



Planning Statement

Guy & Wright Ltd

Variation of 3/22/2377/FUL



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SITE DETAILS

The Vineries
Green Tye
Much Hadham
Hertfordshire
SG10 6JJ

APPLICANT DETAILS

Guy & Wright Ltd
The Vineries
Green Tye
Much Hadham
Hertfordshire
SG10 6JJ

APPLICATION REFERENCE

PP-12759567

DOCUMENT REFERENCE

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ISSUE DATE

25/01/2024



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REVISION HISTORY

REFERENCE	DATE	ISSUE:	REVISION SUMMARY
K163.1~08~009	17/01/2024	D1	For client review
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DRAWINGS

REFERENCE	TITLE	REV.	DATE
21107 (D) 097	Location Plan	A	17/01/2024
21107 (D) 098	Site Plan - Existing	B	17/01/2024
21107 (D) 099	Site Plan - Proposed	C	17/01/2024
21107 (D) 100	Barn Plans and Elevations - Proposed	C	17/01/2024
21107 (D) 104	Street Elevation - Existing	B	22/09/2022
21107 (D) 105	Street Elevation - Proposed	C	19/01/2024
21107 (B) 110	South East Elevation Variations	C	17/01/2024
K163.1_20_031	Conservation_Planning Boundary Extents	B	24/01/2024

FIGURES

N/A

1. VALIDATION CHECKLIST

The Validation Checklist reflects national validation information requirements, and relevant elements from the local validation document issued by East Herts District Council (dated October 2021, amended 17/05/2023).

All relevant documents and plans have been uploaded to The Planning Portal (www.planningportal.co.uk), and the application has been allocated the reference PP-12759567

APPLICATION TYPE	
Application for full planning permission	
Application for outline planning permission	
Application for approval of reserved matters	
Application under S73, removal or variation of condition	✓

NATIONAL REQUIREMENTS		WHERE INFORMATION IS TO BE FOUND.
Application Form	✓	Provided in the Planning Portal.
Correct Fee	✓	£357 (£293.00 + 64.00 service charge) – Removal/Variation of a condition
Ownership Certificates (A, B, C or D as applicable)	✓	Certificate B - Sole Ownership and no agricultural tenants Provided in the Planning Portal.
Agricultural Holdings Certificate		N/A
Article 6 Notices (relevant if using certificate B or C)		N/A
Location Plan	✓	21107 (D) 097
Site/Block Plan	✓	21107 (D) 098, 21107 (D) 099
Floor Plans (Existing & Proposed)	✓	21107 (D) 100
Elevations (Existing & Proposed)	✓	21107 (D) 104, 21107 (D) 105, 21107 (B) 110
Design & Access Statement	✓	Incorporated within this Planning Statement

LOCAL REQUIREMENTS		WHERE INFORMATION IS TO BE FOUND
Air Quality Impact Assessment		NR
Air quality neutral Assessment		NR
Biodiversity & Ecology Assessment		NR – Addressed in application for 3/22/2377/FUL. Conditions 4 & 8 satisfied.
Flood Risk Assessment		NR
Surface Water Drainage Strategy		NR
Heritage and Archaeological Statement		NR
Land Contamination Assessment		NR
Landscape and/or Visual Impact Assessment	✓	Included within this planning statement.
Landscape Scheme	✓	Included within this planning statement. Condition 5 of 3/22/2377/FUL satisfied.
Lighting Impact Assessment		NR
Noise & Vibration Impact Assessment		NR
Planning Statement	✓	Provided by this document.
Sustainable construction, energy and water statement	✓	Provided by this document
Transport Assessment		NR
Travel Plan		NR
Tree Survey/Arboricultural Statement		NR
Vehicle access plan		NR

2. INTRODUCTION

This Planning Statement has been prepared by WISER Environment on behalf of the applicant Guy & Wright Ltd. The application seeks to vary an extant permission 3/22/2377/FUL, granted on the 4th October 2023 (referred to as the 'current permission' or 'current building' within this document). That permission allows the demolition of buildings and the erection of a building to provide office, welfare, storage, and workshop space for operations undertaken by the applicant on the wider site.

The current permission reflected the Applicant's need to establish a dedicate space to provide welfare and an office area as well as an area for maintenance and storage for plant and machinery used on site.

