



DESIGN AND ACCESS STATEMENT

ERECTION OF A GREENHOUSE

Client

Dalby Nurseries Ltd
QORTHILL
YORK
YO19 5XP

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Introduction

This report has been commissioned by Dalby Nurseries Ltd of Manor Farm, Warthill, York, YO19 5XP.

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

Background Information

Dalby Nurseries Ltd operates an existing fully functional nursery from Manor Farm, Warthill. The applicants are proposing to improve their existing operations through the erection of an additional structure for internal growing. The proposal is the result of an increase in demand.

Amount of Development

The amount of development extends to the erection of 1No. greenhouse.

Use

The use of the building would be for growing plants associated with the existing operations at the nursery. The proposal will enable the applicants to meet an increased demand during peak periods of the year.

Layout

The layout of the development is shown on the attached site plan (drawing No. IP/DN/02). The layout includes the proposed structure, which is orientated on an north south axis. The proposed development represents infill, and is to be sited immediately adjacent to the existing storage building to the west.

Scale

The scale of the development is 1 building extending to 56080mm x 28802mm, with an eaves height of 2946mm and a ridge height of 4422mm.

Landscaping

The proposed site has been chosen with both functionality and landscape impact in mind. The overall development is discreet in nature and is screened within the immediate landscape by existing boundary vegetation, and the existing built development to the east and west.

Due to the siting of the proposed development, and the design and scale, it is concluded that the development will not have a detrimental impact on the overall

character of the surrounding landscape and the development if therefore acceptable in terms of landscape impact.

Appearance

The proposed building will be of a steel frame construction, with a galvanised steel skirt to prevent rodent access, with a polythene sheeting above. The roof covering will also be a clear polythene sheeting.

The design and appearance can be seen in greater detail on the attached elevation drawing (drawing No. IP/DN/03).

Vehicular Access & Transport Links

During construction, the proposed site will be accessed using the existing site entrance. Following construction, there is no requirement for vehicular access and the overall proposal does not include any increase in traffic generation.

Planning Policy

National Planning Policy is contained within the National Planning Policy Framework which was introduced on 27th March 2012. The NPPF provides support for economic growth and development of agricultural businesses in paragraph 28.

“ 3. Supporting a prosperous rural economy

28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;"

The National Planning Policy Framework provides strong support for the principal of agricultural and rural development within paragraph 28. The proposal represents the sustainable growth and expansion of an existing agricultural business and as such is supported by the National Planning Policy Framework.

Green Belt

Paragraph 89 of the NPPF advises that the local planning authorities should regard the construction of new buildings as "inappropriate". Exceptions to this are outlined in paragraph 90 of the NPPF, which include buildings for the purpose of agriculture. As such, the proposal is acceptable in terms of paragraph 90 and is again supported by the National Planning Policy Framework.

Kind Regards,

Ian Pick BS (Hons) MRICS