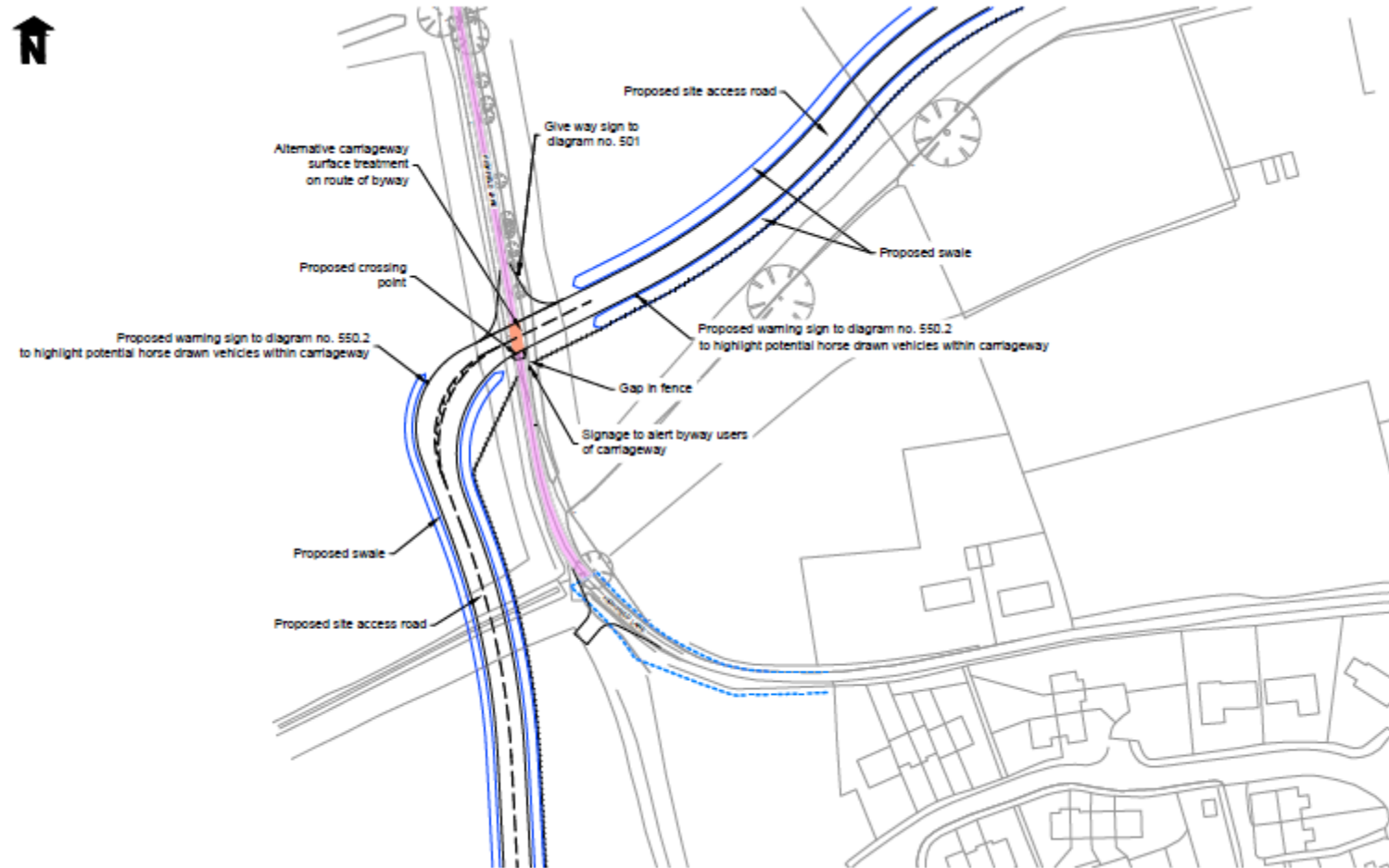
