

# PROPOSED MUSHROOM FARM DEVELOPMENT AT PINVIN



## THE SITE

The site of the proposed development is located on land to the north of the A44. It is situated north west of the Pinvin crossroads and west of Pinvin village on land which is currently used for agricultural purposes.



## PROPOSED DEVELOPMENT

The proposed development will comprise circa 56,400 sqm of floor space. Vehicular access will be taken from the A44. Existing public rights of way which cross the site will be diverted and enhanced where necessary to accommodate the development.

The proposal will integrate renewable energy technologies where possible and include freestanding and roof mounted PV panels.

The landscape proposals include bunding to create screening to the site. Tree planting is modest to minimise leaf litter which would compromise hygiene standards on the farm. The planting will also be broken to allow a consistent flow of fresh air across the site which is essential for crop wellbeing.

Hedgerow will be retained on all boundaries other than the new vehicle access point. This is shown with intermittent gaps to allow for air movement which is required for the growing process. The site is planted with a low maintenance grass to be sown to the boundaries and bunds around the site.

## WHO ARE WALSH MUSHROOMS?

Walsh Mushrooms Group is one of the largest suppliers of fresh mushrooms in the UK. They grow and pack 450 tonnes of mushrooms weekly for the UK market from their modern packhouse at Vale Park, Evesham.

Walsh Mushrooms have supplied the UK market for 40 years. They have operations in Bury St Edmunds and Evesham in the UK, plus Tipperary and Wexford in Ireland. The company is a significant horticultural producer employing approx. 400 people across the 4 sites. The group has grown rapidly over the last 5 years and has invested in wood chip heating and solar energy in its drive towards sustainable food production. These environmentally led actions have reduced Co2 by 2,000 tonnes per annum.

Walsh Mushrooms have been operating in The Vale of Evesham since the 1980's and opened a modern packing and distribution facility at Vale Park, Evesham in 2001. The health benefits of mushrooms and the awareness of "food miles" amongst consumers is driving demand for locally grown produce. This is also key to securing the food supply chain post Brexit.

The proposals will provide a significant number of new jobs and help safeguard existing jobs for this long-standing local employer.

This new growing farm near Evesham, close to the existing packing and distribution facility, will help satisfy this demand.

## ENVIRONMENTAL MATTERS

**Noise** - The scheme is designed to ensure that all significant items of plant, such as boilers, chillers, combined heat and power unit (CHP) and ventilation fans are located towards the centre of the site where possible.

Furthermore, they will be acoustically specified to ensure no adverse noise levels on off-site receptors in accordance with National Planning Policy Guidance.

Mobile plant operating and service areas within the site will be screened where necessary. This will ensure that any off-site effects of activities that cannot be reduced at source are appropriately managed.

The combination of the above measures to 'Mitigate by Design' will ensure that the proposed development will comply with all local and national noise-related planning guidance and that the amenity of off-site receptors will be adequately protected.

**Air Quality** - All growing of mushrooms will be carried out within the growing tunnels. Comprehensive research on a number of other mushroom growing facilities, supported by scientific evidence, has shown that there is minimal impact on air quality from this type of mushroom farm (phase 3 growing farm) and the risk of impacts to the surrounding areas is low.

All onsite energy plant such as CHP and boilers will be designed to meet the limits set within the Medium Combustion Plant Directive. They will incorporate appropriate parameters and stack heights to ensure adequate dispersion of emissions to prevent impact on local air quality and to ensure they will not exceed the UK Air Quality Objective limits.

Through the implementation of comprehensive mitigation and appropriate design of on-site processes and plant the amenity and health of off-site receptors will be adequately protected in terms of air quality.

The farm would be operated to ensure that emissions are minimised at all times through the implementation of comprehensive air quality management practices.

**Lighting** - The lighting scheme will comply with all relevant British standards and the Institute of Professional lighting guidelines. It will serve to ensure safety and security of all areas so the development can be effectively maintained.

The lighting scheme will be designed to ensure that external lighting is concentrated in the appropriate areas and that upward light is minimised to reduce unnecessary light pollution, energy consumption and nuisance to neighbouring properties. Due to the type of vehicles that are used for loading and unloading on the site, it is proposed to install lighting at a column height of 8m.

## Soft Landscape Proposals



The proposed development will include:

- Main structure will include four growing units (60no. poly tunnels), connected by a steel portal frame building which will include, Plant rooms manager's office, cold room, canteen, toilets, showers and changing facilities.
- Structure containing 9 poly tunnels and a steel portal frame building with staff facilities.
- Steel portal frame building for cold store, packing and packaging storage.
- Machinery with workshop store.
- Steel portal frame building for workshop and machinery storage.
- Structure containing 12 poly tunnels and a steel portal frame building with staff facilities.
- Wash water settlement tank and soakaway.
- Site Manager's Cottage.
- Staff parking for 119 vehicles.