During the determination period the Applicant undertook a business review and identified minor changes to accommodate opportunities for improvement not identified prior to the initial application. Hence this application to vary the current permission.

3. BACKGROUND

3.1. Applicant

Guy & Wright have operated a horticultural business since 1927, and in the early 1960's moved to Green Tye. They currently produce in excess of 700 tonnes of tomatoes each season from their six large greenhouses.

John Jones, grandson of the founder of the business, has always looked to find innovative and sustainable solutions to the challenges that the horticultural industry throws up. He was one of the first in the UK to see the benefit of anaerobic digestion to provide a closed loop solution; disposing the biodegradable wastes generated, utilising exhaust gases to promote plant growth, whilst creating renewable electricity, and facilitating heat recovery for the glasshouses. As well as being the right thing to do it also pre-empted subsequent retail and consumer demand for carbon neutral products.

As production costs have risen Guy & Wright have sort novel ways of controlling these costs. The two principal ones being heat & power. To achieve this Guy & Wright have developed an anaerobic digestion system which uses waste tomatoes, supplemented by other similar locally sourced organic wastes, through the combustion of the biogas in engines, to provide all the electric requirements for the site.

An additional benefit from this process is that exhaust gases from the engines can be routed to the greenhouses to create a carbon dioxide rich environment which enhances plant growth and crop yield. The resultant biofertilizer (digestate) can be spread on local agricultural land to replace the use of synthetic fertilisers and improve organic content in the soil.

The growth of the business has now presented the need for the development of welfare, office, and storage areas to facilitate further growth and maintain existing efficiencies.

3.2. Site Location

The site is located in the village of Green Tye at NGR TL 44275 18577. The site is approximately 1.25 kilometres to the east of the village of Much Hadham, with Bishop's

Stortford, the nearest town, lying approximately 2.8 kilometres northeast of the site. The village of Perry Green lies 865 m to the southwest.

3.3. Planning history

A series of planning applications have been previously submitted by the operator, Guy & Wright Ltd, a full list and details of applications can be accessed via the East Hertfordshire District Council Planning Public Access portal.

In addition to being an agricultural unit, it is understood that the site benefits from the following planning permissions:

- 3/22/2377/FUL – Issued 4th October 2023; Demolition of buildings and the erection of office/storage/workshop with hardstanding.
- 3/20/0861/CLXU – Issued 6th July 2020; Installation and operation of two biomass boilers ancillary to permitted agricultural/horticultural use.
- 3/19/0667/CPO – Issued 10th April 2019 - Installation of a membrane cover to the authorised lagoon (Lagoon1) and its use as a secondary digester within the wide development, associated landscaping works
- 3/14/0530/CM – Issued on 8th May 2014; permits the construction of a digestate storage lagoon.
- 03/0049-12 – Issued on 13th March 2013; varied condition 12 of planning permission 3/0315 to increase vehicle movements from 24 (12 in and 12 out) to 48 (24 in and 24 out) weekly.
- 3/10/1342/PA - Open sided barn (EHDC).
- 3/09/0786/FP - Accommodation for seasonal agricultural workers (EHDC).
- 03/0315-05 - Issued on 15th June 2005; permits the construction of a green waste digester, tipping pad and silo to produce biogas.
- 3/97/0301/FP – Erection of greenhouse (EHDC).
- 3/97/1247/PA – Construction of lagoons (EHDC).

3.4. Current operations

The building permitted by 3/22/2377/FUL has not yet been constructed, and the dilapidated buildings remain in place. The immediate site area is operated as an anaerobic digestion facility in accordance with the Environmental Permitting (England and Wales) Regulations 2016 (as amended), undertaking the acceptance, handling, storage and treatment of source

segregated bio wastes including; liquid, sludge and solid wastes, combustion of the resultant biogas to produce electricity and the transfer of digestate for land spreading in accordance with the site's Environmental Permit.

The general objective of the ancillary AD operation is to facilitate the recovery of heat and production of renewable electricity through the combustion of biogas in combined heat and power (CHP) plant, to provide for the energy requirements of the tomato growing operations, and supplement regional power generation. The exhaust gases can also be used to promote plant growth.

The other core element of the business that the current permission serves is the horticultural operation, producing tomatoes and other horticultural products sustainably using the energy provided by the AD operation.

