

Hayne Farm Shop, Combe Estate

Design and Access Statement

In support of Full Planning Application for a new farm shop and associated landscaping works adjacent to the site of the existing Combe Garden Centre.

Introduction

The Design and Access Statement has been prepared on behalf of Combe Estate in support of a full planning application for a new farm shop and associated facilities to meet the growing demands of the business and enhance Combe Estate's service delivery.

The existing Combe Farm Shop, which is located at Hayne Farm, is in a poor condition, and is likely to become inoperable, due to statutory compliance issues. The relocation of the Combe Farm Shop into a purpose built building - adjacent to the Combe Garden Centre site, would meet the long term objective of Combe Estate by further diversifying its land holdings to strike a balance between strategic development of land and buildings; and the sustainable management of the rural environment.

Combe Estate is a multi-faceted rural estate business consisting of a core land holding of c. 4000 acres across East Devon. Latterly Combe Estate has added the Combe Garden Centre and Combe Farm Shop to its portfolio.

The proposal will be illustrated through the following drawings:

1764/PL01	Site Location Plan
1764/PL02	Existing Site Plan
1764/PL03	Proposed Site Plan
1764/PL04	Proposed Floor Plans
1764/PL05	Proposed Roof Plan
1764/PL06	Proposed Elevations
1764/PL07	Proposed Site Sections
1764/PL08	Perspective View

Site Context

The proposed site is situated to the West of Honiton, although it lies within the Parish of Gittisham. Located adjacent to the existing Combe Garden Centre, the application site (which is currently used for agricultural purposes) forms just over 2 acres of the Combe Estate.

- The proposed site is in Flood Zone 01 and therefore, has a low probability of flooding.
- The proposed site is situated outside of Honiton's Conservation Area.

The site is accessed from Gittisham Lane, which runs parallel with the A30, and is 1.5 miles from Honiton and 16 miles from Exeter. The site is easily accessible by regular public transport links via bus and cycle / foot paths.

