



DESIGN AND ACCESS STATEMENT

Proposed extension to office and packing shed, Rookery Farm, Joys Bank, Holbeach St John, Spalding Lincs, PE12 8SG.

Introduction

This planning application has been prepared by Peter Humphrey Associates acting as agent for the applicant Mr David Robinson.

Rookery Farm is a 90 hectare arable farm based in Joys Bank, Holbeach St Johns. It has been in the hands of the Robinson Family for 96 years. The farm currently crops 56ha of wheat, 15 ha of oilseed rape, and 9ha of spring beans. 8 years ago the farm diversified into the growing and packing of flowers and plants for the horticultural mail order industry, this is now the primary income source of the business.

The farm is also the home of The National Cut Flower Centre (www.nationalcutflowercentre.co.uk), which is a HDC funded project for the research and development of commercial cut flower growing. This section of the business has designated trial growing areas on site and see's visitors from flower growing companies all over Europe to inspect the growing trials which take place on site.

The business now has 28 full-time employees, including 9 from the local village, who grow, pack and dispatch over 2 million plants per annum for its mail order customers.

As a result of the farm's diversity, the business and site has expanded rapidly to cope with demand. Mr Robinson now requires additional space for offices and packing to meet the demand/supply of new contracts, of which this application approval for the necessary expansion.

Design, Appearance & Layout

The proposed extensions have been designed to match the existing building in terms of design and material appearance, using the same facing brick and profile cladding.

The proposed development is well screened therefore it will have very little impact on the surrounding area.

Access

The proposed development will utilise the existing site access into Rookery Farm.

Employment

As mentioned earlier, the existing business now has 28 full-time employees, including 9 from the local village. The proposed development will create 4 additional full time jobs in the new office and packing shed.

Opening hours

The hours of operation will remain in line with current approvals. No extensions to working hours are being proposed.

Vehicular movements

It's not considered that vehicle movements will increase as a result of this proposed (ie large vehicles/deliveries) other the cars for additional staff. The proposals are purely to improve efficiency and methods of the current operations already happening on site.

Flood Risk Assessment

Please see full flood risk assessment attached with this application, which also details the surface water strategy.