Furthermore, the engines used for the AD process and the subsequent emissions (and heat) created can be directly pumped into the glasshouses where the carbon dioxide aids plant growth thus avoiding discharge to the atmosphere whilst increasing yield; even the residual organic material has a benefit, being applied back to the surrounding agricultural land as nutrient rich fertiliser and soil conditioner, replacing artificial fertilisers which have a far greater carbon footprint. Product is collected, graded and packed for onward transport to supermarkets and other retail outlet.

The building permitted by the current permission is intended to serve all Guy & Wright Ltd activities on site.

4. PROPOSAL

4.1. Description

The application for the current permission was submitted in November 2022, and subsequently granted in October 2023. During the extended determination period the Applicant undertook a review of other areas of business improvement.

As a result, in the later stages of the determination period it became clear that there was an opportunity to rationalise other horticultural operations and incorporate these into the permitted building.

In order to achieve this, the applicant has revisited the size and layout of the current building, in order to achieve these efficiencies minor changes to the building dimensions are required. Internally there are changes to the extent of the first floor mezzanine area, so that the packing operations currently undertaken in an old barn at the front of the farm site (adjacent to road that serves Green Tye), can be moved to the new building. In order to achieve this the proposed building will need to be marginally wider.

To accommodate these adjustments the applicant proposes amendments to the approved plans through variation of Condition 2: *The development hereby approved shall be carried out in accordance with the approved plans listed at the end of this Decision Notice.*

The Approved plans listed in the Decision Notice are as follows.

Reference	Title	Rev	Date
21107 (D) 097	Location Plan	-	Sep 2022
21107 (D) 098	Site Plan - Existing	A	22/09/2022
21107 (D) 099	Site Plan - Proposed	C	Nov 2022
21107 (D) 100	Barn Plans and Elevations - Proposed	A	02/03/2023
21107 (D) 104	Street Elevation - Existing	B	22/09/2022
21107 (D) 105	Street Elevation - Proposed	B	22/09/2022
21107(SK) 100	Indicative sketches	A	02/03/2023
21107 (B) 110	South East Elevation Variations	B	13/02/2023
K163.1_20_031	Conservation_Planning Boundary Extents	A	28/10/2022

The revisions to the plans are listed below, and the amended plans are submitted with this application. The grey fill indicates changes to current plans. Strike through indicates that the plan is no longer applicable, and reference to it should be removed.

Reference	Title	Rev	Date
21107 (D) 097	Location Plan	A	17/01/2024
21107 (D) 098	Site Plan - Existing	B	17/01/2024
21107 (D) 099	Site Plan - Proposed	C	17/01/2024
21107 (D) 100	Barn Plans and Elevations - Proposed	C	17/01/2024
21107 (D) 104	Street Elevation - Existing	B	22/09/2022
21107 (D) 105	Street Elevation - Proposed	C	19/01/2024
21107(SK) 100	Indicative sketches	A	02/03/2023
21107 (B) 110	South East Elevation Variations	C	17/01/2024
K163.1_20_031	Conservation_Planning Boundary Extents	B	24/01/2024

The approval of the proposal would enhance what has been permitted in the current permission, and have a significant positive impact on the welfare and safety of site staff, and members of the public.

5. DESIGN AND ACCESS

The design of the proposed amendment to the currently permitted development has considered current and future operational needs as well as the visual impact on neighbouring land, and the nearby conservation area.

5.1. Description

There is no change to the construction detail of the permitted barn, which will be of steel portal frame construction, providing welfare facilities, office and administration areas, a space for storage and maintenance activities, and the relocation of produce packing operations.

All external treatments remain as described in the current permission.

The current approved drawings show two roller shutter doors to access to the storage area from the yard area (Northwest elevation on Plan 21107 (D) 100. Due to the internal reconfiguration, it is proposed that only one roller shutter door is constructed on this elevation.

As currently permitted, the welfare area is located on the southern end of the building and on the ground floor provides both a 'dirty' area (toilets, showers) for employees who have been working on site and a clean kitchen area, toilets and entrance lobby. The upstairs provides a dedicated office area, meeting room and toilet facilities. Other than creating a larger first floor area, the proposal does not provide changes that will have an impact on the site and wider environment.

