

**DESIGN AND ACCESS STATEMENT
&
PLANNING STATEMENT OF NEED
FOR THE ERECTION OF A GLASSHOUSE DEVELOPMENT
AT ALDBY FIELD FARM**

ON BEHALF OF
Aldby Field Nurseries Limited

LOCATION
Aldby Field Farm
Sand Hutton
York
YO41 1LG

Prepared by:
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1.0 GENERAL INFORMATION

- 1.1 **Applicant: -** Aldby Field Nurseries Limited
Aldby Field Farm
Sand Hutton
York
YO41 1LG
- 1.2 **Agent:-** Jack Ayres – Sumner BSc (Hons) MRICS FAAV
Boulton & Cooper Stephenson
St Michaels House
Malton
YO17 7LR
- 1.3 **Site Address: -** Aldby Field Farm
Sand Hutton
York
YO411LG
- 1.4 **Accompanying Documents:-** Location Plan – Scale 1:2500
Block Plan – Scale 1:500
Scaled Drawings – Scale 1:200 @ A1
Application Fee - £2580

2.0 BACKGROUND

This Planning Statement has been prepared on behalf of Aldby Field Nurseries Limited. It accompanies a Planning Application for the erection of 9504 sq m of glasshouse development on land at Aldby Field Farm and adjacent to the existing nursery.

Aldby Field Nurseries Limited is a well-established horticultural business growing bedding plants for the wholesale market for approximately 25 years. It trades from Aldby Field Farm, where there are already established glass houses which serve the existing business.

The business is continually expanding due to a growing customer base and due to increasing demand for bedding plants. Aldby Field Nurseries Limited is supported by a wide and diverse customer base which include's the following:-

- Local Authorities including York, Doncaster, Lincoln and Hull
- Prestigious Stately Homes including Harewood House and Castle Howard
- Retail stores such as B & M Bargains
- Local, Independent Garden Centres

In addition to the expanding business the Applicant no longer has use of approximately 6474 sq m of glasshouse which was previously held on a Tenancy and will no longer available to the Applicant from the end of June 2019. Furthermore the Applicant is continually trying to improve on the economics of the business by cutting costs and one way of doing this is to reduce HGV movements of growing stock.

3.0 DEVELOPMENT PROPOSAL

This Application is for the erection of a glasshouse for the purposes of supporting an existing business. The building will be used for the growing of bedding plants for the wholesale market.

3.1 Location

The proposed development site is between Sand Hutton, Claxton and Bossall.

The development will take place adjacent to existing glasshouses owned and used by the Applicant.

3.2 Proposed Use

The proposed use is for the growing of bedding plants to supply the wholesale market.

The glasshouse will assist the operations on an existing business.

The Applicant is looking to provide facilities that ensures the business remains sustainable, as well as allowing for the expansion of the existing business, whilst improving economics through reduced transportation of plants to complete the growing stage. The Applicant also no longer has use of approximately 6474 sq m of greenhouse which as a minimum is required to sustain the existing business.

3.3 Site Assessment

A site assessment has been carried out by the applicant and has concluded that the proposed site is the most suitable for the proposed glasshouse to assist the existing business.

The siting of the proposed building has also been chosen to minimise the loss of productive agricultural land and without causing significant damage and disturbance to the surrounding environment and landscape.

3.4 Size & Appearance

The glasshouse will measure 99m x 96m x 5.5m to its tallest point. The development will be of aluminum framed construction incorporating glass. The roof will be of the same construction.

The building will be of the same appearance to those already existing at Aldby Field Farm and utilised by Aldby Field Nurseries Limited which are used for the same purpose as the proposed development.

The proposed development uses thermal screens to heat the greenhouse space, with no reliance on oil, gas or mechanically operated heating systems.

3.5 Access

It is not considered that any additional consultation regarding the access should be required, or indeed any further works required as the access has already been used for its continued intended use.

3.6 Drainage

To use an existing drainage scheme.

All rainwater will be collected and stored in an existing balancing pond. This water is recycled through the glasshouses at Aldby Field Farm for the watering of the plants.

4.0 JUSTIFICATION

4.1 General

There are a number of factors which have resulted in the need for the glasshouse which are further discussed as follows:

- Expansion of Current Business – there is increasing demand for bedding plants from the Applicants suppliers. The glasshouse space available at Aldby Field Farm is currently at capacity. To facilitate the increased demand additional production space is required.
- Loss of Approx 6474 sq m of Glasshouse Space – The Applicant had a Tenancy on approximately 6474 sq m of glasshouse space at Wilberfoss. This Tenancy will terminate in June 2019. Therefore to sustain current production levels further glasshouse space is required by the Applicant. The Applicant is now able to facilitate the construction of their own glasshouse at Aldby Field Farm. The wider benefits that derive from this glasshouse are discussed later in the Report but in brief improve the economics of the business, provide the ability to oversee production to a higher standard of husbandry, reduce HGV movements in and around the area and also allow for the expansion of the business.
- Location (Movement of Growing Plants) – The Applicant has previously rented 6474 sq m of greenhouses at Wilberfoss. In addition, the Applicant is looking at improving the economics of the farm business. Some of the bedding plants grown were established at Aldby Field Farm and then transported using HGV's to the previously occupied site at Wilberfoss. The plants were then nurtured and will be transported back to Aldby Field Farm when fully grown to be packaged before being distributed to their customers. To avoid transportation the Applicant will replace the growing space lost at Wilberfoss at Aldby Field Farm which will allow the business to be sustained. Furthermore the Applicant will considerably reduce HGV movements on and off of the site as all produce will be grown and handled from the Aldby Field Farm site.

The reduction in movement of HGV's to and from Aldby Field Farm will result in a reduction of movements through the surrounding villages.

- Environmental Benefit - An additional benefit of reducing the movements of vehicles would be for the environment. Emissions will be reduced due to fewer vehicles in operation producing fewer emissions and burning less fuel.

- Employment – The proposed development will sustain the existing business which will at minimum sustain the jobs of the existing employees. It is expected that as the business is allowed to grow and expand that it will improve job prospects for local people by creating a need for further employment.

4.2 Planning Policy

4.2.1 Ryedale District Council Local Plan Strategy

Policy SP9 The Land Based and Rural Economy

Policy SP9 notes that “Land based economic activity is integral to the district economy, cultural heritage and identity”. The proposed development will support a land based activity and also improve the economics of the business.

Policy SP13 Landscapes

The proposed building is being constructed within immediate proximity to an existing range of glasshouses. Due to the location of the site, its position is well screened by existing natural features.

Policy SP16 Design

Careful consideration has been given to the design of the proposed building. The proposed building will meet the needs and demand of the existing business as well as causing the least amount of disturbance to the surrounding landscape. Furthermore the materials used in the construction of the buildings are typical of that expected of development of its nature and for the purposes of an existing business.

4.2.2 National Planning Policy Framework

Section 6 – Supporting a prosperous rural economy

The proposed development will support the sustainable growth and existence of an already existing rural business.

Section 12 – Achieving Well Designed Places

(see above Planning Policies)

4.3 Conclusion

Having assessed the requirements of the existing business and the reasons for the proposed development it is clear that it will bring multiple benefits to both the Applicant and the surrounding community and landscape.

The development is also supported by Policies contained within the Ryedale District Council Local Plan Strategy and National Planning Policy Framework.

It is therefore requested that this Application is supported.