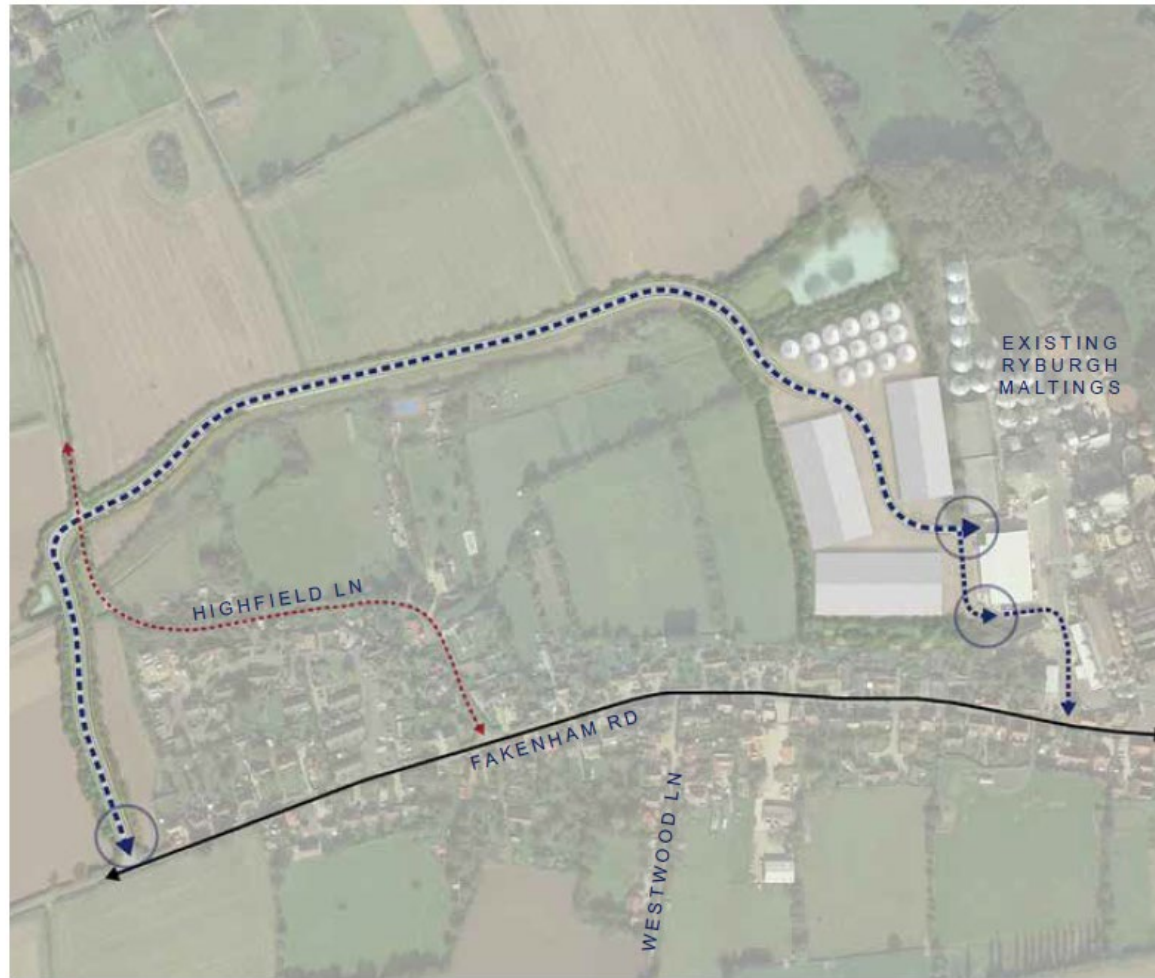