5.2. Site Context

The site is close to the operational area of the horticultural and AD activities, allowing operations to be managed without significant disruption, whilst ensuring it is located away from the main mass of the village. Its location also reduces on-site interactions between people and plant, and it utilises an area of land which is currently derelict.

5.3. Use

The building will be used daily to provide a centralised, and safe location from which to operate the applicant's businesses.

The permitted building provides facilities for staff, which either currently do not exist (e.g., welfare facilities), or have been undertaken at locations that are no longer suitable (e.g., the farmhouse, the cabs of plants, or historic structures around the site). The proposal further centralises operations, removing them away from the village, and from areas where there is potential for operational activities to conflict with public access.

5.4. Amount

The approved barn has approximate dimensions of 42 m x 12 m x 7 m (L x W x H), with a central ridge in the roof to allow drainage of surface water. The only change from the current permission being that the building will now be 16 m wide, to accommodate reconfiguration of the internal space, and the grading and packing activities.

5.5. Layout

The site layout is illustrated on drawing number 21107 (D) 099C - Site Plan - Proposed.

The barn is aligned with the roller shutter door on the west side elevation facing into the site to allow easy access for plant to be stored and/or maintained within the barn, this also provides a screen from the wider site and neighbouring areas. The proposal does not change this.

As currently approved, paths will provide a separation between vehicles and people, and allow safe access to the wider site.

5.6. Scale

Whilst the proposal increases the width of the building, the scale of the proposed structure remains in-keeping with the current buildings, glasshouses, and infrastructure on site and in the surrounding area.

As proposal does not seek to extend the length of the building, the view of the mass from the southeast does not change. The distant view of the gable end, from the village road is not significantly different from that approved by 3/22/2377/FUL.

5.7. Landscaping

The design and proposed location of the permitted barn development has considered the potential impact on the surrounding area, and the nearby conservation area (K163.1~20~031).

The building is located within an active agricultural site, with a number of large glasshouses to the south, southwest, and west. It will also be located proximate to the AD operations, its storage tanks, and vessels.

When viewing from the access road to site the permitted development will be substantially shielded by existing infrastructure (greenhouses) as well as hedging and trees, minimising any adverse visual impact (See plans 21107 (D) 104 and 21107 (D) 105). From both eastern and northern perspectives, the topography of the land shall contribute to easing the visual impact. The proposed change to width of the building does not significantly change this aspect, from that which was consider and accepted, during the determination and subsequent grant of the current permission.

To further soften the view of the building from the east and from other perspectives, tree and shrub planting has been relocated and established to the eastern flank of the building, and extended northwards. To the north of the area of new hardstanding is an established hedge and tree line, further north hedging has been planted along the field boundary with the footpath.

There are several mature trees to the south of the proposed building, which also disrupts sightlines from the roads.

Additional planting will be undertaken immediately south of the building, and gap planting, where required, will be implemented in areas adjacent to the development.

Condition 6 of Permission 3/22/2377/FUL requires that the approved scheme is carried out in accordance with the Precautionary Method Statement (for protected species and the Net Gain Plan dated 17/07/2023). These were successfully completed within the appropriate period (End of October 2023), overseen by an independent Ecological Clerk of Works (ECoW). As these matters have been addressed further ecological assessment or consultation is not required.

5.8. Appearance

The proposal does seek change to the overall proposed design associated with Permission 3/22/2377/FUL.

Due to the reconfiguration of the internal elements of the building, the proposal makes minor modifications to the location of glazing. These are found on drawings 21107 (D) 100 and 21107 (B) 110

5.9. Drainage

As approved, the building will use the existing on-site foul drainage infrastructure.

5.10. Access

The proposal does not require a change to current access arrangements, as the building will be reached via the existing site access road.

6. PLANNING CONTEXT

The general principle of the development has already been considered against the following policy framework, and subsequent grant of Permission 3/22/2377/FUL confirms that it accords with them. The proposal does not materially change his position, regardless the planning context is set out below.

A brief summary of the key strategy and policy documents considered during determination of 3/22/2377/FUL and reviewed for this proposal is provided below.

6.1. National Planning and Policy Framework

The revised National Planning Policy Framework (NPPF) was published on 20th July 2021 (amended 20th December 2023) and sets out the Government's planning policies for England and how these are expected to be applied. This revised Framework replaces the previous NPPF first published in March 2012. Local Planning Authorities (LPAs) must have regard to these policies in determining planning applications.

