

Design & Access Statement + FRA & SUD's Assessments

Date:	May 2022.
Development Address:	Hornsea Garden Centre, West Road, Siggleshorne, Hornsea, HU11 5QL.
Applicant:	Woodthorpe Hall Garden Centre Ltd, Woodthorpe, Nr Alford, Lincolnshire, LN13 0DD.
Agent:	Keir Architecture Ltd. Tel/Fax: 01472 885230 Mobile: 07813 006079.
Local Planning Authority:	East Riding Of Yorkshire Council.
Nature of Development:	Full Plans Application to remove a Display Timber Chalet and Timber Fencing and Erect a Children's Play Barn with Associated External Landscaping and Roof Run-off Water Collection Tank to Rear.
Existing Land Use:	B8 - Garden Centre Associated Storage & Warehousing
Proposed	D2, A1 & A3 – Garden Centre Associated Assembly & Leisure, Retail and Restaurants and Cafes.



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Introduction:

This statement is submitted on behalf of Woodthorpe Hall Garden Centre Ltd, as an integral part of their Full Plans Application to remove a Display Timber Chalet and Timber Fencing and Erect a Children's Play Barn with Associated External Landscaping and Roof Run-off Water Collection Tank to Rear, at: Hornsea Garden Centre, West Road, Sigglesthorne, Hornsea, HU11 5QL.

In this Statement, we describe the Site and its Surroundings, the Nature of the Proposed Development and set out the case **"For"** granting Full Planning Approval with any relevant Conditions attached.

Assessment:

Physical Context:

The Application Site is located at the Front and Western Side of the Hornsea Garden Centre, Sigglesthorne, Hornsea, HU11 5QL which sits adjacent to the B1244 West Road, just outside the Village of Sigglesthorne.

The Site comprises of approximately 4205.79M² of land, which is outlined in red on the Site Location Plan and which slopes East to West 2.55m. Note, the area of the site where the Proposed Play Barn is to be located slopes South to North and only by 620mm.

Social Context:

The Application Site is a Long Standing, Well Established, Rural Garden Centre Business and is a Popular Rural Leisure Business / Destination for Locals and Tourist in the Hornsea Area.

Economic Context:

The Garden Centre Business over the last few years has been expanded following grant of planning permissions DC/14/00450 & DC/17/1341, which have both been a great success and have genuinely helped improve the business... This Application for a Play Barn is a further move to increase the Business Sustainability and Robustness by Diversifying the Leisure Services / Activities available at the Site for both Locals and Tourists alike and in the process creating 24 New Jobs which will all add positively to the Local Economy & Prosperity.

Planning Policy Context:

East Riding of Yorkshire Local Plan (Strategy Document) – 2012 to 2029:

S1– Presumption in Favour of Sustainable Development:

S4 – Supporting Development in Villages and the Countryside:

H4 – Making the most efficient use of land:

EC1 – Supporting the growth and diversification of the East Riding Economy:

ENV1 – Integrating high quality design:

ENV2 – Promoting a high quality landscape:

National Planning Policy Framework (NPPF):

The NPPF sets out a coherent vision of achieving “sustainable development”....It also has at the heart of the framework a “presumption in favor of sustainable development”...Para 10 & 11 Pages 5&6 of NPPF Feb 2019. Thus, “the purpose of the planning system is to contribute to the achievement of sustainable development” - Para 7 Page 5 of NPPF Feb 2019.

Achieving sustainable development means that the planning system has three overarching objects, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):-

- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
This application ultimately makes better use of existing areas of the application site and in doing so will allow the Garden Centre to ultimately become more economically robust and diverse and protect the existing jobs that the Garden Centre Business Affords, but also in the process create 24 New Jobs for the Local Area.
- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being;

Again this application responds and complies to this statement and sees the Garden Centre not only propose a “Sustainable Expansion”, but also one which builds on the “Social Well-being” and “Accessible Services” the Site currently offers...This proposal increases “Vibrancy” and “Quality of the Garden Centre Facilities it Offers” for the surrounding Communities by Diversifying Land-use and putting forward a Play Barn as a well designed Leisure and Tourist Facility for both Local and Wider Communities along with the Tourist Trade to the Area.

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimizing waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy – Para 8 Page 5:-

- 1. The application will enhance bio-diversity on the site through incorporating into the Design a grass roof to the front of the New Building.***
- 2. The proposal will also see the use of sustainable green building materials, in particular “sustainable timber” to clad the front portion of the Building + The Posts under the Front & Side Entrance Canopy / Roof Overhang...***
- 3. The Play Barn will also use low carbon footprint power & heating technology in the form of Photovoltaic Panels to the Rear Roof Slopes.***
- 4. In addition the Application makes better and more efficient use of the Old Large Service Yard of the Application Site and sees this existing under-utilised area (i.e. from a Garden Centre Economic Sustainability Perspective), better serve the Garden Centre Business as the Site for the New Play Barn..***

Further NPPF Relevant Sections Are:

Para 80, Page 23 – Build a Strong, Competitive Economy.