Figure 44: Access drawing prepared by TEP

# Application 2 - creation of HGV access road to serve an expanded Crisp Maltings Group site (Full Planning permission)



## LEGEND




-  Proposed HGV access road
-  Gateway to / proposed access between existing site and proposed commercial development
-  Existing Highfield Byway retained and crossing point introduced.

Figure 45: Access, circulation and open space

# Application 2 - construction of buildings and structures required to increase the maximum output tonnage of malt of the Maltings site in any one calendar year to 175,000 tonnes (currently 115,000 tonnes) (Outline application with all matters reserved except for access)



## LEGEND









-  Red Line Boundary
-  Existing Trees
-  Proposed Maltings Access Road
-  Proposed Service Yard with 20 Car Parking Spaces (HGV parking to be agreed at Reserved Matters)
-  Proposed Commercial Warehouses and Storage Facilities
-  15 no. Proposed Silos
-  Proposed Acoustic Fence
-  Proposed Drainage Attenuation

Figure 46: Illustrative commercial master plan

# Application 2 – Planting Mitigation



-  **EXISTING TREE TO BE RETAINED**  
REFER TO ARBORICULTURAL SURVEY FOR TREE LOCATIONS.
-  **EXISTING TREE TO BE REMOVED**  
REFER TO ARBORICULTURAL SURVEY FOR TREE LOCATIONS.
-  **EXISTING VEGETATION**  
REFER TO ARBORICULTURAL REPORT FOR DETAILS.
-  **PROPOSED NATIVE HEDGEROW**  
REFER TO 02/UD38659-A1-0510 FOR PLANT SCHEDULE.
-  **PROPOSED SCREENING WOODLAND**  
PLEASE REFER TO 02/UDS38659-A1-0510 FOR PLANT SCHEDULE.
-  **PROPOSED WAREHOUSE SCREENING**  
PLEASE REFER TO 02/UDS38659-A1-0510 FOR PLANT SCHEDULE.
-  **PROPOSED WET WOODLAND**  
PLEASE REFER TO 02/UDS38659-A1-0510 FOR PLANT SCHEDULE.
-  **WILDFLOWERS FOR WETLANDS**  
PLEASE REFER TO 02/UDS38659-A1-0510 FOR PLANT SCHEDULE.
-  **POND EDGE MIXTURE**  
PLEASE REFER TO 02/UDS38659-A1-0510 FOR PLANT SCHEDULE.
-  **MEADOW GRASS MIXTURE**  
PLEASE REFER TO 02/UDS38659-A1-0510 FOR PLANT SCHEDULE.