The core aims of the NPPF are summarised in section 2, and paragraph 10 states that;

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, through both plan-making and decision-taking.

Along with the implication for plan-making the NPPF gives the following guidance on assessing applications:

For decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Achieving Sustainable Development

The NPPF identifies three overarching objectives to sustainable development specifically economic, social, and environmental. These are further defined within the document as follows.

- 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;
- 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; and
- 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, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

As a minor amendment the granted Permission 3/22/2377/FUL, the proposal continues to support and improve the growth of both the waste and horticultural operations at Guy & Wright, which directly support the intention of the environmental objective.

The location and design of the proposed development has been developed to complement the existing operations and infrastructure on site, and support both regional and local planning policy discussed below.

The proposal therefore supports the principles of the NPPF.

6.2. National Planning Policy for Waste

In October 2014 the Government published the National Planning Policy for Waste (NPPW) which replaced PPS 10 and provides detailed waste planning policies.

Although the NPPW primarily relates to the development of local plans, Paragraph 7 deals with the determination of waste planning applications and repeats the direction of the NPPF that Waste Planning Authorities should *'concern themselves with implementing the planning strategy in the Local Plan and not with the control of processes which are a matter for the pollution control authorities. Waste planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced'*.

The proposal does not suggest any changes to the current operations on site both in relation to the current permission, the AD process or the horticultural activities on site, and merely will serve as supporting infrastructure.

6.3. The Hertfordshire Waste Development Framework 2011 - 2026

The most recent iteration of the Waste Local Plan is currently under review. The current adopted Waste Local Plan is made up of two documents; the Hertfordshire Waste Development Framework is most relevant to this application and was adopted in November 2012. The relevant policies to this application have been outlined and addressed below.

Whilst there are no direct changes to the approved waste activities, given that the application will partially relate to waste (sui generis) use, as well as the development of a building for use ancillary to a horticultural use, reference to Hertfordshire's WLP has been made.

Strategic Objective 1

To promote the provision of well-designed and efficient facilities, that drive waste management practices up the waste hierarchy and are located to ensure no harm to human health and the environment, and which reduce waste volumes to be disposed in landfill.

The development approved by 3/22/2377/FUL enables the operator to maintain and improve the efficiencies already evident in the operation by providing a more effective area to maintain plant on site, for staff welfare, undertake grading and packing, and an office environment to manage all aspects of the business more effectively. The proposal strengthens this position.

Strategic Objective 5

To prevent and minimise waste, but where waste cannot be avoided, maximise the recovery value (including energy and heat) from waste.

The development approved by 3/22/2377/FUL directly supports the waste operation on site by improving the supporting infrastructure around the waste operation. The proposal supports this position.

Policy 5: Safeguarding of Sites

Land and sites where there are existing waste management facilities will be safeguarded to contribute to a strategic network of waste management provision within the county.

The development approved by 3/22/2377/FUL supports the waste operation on site directly and enables the fulfilment of Policy 5. The proposal supports this position.

Policy 12: Sustainable Design, Construction & Demolition

Where appropriate new and existing development, including waste management facilities, must contribute to resource efficiency, the reduction of carbon emissions and the effective management of climate risk. Waste management facilities should be enclosed within a building wherever possible which, along with plant and machinery, should be in keeping with the surrounding setting and landscape/townscape.

The development approved by 3/22/2377/FUL will have a positive impact on the support around the waste operation which has already been successfully developed to underpin the ideals of resource efficiency, carbon reduction and effective management of climate risk. The design of the approved building has been a result of detailed discussion around in-keeping with the setting, landscape, and character of the local area. The proposal strengthens this by centralising all key operations into one building.

6.4. East Hertfordshire District Council – District Plan 2018

The District Plan sets out the planning framework for the district up to 2033 and was adopted in 2018. Alongside the Waste and Minerals Local Plans for Hertfordshire and the Hertfordshire Waste Development Framework, the District Plan forms the development plan for the district. Below are the policies relevant to the proposed development and narrative to how the development approved by 3/22/2377/FUL fulfilled the requirements set out by the District Plan.

