



DESIGN AND ACCESS STATEMENT

ERECTION OF A POTATO STORE

Client

Albanwise

Low Mowthorpe
Duggleby
Malton
YO17 8DA

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Introduction

This report has been commissioned by Albanwise of Low Mowthorpe, Duggleby, Malton, YO17 8DA.

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with the majority of planning applications. The purpose of this report is to satisfy the requirements of Section 42 of the aforementioned Act.

This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

This report has been prepared by Ian Pick. Ian Pick is a specialist Agricultural and Rural Planning Consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.

Ian Pick has 21 years experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

Background Information

Albanwise operate a large scale arable farming business from Low Mowthorpe, Duggleby, Malton, YO17 8DA. Low Mowthorpe is the operational base for the Albanwise farming operations in Ryedale, which extend to 6100 acres.

Of the total land holding, 5000 acres is in arable production, producing 1500 acres of wheat, 1450 acres of barley, 650 acres of oilseed rape, 320 acres of vining peas, 120 acres of beans and 780 acres of seed potatoes.

The business currently produces approximately 12,000 tonnes of potatoes per annum and they have insufficient dedicated storage capacity.

The Proposed Development

This application seeks full planning consent for the erection of a potato storage building which will provide box storage capacity for 4450 tonnes of potatoes.

Amount

The proposal is for the erection of a potato storage which extends to 54.953m x 36.060m with an eaves height of 9m and a ridge height of 12.179m.

Use

The proposed building will be used as a box store for potatoes. The capacity of the building will be 4450 tonnes.

Layout

The proposed potato store is to be located on the footprint of existing farm building which are to be removed. The layout can be seen in detail on Drawing No. IP/LM/03.

The proposed development will be serviced via the existing farm access.

Scale

The proposal is for the erection of a potato store measuring to 54.953m x 36.060m with an eaves height of 9m and a ridge height of 12.179m. The development has a floor area of 1982 sq m.

Landscaping

The proposed development has been located within the established farmyard, on the footprint of existing farm buildings. Views of the development will be in the context of the existing farm complex. The proposed development will not have a detrimental impact on the character and appearance of the surrounding landscape.

Appearance

The proposed building is a purpose built potato store. The building will be of a steel frame construction with the external cladding for the walls and roof to be plastisol coated composite panels in natural grey, to match the existing buildings on the site.

This design and appearance is typical of a potato store, and similar to the adjacent buildings.

Access

The proposed development will be accessed using the existing farm access. The development will utilise the existing parking, turning and weighbridge facilities on the farm.

The increase in potato storage capacity at Low Mowthorpe will have the result of reducing traffic generation associated with the operations.

Currently, there is insufficient storage capacity at Mow Mowthorpe for the potatoes produced, however, all sizing and grading of the potatoes for the whole business is undertaken at Low Mowthorpe. This results in a number of double movements of potatoes, with potatoes brought into the Low Mowthorpe at harvest for sizing and grading, and then moved into storage on other farms, before dispatch to the customer.

Ian Pick



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