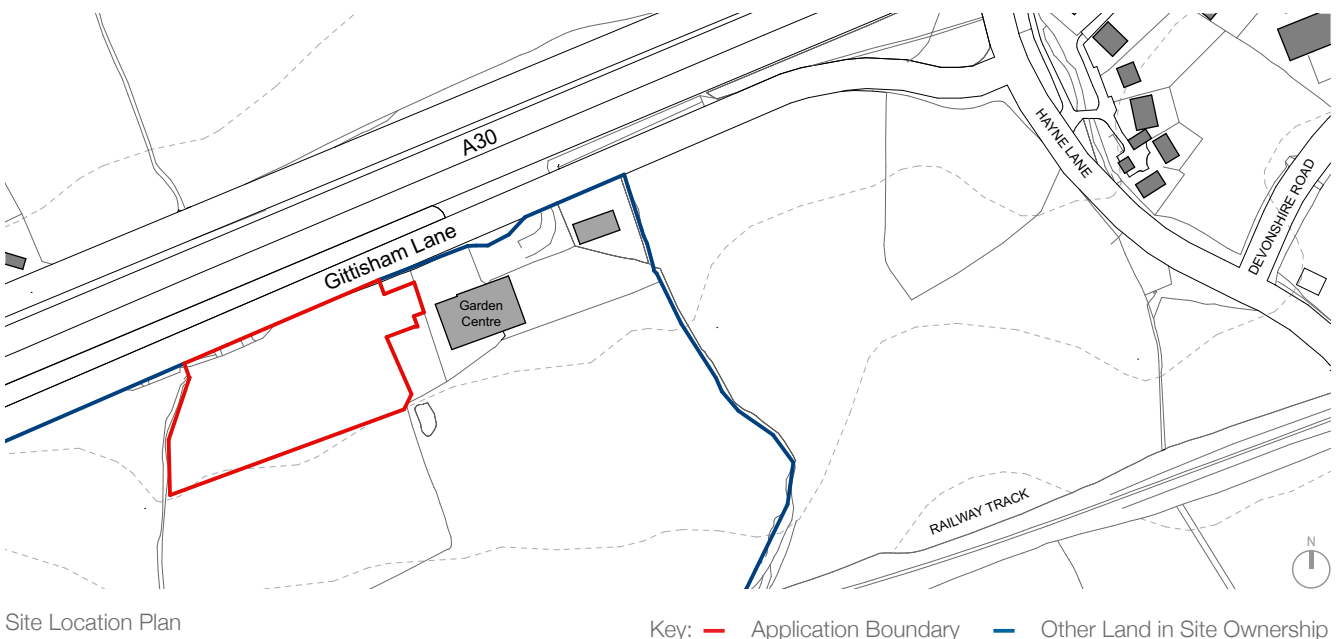
Planning Context

An overview of the East Devon Local Plan 2013-2021 (Adopted January 2016) has informed the development proposals.

Key policies that relate to design and access include:

Strategy 3 Sustainable Development - the proposed development seeks to incorporate renewable energy solutions within the design of the new Combe Farm Shop as well as securing jobs for the local community to encourage a sustainable economic development.

Strategy 4 Balanced Communities - by creating a sustainable economic development, this will



secure employment across East Devon which will reduce the need for commuting.

Strategy 23 Development at Honiton - Identifies the proposed site as being land allocated for development as an employment site.

Strategy 38 Sustainable Design & Construction / Strategy 39 Renewable and Low Carbon Energy Projects - although the proposed Combe Farm Shop will create 665m² of commercial space (below the 1,000m² threshold which would require a minimum BREEAM rating of 'Very Good') the proposed development will be detailed to exceed Building Regulation requirements for thermal performance and air tightness, resulting in a building with reduced carbon emissions when compared to Building Regulations standards. This is further supported with the introduction of renewable energy systems.

Use and Amount

The full planning application seeks to gain approval for a new build adjacent to the Combe Garden Centre to increase the businesses' retail capacity, efficiency, and quality of service. With the additional space, it is planned to create a higher quality shopping / social experience for guests.

The total area for the application site is approximately 8,816m² / 0.88ha.

The proposed internal floor area is 664.5m² over a single storey and mezzanine construction. Proposed tradable floor area is 450m².

Layout & Scale

Consideration has been given to the proposed layout in terms of relationship with the existing Combe Garden Centre, as well as access / movement through the building.

The massing and depth of the new build reflects the adjacent building to ensure the proposed development continues / extends the street scene. The overall scale of the new building is therefore proposed to be in-keeping with its context, meaning modest ridge and eaves heights.

Key factors that have shaped the layout and scale of the proposals at this stage, include:

- Maximising the opportunity for the shop to serve a greater amount of customers and

provide additional facilities.

- Enhancing the staff facilities.
- Increasing storage accommodation located to the rear elevation on the ground floor for ease of access.
- Extend the frontage of the wider Combe Estate site.

Access

The proposed Combe Farm Shop will provide level access into the building through the main entrance and to the outdoor seating area. To reflect the design of the Combe Garden Centre, the main entrance will be defined with both glazing and a canopy to ensure it is legible upon approach.

A new vehicular access point is proposed to the North-West of the site to accommodate the increased number of visitors, although, the proposed site can still be accessed from the existing vehicular access to the North-East of the site. The provision of a new hedgerow and further landscaping will seek to compensate for the loss of the existing hedgerow - please refer to the Preliminary Ecological Appraisal which forms part of this submission.

Landscape

The proposed landscaping is indicated on drawing PL03. To compensate for the proposed developments impact on the existing modified grassland and hedgerow, the proposed masterplan seeks to incorporate site wide enhancements, including new tree line, hedgerows, planting and other ecological improvements including bat and nesting bird boxes.

Appearance

The proposed architectural language is a simple material palette which reflects the materials shown on the Combe Garden Centre and references desirable elements of the local context. The proposed building has been designed to respect the local character, designed to achieve modern sustainability objectives, and secure a high-quality finish.

Conclusion

We believe the proposed development offers a sympathetic design, which meets the site allocation policies within the Local Plan, whilst facilitating the business growth of the existing Combe Farm Shop.