# Site Photographs – Fakenham Road (west of site circa 1.4km from existing maltings site)

Existing Maltings Site



# Site Photographs – Fakenham Road (near point of new HGV access)



146 Fakenham Road

Properties at  
Highfield Close

Highfield Lane

Proposed new HGV Access road  
general location



# Site Photographs – Highfield Lane



# Site Photographs – Highfield Lane



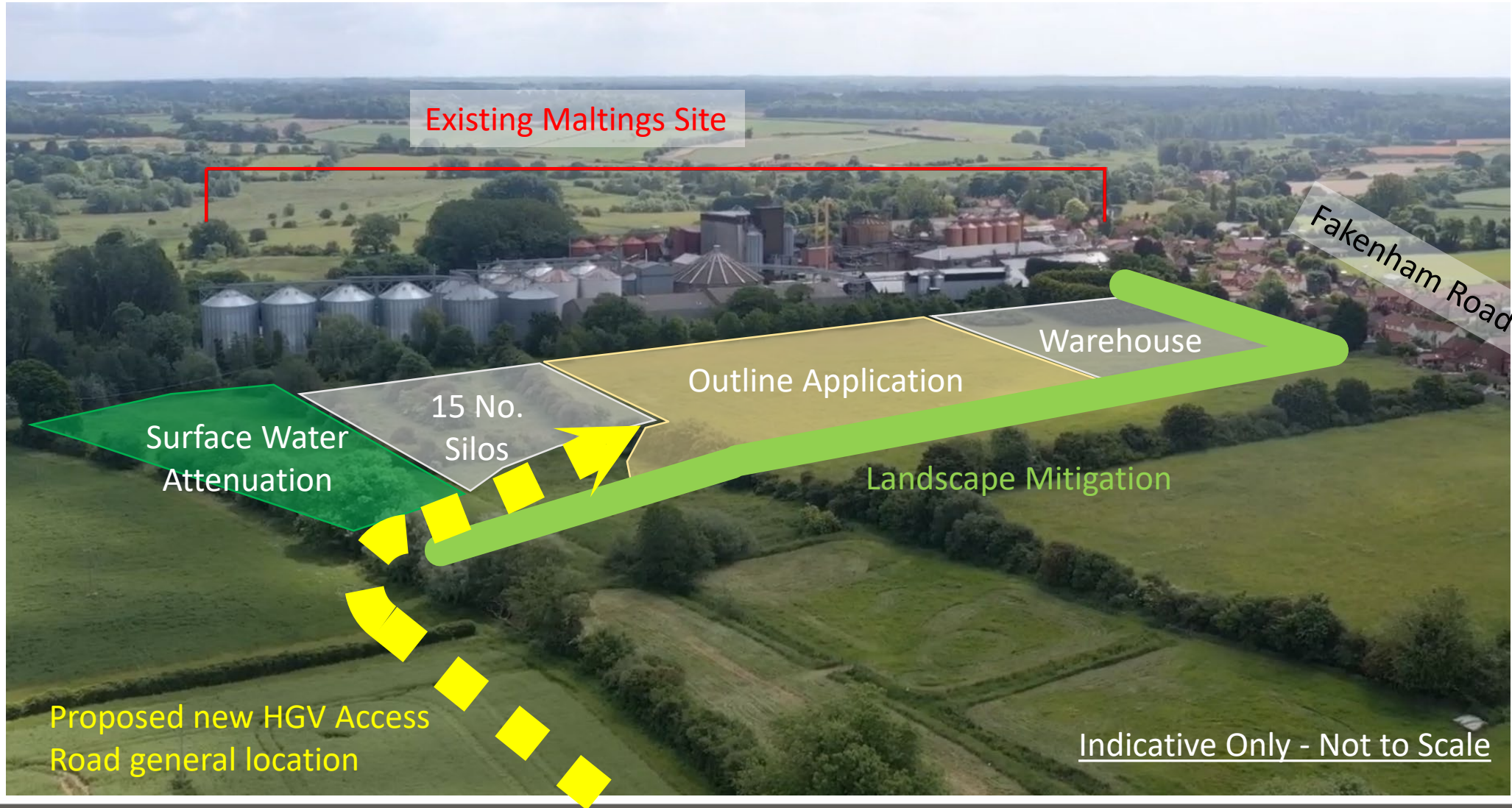
Existing Maltings Site

Proposed new HGV Access road  
general location

# Site Photographs – Drone Footage June 2021



# Site Photographs – Drone Footage June 2021 (annotated)



# MAIN ISSUES

## Matters relevant to both schemes

- [Principle](#)
- [Ryburgh Neighbourhood Plan](#)
- [Environmental Statement](#)
- [Habitats Regulations Assessment](#)
- [Responding to a Climate Emergency](#)
- [Extensions to existing businesses in the Countryside](#)

## Impacts

- [Highway Safety](#)
- [Impact on Landscape](#)
- [Noise Impacts](#)
- [Impact on Residential Amenity](#)
- [Surface Water Drainage](#)
- [Impact on Ecology and Biodiversity](#)

## Other Matters relevant to both schemes

- [Phasing of Delivery](#)
- [Cumulative Impacts](#)
- [Material Planning Considerations](#)
- [Planning Balance](#)
- [Conclusion](#)

# RECOMMENDATION

**PO/20/0524 (Application 2) - Hybrid application for creation of HGV access road to serve an expanded Crisp Maltings Group site (Full Planning permission) and construction of buildings and structures required to increase the maximum output tonnage of malt of the Maltings site in any one calendar year to 175,000 tonnes (currently 115,000 tonnes) (Outline application with all matters reserved except for access).**

## **RECOMMENDATION: APPROVAL**

Delegate **APPROVAL** to the Assistant Director for Planning subject to:

- 1. No objection from Natural England in relation to Habitats Regulations matters or are comfortable for the Council as competent authority to discharge its duties under the Habitats Regulations;**
- 2. The imposition of appropriate conditions** (detailed list of conditions to be provided to Development Committee ahead of the meeting); **and**
- 3. Any other conditions that may be considered necessary at the discretion of the Assistant Director for Planning**

# RECOMMENDATION

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## **RECOMMENDATION: APPROVAL**

Delegate **APPROVAL** to the Assistant Director for Planning subject to:

1. **No objection from Natural England in relation to Habitats Regulations matters or are comfortable for the Council as competent authority to discharge its duties under the Habitats Regulations;**
2. **The completion of a S106 Obligation to secure:**
  - a. **Funding for 2 no. Traffic Regulation Orders linked to delivery of the warehouse and construction of the silos to manage and reduce HGV traffic within the village of Great Ryburgh**
  - b. **Cessation of use of the Off-Site Storage in connection with the first use of the warehouse to reduce HGV traffic within the village of Great Ryburgh**
3. **The imposition of appropriate conditions** (detailed list of conditions to be provided to Development Committee ahead of the meeting);
4. **Any other conditions that may be considered necessary at the discretion of the Assistant Director for Planning; and**
5. **In the event that the S106 Obligation cannot be secured within three months of the date of Committee resolution to approve, to return the matter to the Development Committee for further consideration.**