Policy GBR2 – Rural Area beyond the Green Belt

The proposed development is situated within “Rural Area beyond the Green Belt” as outlined by the *District Plan*. In accordance with the conditions outlined within Policy GBR2, the proposed development supports the condition “*the replacement, extension or alteration of a building, provided the size, scale, mass, form, siting, design and materials of construction are appropriate to the character, appearance and setting of the site and/or surrounding areas*”.

This Policy has been considered during determination of the granted Permission 3/22/2377/FUL, the proposal does not materially change the overall design of the development.

Policy ED2 Rural Economy

“In order to support sustainable economic growth in rural areas and to prevent the loss of vital sources of rural employment, proposals that support the sustainable growth and expansion of existing businesses in the rural area will be supported in principle where they are appropriately and sustainably located and do not conflict with other policies within this Plan.”

“....Proposals that consist of a change of use of agricultural or employment generating use in the rural area to other employment generating uses will be supported in principle subject to other policies within this Plan.”

The current Permission considered this policy, and the Decision Notice confirms that the overall development accords with it. The proposal does not significantly change this consideration.

6.5. Green Tye Conservation Area appraisal and management plan

Whilst the development site is not within the Green Tye Conservation Area, in locating and designing the building consideration has been given to the Green Tye Conservation Area appraisal and management plan (adopted May 2014).

Within *Section 5 General character and setting of Green Tye*, the document makes specific reference to the Guy & Wright site. It notes, ‘the prominence and visibility of the greenhouses in the wider landscape’ and that Green Tye’s ‘western extremity is dominated by a large complex of greenhouses some of which are included within the Conservation Area. The latter

complex is modern and pleasing in appearance and is located on a site where greenhouses have been in existence since the early 20th century. There is therefore an historical association with this horticultural use for about 100 years.' The proposal does not apply significant deviations from those within the current permission.

7. PLANNING CONSIDERATIONS

7.1. Need

The overall need for the building has already been considered and approved within the current Permission 3/22/2377/FUL.

As discussed, the proposal is a result of a further review into the needs of the business and the staff to continue to deliver safe, effective, and efficient waste operation of Guy & Wright Ltd's horticultural business. The Applicant is a member of a number of horticultural schemes that ensure consumer products are of the highest standards both in terms of quality and consumer safety e.g. Red Tractor and LEAF. The supermarkets and other outlets also have similar quality, environmental and safety requirements. The business review considered audit findings from these schemes and customers, and a number of opportunities for improvement were identified. The grading and packing activities are currently undertaken in an old barn close to the village road. This area is accessible by both the site operators and members of the public. In order to separate the public from operations and remove the risk of conflict between plant and other operational vehicles, relocation of these activities is necessary. Given that the building is secured by an automatic, lockable gate in an area covered by CCTV, the proposal provides the improvement required by these sustainable farming and consumer safety schemes.

7.2. Sustainability

Already considered in the development approved by 3/22/2377/FUL, the building will make use of heat and power generated by the AD plant, enhancing the sustainable ethos of the business. This can be supplemented by energy generated by solar photo voltaic panels, with any surplus providing renewable energy back through the grid connection already available from the feed from the generators which run on biogas from the AD plant. The proposal makes no changes to this.

7.3. Construction

The construction of the building has been considered during the determination of Permission 3/22/2377/FUL. The proposal does not introduce any significant changes to this.

7.4. Conservation Area

Impacts on the conservation were considered during the determination of development approved by 3/22/2377/FUL. The approved building will not intrude within the conservation area, the design, location, and landscape scheme has been developed to minimise the aesthetic impact and ensure that the elements the conservation area seeks to protect are maintained. It also complements the horticultural complex which is recognised in the Conservation Area appraisal and management plan as having had an historical association with Green Tye for over 100 years. The variations sought by this proposal do not significantly change the elements that have already been considered and approved.

8. CONCLUSION

The current permission 3/22/2377/FUL confirmed that the construction of a barn to support the horticultural operations located at the Vineries, Green Tye, Much Hadham, Hertfordshire, SG10 6JJ, accords with planning policy.

The proposed modifications to building width, arrangement of glazing, the internal reconfiguration of the building to accommodate grading and packing operations, does not materially change the decision already made.

In conclusion, all material considerations have been reviewed and satisfied and the proposal accords with the relevant planning policy. There should be no barriers to the approval of the application.



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