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JEPCO Ltd, Browns Farm, Gedney Drove End, PE12 9NN

Proposed plant breeding facility and associated works.

Design and access statement

JE Piccaver and Co (JEPCO) are a local farming company, based at Norfolk House Farm but operating in partnership with several companies and on several sites in both Lincolnshire and Essex. The company has been involved in preliminary plant breeding and production trials for some years, and this proposal is to provide facilities to take this earlier work to the next pre-production level. The company can utilise a now redundant farm building previously for bulb processing and now redundant for the processing operations, but additionally requires a new greenhouse for the plant based operations.

Design

The proposal is for a small plastic clad greenhouse, 19.2m x 50m adjacent to the main Browns Farm building complex. One of the existing buildings previously used for bulb processing (hot water treatment, sterilisation, drying etc..) will be adapted to undertake the breeding, quality control, handling and storage. There will also be an earth banked reservoir to accommodate the water from rainfall events, and a concrete access apron joined to the existing yard area, and a perimeter fence.

The greenhouse is a twin span (9.6m each) unit with steel frame and trusses, and plastic cladding. It will be fitted with heating system, energy saving and blackout screens, and supplementary lighting. The blackout screens (roof and sides) will be used during periods of supplementary lighting outside of daylight hours, and will ensure that there is no light pollution. The cladding will be conventional u-v resistant LDPE with a life-span in excess of 5 years. The eaves (gutter) height is 4.5m.

Perimeter fencing will be installed around the new greenhouse, existing bulb handling building and new apron. This will be steel palisade fencing to a height of 2.4m.

The reservoir will be an earth banked one with butyl or similar liner, which will collect the run-off from the new development and has been designed in accordance with current guidelines and to meet Internal Drainage Board requirements for discharge to their system. The majority of this water will be used for irrigation purposes. The reservoir will include perimeter fencing as shown on the drawing.

The area enclosed by the fence is 3500m2.

Drainage

The additional area of rainwater run-off is 960m2 of greenhouse and 638m2 of concrete. This will be collected in the new reservoir and then transferred to existing ones and used for irrigation purposes. There will be no overflow to the IDB drain system, and the system includes pumping to exceed their requirement for 50% emptying in 24 hours, 100% in 48 hours. IDB have been consulted and have no objections (conversation Graham Brown, 10.10.19). Further details are as per the attached document “Drainage”.

There is no foul water drainage associated with this application.

Access

There are no changes to the existing access arrangements to the farm, and there will be minimal increase in road traffic, estimated at 12 car movements per day plus occasional van for deliveries.