NPPF Under this Paragraph says that Planning Policies and Decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity. Take into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future...

This Application strives to achieve this...and sees the Garden Centre further invest in the Site and Expand and Adapt to offer diversified experiences and create a more Modern Desirable Destination Garden Centre / Desirable Destination Leisure Land Use in the Area. It will provided addition leisure use at the site which is the Garden Centres Strength...Plus Improve Business Sustainability i.e. it will be, economic future proofing and making the business more diverse and economically robust....

Para 83. Page 23 - Supporting a Prosperous Rural Economy.

NPPF Under this Paragraph says Planning Policies and decisions should enable:

- a). The Sustainable Growth and Expansion of all types of Business in Rural Areas, both through conversion of Existing Buildings and Well-Designed New Buildings.
- b). The Development and Diversification of Agriculture and other land based Rural Businesses.
- c). Sustainable Rural Tourism and Leisure Developments which Respect the Character of the Countryside; and
- d). The retention and development of Accessible Local Services and Community Facilities, such as Local Shops, Meeting Places, Sports Venues, Open Spaces, Cultural Buildings, Public Houses, and Places of Worship.

This Application is Sustainable Growth of the Rural Garden Centre Business....It is also a Diversification of Leisure Facilities at the Site. It provides an addition to the Garden Centre which is a very positive proposal for “Sustainable Rural Tourism” and “Sustainable Leisure Developments at the Site and in the Area”, one which also respects the Character of the Countryside Location and sees the Future Proof Development / Growth of a Local Accessible Service / Local Leisure Destination.

Flood Risk Assessment (FRA):

This Application Site as identified on the Environment Agency website lies within Flood Zone 1, as a result, a Flood Risk Assessment has “Not” been undertaken as the site is seen as not at risk of flooding.

Sustainable Drainage Assessment (SUD’s):

Please note Foul Water will be connected into the Existing Foul Water System via a new Pump Tank – See Proposed Site Block, Layout, Landscape & Drainage Plan.

Please note that all of the existing red outline site is hard landscaped and has its existing run-off drainage. This Application will see a “sustainable improvement” on this existing runoff as;- The propose Play Barn will collect Roof Run-off from the Rear Portion of the Roof i.e. in the Area of the Photovoltaic Panels / Cells...This is proposed to allow the Garden Centre to use it as Sustainable Water Supply i.e. to use around the Garden Centre. Thus sustainably reducing the existing uncontrolled run-off from the site.

The collection device is proposed to be a New Large Water Collection Tank at the Rear of the Building – See Indicative Water Tank Drawing. Note, this will be designed by a Drainage Engineer and will have a Flow Control Outlet into the Existing Drain / Ditch to the East of the New Tanks Proposed Position – See Proposed Site Block, Layout, Landscape & Drainage Plan.

In addition to this the front part of the Roof of the Play Barn is proposed to be a Grass Roof...This will trap run-off and again sustainably reducing the existing uncontrolled run-off from the site.

Note - We propose that any permission granted has a Condition to control the Design of the above Proposed Sustainable Surface Water Scheme.

Involvement:

In relation to Council and Public Consultation, it was Considered and Assessed that as the Garden Centre is a Well Established “Leisure Use Business at the Site” and this Application is for Additional Leisure Use, which has Clear Planning Policy Support (See Planning Policy Section of this Design & Access Statement)...plus, it has no surrounding existing residential third party home owners that could be affected by it. It was Concluded that there was no requirement for Neighbour or Council Consultation as part of this Planning Applications Development or Submission...

Design Component In More Detail:

Use:

- Ancillary New Play Barn / Leisure Use and Diversification to the Existing Garden Centre with its Long Established Leisure and Retail + Food Sale Uses On Site.

Amount:

This Size of the New Play Barn has been driven primarily by the fact it has to be of a large enough size to make it “economically viable, sustainable and desirable”, as a long term financial investment for the Garden Centre, but also as a “Desirable Destination” in the Local Area to attract large enough numbers to ensure economic / sustainable use occurs.

Density:

Note - the New Play Barn should not have any effect on the visual density of the Garden Centre as it is to be erected immediately adjacent to the existing buildings of the Garden Centre and thus will appear as an extension of them i.e. not a stand alone building which would visually increase density.

Layout:

The layout submitted with this Application has, in the “Macro” sense been influenced by the Location of the Existing Buildings, Service Yard and Front Car Park and Boundaries of the Existing Garden Centre. In the “Micro” internal layout sense it has been driven by:

- Access into the New Building is on the South and Eastern front corner i.e. from the Existing Front Car Park, Existing Garden Centre External Front Play Area. The Internal Play Frame has then been placed behind this in what is currently Existing Service Yard Land.

