

Design and Access Statement
17-1708

For

Glass houses, nursery and reservoir

At

**Land at New River Gate
Holbeach St John
Spalding
Lincolnshire
PE12 0RY**

Client

Blofield Nurseries Ltd

To be read in conjunction with
Plans 17-1708-1 to 17-1708-10

22nd May 2018

Introduction

The design and access statement supports the full planning application for the formation of a nursery involving an improved access, drive-way, vehicle turning area, the erection of glasshouses/shed and the formation of a reservoir at land at New River Gate, Holbeach St John.

This statement outlines the design proposals for the project and demonstrates how Anglia Building Consultants have addressed important guidelines from the District Council and Government design criteria, as well as the impact of the proposed development on the surrounding area.

The client already own and operates a nursery business based at Hall Road, Blofield, Norfolk. The existing site has been expanded to its limits and the new site is required to meet the growing needs of the business as it expands to meet the demands of its customers.

Initially it is envisaged that the proposal will employ 1 manager and up to 5 temporary staff for approximately 2 months of the year at busy times, with this increasing to 1 manager and an assistant, and the 5 temporary staff being required for 4 months a year. Then once fully completed the proposed expansion of the business should require up to 15 additional seasonal employees.

The nursery grows plants for sale to wholesalers and would not be open to the public.

Prior to submission of this application the client submitted a 'Pre-application planning enquiry' your reference PE-00677-17, with the advised that "from the information submitted it is considered that the proposal, location and scale of operation could be appropriate for the site".

1. The Site

The site is at land at New River Gate, Holbeach St John, Spalding, and is surrounded on all sides by agricultural land, as shown below.



Picture courtesy of Google Earth

The Site

The site is approximately 100m wide by 420m deep giving an area of around 4.15 hectares.

2. Use of the Site

The site is currently agricultural.

It is proposed to erect a new glasshouse, and use the site for horticultural purposes.

3. Amount

The proposed development involves the erection of a glasshouse, with a shed incorporated at the front.

The shed extends the full width of the building and measures 81.44m wide by 12.95m deep, while the glass houses to the rear extend a further 230.55m, giving a total building size of 81.44m by 243.5m, giving a total floor area of 19,830.6m².

A reservoir is also proposed that would measure 55m by 50m.

4. Layout

The layout of the site is shown on plan 17-1708-3. An access is to be provided in the North West corner of the site leading on to New River Gate. The access leads to a vehicle

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turning and parking area, with the building positioned behind. In the South West corner of the site it is proposed to build a reservoir to store and re-cycle the rainwater from the development.

The layout of the glass houses is open plan, as shown on plan 17-1708-4, with the shed which is to be used as a secure storage and packing area along with staff facilities, including toilets, staff room, wash area and an office positioned along the front, as shown on plan 17-1708-5.

The building has been sited to allow drainage board maintenance of the drain to the northern boundary.

5. Scale

The scale of the proposal is shown on plan 17-1708-3 to 17-1708-8.

The proposed eaves high is 5.3m giving a ridge height of 6.15m.

6. Landscaping

The current site boundaries are open.

It is proposed to erect a 2m high wire mesh fence to the boundaries with a hedge of Laurel and Hawthorne being planted in side.

The improved access will be formed in accordance with Lincolnshire County Council requirements with a tarmac entrance and concrete driveway and turning area leading from this.

Construction of and landscaping to the reservoir is shown on plans 17-1708-9 and 17-1708-10, and will involve grass banks with wire mesh boundary fence around the perimeter.

7. Appearance

The glass houses will be of an aluminium frame with a glass roof and walls and similar in appearance to that shown below.



A shed is to be formed to the front which is to be clad in Plastisol sheeting to the walls and roof which are to be goose wing grey, and off white in colour.

PV panels will also be installed on the west facing roofs of the shed area.

8. Access

The existing access in to the site is to be improved in accordance with the requirements of Lincolnshire County Council Highways, and has been provided with a width to allow lorries to pass within the site.

See separate document with predicted traffic movements to and from the site.

9. Flood Risk Assessment

See separate Flood Risk Assessment by Geoff Beel Consultancy.

10. Contamination

See separate contamination questionnaire.

11. Rainwater drainage

Rainwater from the proposal will be taken to the new reservoir to enable the re-cycling of water within the nursery.

See also separate document detailing rainwater disposal for the development.