Central Design Consultants Ltd

DESIGN AND ACCESS STATEMENT

PROJECT: Proposed Growing and Pack House Building

LOCATION: Oak House, Roman Bank, Holbeach, Spalding, PE12 8BB

Grid Reference: X 534665
Y 327213

APPLICANT: DGM Growers (M & W Mack Ltd)



Aerial photo of existing site facing a Southerly direction

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QUANTUM OF APPLICATION

To provide a modern fully fit for purpose building for the growing of Chicory, as well as cold storage and processing of other seasonal vegetables including:

- Peas & Beans
- Pak Choi & Choi Sum
- Jerusalem Artichokes
- Fennel
- Celeriac
- Courgettes
- Purpose Sprouting Brocolli

Once completed and with time this new building would enable the demolition of an existing growing / processing building at the Northern end of the site.

This Design and Access Statement should be read in conjunction with Central Design Consultants drawings:

2136-002-01	-	Site Plan as Existing
2136-002-02	-	Enlarged Site Plan as Existing (1 of 2)
2136-002-03	-	Enlarged Site Plan as Existing (2 of 2)
2136-002-04	-	Site Sections as Existing
2136-002-05	-	Floor Plan as Existing
2136-002-06c	-	Ground Floor Plan as Proposed
2136-002-07c	-	First Floor Plan as Proposed
2136-002-08	-	Proposed Elevations
2136-002-09a	-	Proposed Sections
2136-002-10	-	Site Plan as Proposed

HISTORY

Since 1983 Chicory and Celeriac has been grown and processed on this site originally by Jack Buck (Farms) Ltd, before being purchased by DGM Growers Ltd in 2007, during which time and as part of the M & W Mack Ltd group, who as one of the UK's most trusted names in the fresh produce industry, the business has continued to grow. This site currently produces 7.5 million Chicory heads per annum (550 tonnes per annum) and represents 100% of the UK production, as well as being 73% of the UK consumption with the remainder of the expanding market being imported by wholesale / caterers.

The growing and processing of the Chicory is currently undertaken in historic buildings circa fifty years old, which are coming to the end of their serviceable life and combined with their position at the Northern end of the site, it is neither economic to maintain the building or has sufficient space around it to permit extension without impacting upon the neighbouring residential dwellings on Roman Bank.

Taken from South Holland District Councils web-site the applicants site has been subject to the following applications since 1991.

H-09-0416-87	-	Erection of steel framed cold store
H-09-0766-89	-	Erection of Agricultural Store
H-09-0327-17	-	Erection of Portal Frame growing and packhouse building – Outline application

The later 2017 application formed the outline consent for this current full planning application.

PROPOSAL

In order that DGM Growers can expand into the ever expanding Chicory market and continue to produce an economical product compared with lesser quality / freshness imports, it is proposed to construct a building that will meet the specific needs of growing, processing and storing Chicory throughout the calendar year.

This document and accompanying drawings are being submitted as a Full Planning Application, with the drawings have been prepared the proposed location of this 3815m^2 footprint building, which will have eave heights between 6.8m and 8.0m. Associated with this building there will be additional packaging storage building HGV hardstanding and rainwater harvesting / sustainable drainage, all of which will be positioned to the South of the existing buildings in order to minimise the impact of the development upon the residential dwellings located on Roman Bank.

In addition to the existing rainwater harvesting tanks on site that are used within the growing and processing of the products, the roof to the proposed building will also discharge into new rainwater harvesting tanks to reduce the consumption of potable water within the 6000 – 8000 litres of water that is used on site on a daily basis.

Assuming that planning consent is forthcoming for the proposed development and in order that growing and processing of Chicory can be maintained on site, it is envisaged that the development on site will follow the outline programme as detailed below.

Construct and fit out new 3815m^2 footprint building and associated external works.

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Move Chicory growing and processing from existing building into new facility whilst maintaining existing office facility with existing building at Northern end of site.

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The administrative side of DGM Growers will be moved from the existing building into new offices within a first floor area of the new building. The timing of this element will be dependant upon financial resources following the development and fit out costs of the new Growing and Pack House Building, although the applicant has indicated that this would be within a timescale not exceeding 36 months.

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Once the new facility is fully occupied the existing growing / processing building at the Northern end of the site will be removed, with the current intention to work with local development partners to provide a suitable redevelopment opportunity accessed from Roman Bank (residential use?).

SUMMARY

To provide new premises specifically designed to suit the needs of Chicory growing and processing, which in turn will enable removal of a near end of serviceable life premises which in turn will potentially release a parcel of land for alternative development.

This scheme will increase employment within the area and hopefully enable DGM Growers to maintain at least 73% of the UK market in Chicory.

ARG/2136-002