Scale:

The Scale of the New Play Barn has been driven by both the size of the existing Garden Centre Buildings adjacent and the size of a Desirable Internal Play Frame Size and Height.

Landscaping:

With respect to Existing Landscaping, its worth noting here that the Application Site is well screened by Mature Trees and Hedging from the Open Countryside on its Western and Northern sides...and by the existing buildings of the Garden Centre on its Eastern Side....The proposed Scheme responds to this by focusing the quality of design to the Southern end of the new Play Barn Building.....

At the Ground level for accessibility the surfaces around the front of the building are to be a level extension of the Car Park...

Note, a jumping water jets feature is to be installed to the Eastern side of the external front area / ground level landscaping – See Proposed Site Layout Plan.....

Note, the external Areas are to be fitted with Flat Yarn Artificial Grass or similar Green Commercial External Grade Carpet.

Note, the scheme will greatly improve the biodiversity at the site, as the front portion of the New Roof of the New Play Barn Building is proposed to be a Turf and Wildflower Roof. This will add wonderfully to the Natural Environment / Biodiversity at the Site and will soften the new building into the Street Scene as one passes it on West Road in front of the Garden Centre.

Appearance:

Again as the New Play Barn will be **“well screened”** from the Open Countryside on all sides bar the Open South Facing Frontage / Aspect onto West Road in front of the Site. As this is the case, the majority of **“In-keeping Character Design Features”**, have been focused on this Front / South End of the New Building...Feature Like:

1. The use of “Timber Vertical Panelling”, like an Open Countryside Agricultural Building.
2. The use of a “Portal Frame Form of a Building”, again like an Agricultural Building in the Open Countryside.
3. The Use of a Wildflower and Grass Roof to soften the building into its leafy Open Countryside South Facing Frontage.
4. To propose a Timber Artistic Intervention to the Southern End of the Building, in the form of both Angled / Leaning Timber Clad Steel Posts and a Timber Relief Pattern on top of the Vertical Timber Cladding, to form a stylised interpretation pattern of Tree Branches and Tree Trunks. Giving this end of the building a “Visual Organic Aesthetic” which makes the building more sympathetic and in-keeping with its Open Countryside Location and Adjacent Trees to the west. In addition the building will be more memorable and fun to experience & sit under its external canopy / external seating area in what will feel like a small copse of trees looking out in a Southern direction to open fields, plus an Eastern direction onto the Water Jumping Water Jet Feature for children to play in during the summer.
5. Note the Surface Finishes to the External Front Areas of the New Play Barn Building are to be Green Flat Yarn Artificial Grass (or similar approved External Grade Green Carpet), which will be hard wearing and visually sympathetic to its Open Countryside Location.

Secure By Design:

The New Play Barn Building will have lockable windows and doors.

Access Component:

The Applicant states that :- As part of the proposals / various works the needs of the disabled person will be met in relation to current building regulations.

Sustainability Appraisal:

It is proposed that the over-all design of the New Play Barn will aim to reduce carbon emissions by consideration in its design of:

- Maximising natural ventilation and light where desired, to reduce power usage.
- To install Photovoltaic Panels / Cells to the Roof of the New Play Barn – See Proposed Elevation Drawings to create and use Sustainable Green Electricity.
- To install and use a Sustainable Surface Water Drainage System / Water Collection Tank.
- All timber to be used in the proposed scheme is proposed to be from “**Renewable**” / “**Managed Sources**”, where practicable.

Conclusion:

This Design & Access Statement, Supports the Applicants Full Plans Application to remove a Display Timber Chalet and Timber Fencing and Erect a Children’s Play Barn with Associated External Landscaping and Roof Run-off Water Collection Tank to Rear.

The proposal conforms to all relevant Local Authority Planning Policies - Including the Nation Planning Policy Framework the NPPF and is “**Sustainable Development**”, that creates a “Desirable Modern Quality Garden Centre”. One which will be more “Diverse” and “Vibrant” in both the “Services” and “Retail & Leisure” experience it offers to not only the immediate “lo-cal”, but also to the Wider Inland Leisure & Tourism Industry and Economy.

This proposal will ultimately “Sustain” the Garden Centre Business for many years to come, by making the Garden Centre Business more “Economically Robust” and “land-use / services diverse”. This proposal will also in the process create an additional 24 new jobs at the site, which will add very positively to the Local Economy and Prosperity.

Thus, in Conclusion, the Applicant feels that the Development in this Site Specific and Well Established Garden Centre Location and in this particular case is “Acceptable” and should be Granted Full Planning Permission with any Relevant Conditions Attached.