



Planning Statement

Guy & Wright Ltd



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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-11679135

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CONTENTS

1. VALIDATION CHECKLIST.....	6
2. INTRODUCTION.....	9
3. BACKGROUND.....	10
3.1. Applicant.....	10
3.2. Site Location.....	10
3.3. Planning history.....	11
3.4. Current operations	11
4. PROPOSAL.....	13
4.1. Description	13
5. DESIGN AND ACCESS.....	14
5.1. Description	14
5.2. Site Context.....	14
5.3. Use.....	16
5.4. Amount.....	16
5.5. Layout.....	16
5.6. Scale	17
5.7. Landscaping.....	17
5.8. Appearance.....	18
5.9. Drainage.....	19
5.10. Access.....	19
6. PLANNING CONTEXT.....	20
6.1. National Planning and Policy Framework	20
6.2. National Planning Policy for Waste	22
6.3. The Hertfordshire Waste Development Framework 2011 - 2026	22
6.4. East Hertfordshire District Council – District Plan 2018.....	24
6.5. Green Tye Conservation Area appraisal and management plan.....	25
7. PLANNING CONSIDERATIONS.....	26
7.1. Need.....	26
7.2. Sustainability	26
7.3. Construction	27
7.4. Conservation Area	27
8. CONCLUSION.....	28

DRAWINGS

REFERENCE	TITLE	REV.	DATE
21107 (D) 097	Location Plan	-	September 2022
21107 (D) 098	Site Plan - Existing	A	22/09/2022
21107 (D) 099	Site Plan - Proposed	A	22/09/2022
21107 (D) 100	Barn Plans & Elevations - Proposed	-	16/09/2022
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	-	September 2022
K163.1~20~031	Conservation & Planning Boundary Extents Draft	A	29/09/2022

FIGURES

Figure 1 - Derelict land with ad-hoc storage 15

Figure 2 - Dilapidated buildings, to be removed..... 16

1. VALIDATION CHECKLIST

The Validation Checklist reflects relevant elements from the document issued by East Herts District Council (dated October 2021), it also reflects Hertfordshire County Council’s checklist (adopted February 2017).

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-11679135.

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	✓	£494.20 (£462.00 + 32.20 service charge) – The erection of buildings (on land used for agriculture for agricultural purposes)
Ownership Certificates (A, B, C or D as applicable)	✓	Certificate A - 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	✓	
Site/Block Plan	✓	
Floor Plans (Existing & Proposed)	✓	
Elevations (Existing & Proposed)	✓	
Design & Access Statement	✓	Incorporated within this Planning Statement

LOCAL REQUIREMENTS		WHERE INFORMATION IS TO BE FOUND
Air Quality Impact Assessment		NR
Bio-aerosols Risk Assessment		NR
Biodiversity & Ecology Assessment		NR
Birdstrike Risk Management Plan		NR
Borehole or Trial Pit Analysis		NR
Carbon reduction template		NA
Climate Change Statement		NR
Community Use Agreement		NA
Cross-section Drawings		NR
Daylight/Sunlight Assessment		NR
Draft / Proposed Heads of Terms for Planning Obligations (S106)		NR
Dust Assessment		NR
Environment Statement		NR
Flood Risk Assessment		NR
Surface Water Drainage Strategy		NR
Foul Sewage and Utilities Statement		NR
Green Belt Statement		NR
Heritage and Archaeological Statement		NR
Hydrological/Hydrogeological Assessment		NR
Land Contamination Assessment		NR
Landscape and/or Visual Impact Assessment	✓	Included within this planning statement.
Landscape Scheme	✓	Included within this planning statement.

LOCAL REQUIREMENTS		WHERE INFORMATION IS TO BE FOUND
Lawful Development Certificate Supporting Information		NR
Lighting Scheme		NR
Noise & Vibration Impact Assessment		NR
Parking Provision		NR
Phasing Plan		NR
Restoration Strategy and Aftercare		NR
Rights of Way		NR
Site Waste Management Plan		NR
Soils Management and Handling Strategy		NR
Supporting Planning Statement	✓	Provided by this document.
Sustainability Appraisal		NR
Statement of Community Engagement/Consultation		NR
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 and operator Guy & Wright Ltd. The statement seeks to outline the proposed development of a barn for an office and welfare area, as well as operational workshop and storage to be used for both the horticultural business and the anaerobic digestion (AD) operation.

Initial, informal, communications at the start of the project were had between Guy & Wright and Sharon Threlfall (Hertfordshire County Council (HCC) – Principal Planning Officer) through June 2021 to gauge the correct avenue for submission. Formal pre-application advice was not sought due to the Applicant's need to expedite the application, and subsequent development. On the basis of the discussion the application was submitted to HCC who subsequently responded stating 'On reviewing the information provided, we feel that given the primary use of the development site is that of a horticultural business and the AD plant is ancillary to this, the determining authority for this application would be the local district and not the county.'

Therefore, this application will be submitted to East Herts District Council given that HCC confirm their view that the building's primary use is for agriculture/horticulture.

Both validation checklists and policies from East Herts District Council and Hertfordshire County Council have been reviewed as part of this planning statement to ensure that the proposed development at the core aligns with the objectives of both Authorities.

As the business has steadily grown and alongside the number of employees on site, it has become evident that a dedicated welfare and office area are needed as well further storage for plant used on site. The proposal seeks to consolidate these needs into one space and remove dilapidated farm buildings for improved access and a landscaped area.

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.

It is understood that the site benefits from the following planning permissions:

- 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 immediate site area is operated as a waste management 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.

As described the other core element of the business that the development will serve is the horticultural operation, producing tomatoes 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.

4. PROPOSAL

4.1. Description

The applicant proposes:

Demolition of dilapidated buildings and the construction and use of a replacement building to provide welfare, office and storage/workshop facilities to service the horticultural business and ancillary anaerobic digestion operations.

The application proposes the construction and use of a steel portal framed building to replace, and improve poor quality legacy buildings, and provides a single, central, modern base for operational, welfare and administrative activities of the business.

As the business (both horticultural and AD) has developed, Guy & Wright have been keen to improve working conditions. The existing welfare facilities on site begin and end with a solitary outside toilet with no suitable cleaning or break facilities available for staff.

The approval of the proposal would have a significant positive impact on the welfare of site staff. The current facilities do not provide what is required, nor what Guy & Wright wish to provide their employees.

The businesses are currently operated from the farmhouse kitchen table, this is not sustainable going forward so the development also provides office facilities that Guy & Wright need to continue to operate and grow their business activities.

Similarly, the workshop and storage facilities found on site comprised of a number of old, dilapidated buildings that are neither safe nor suitable for the ancillary engineering and fabrication activities that support site operations. Materials are often stored outside, this is far from ideal, and can also be unsightly. The development will, in part, replace these ramshackle buildings, and provide a safe and modern working space and internal storage area. The proposed development would serve both the AD operation and the horticultural.

5. DESIGN AND ACCESS

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

5.1. Description

The barn will be of steel portal frame construction, providing welfare facilities, office and administration areas, and a space for storage and maintenance activities.

The building itself will include a storage and maintenance area for mobile plant used in both the AD & horticultural operations, as well as parts for other equipment used.

Three roller shutter doors will provide access to the storage area. Also located within the storage area is an R&D lab to support new innovations for the business. A plant room lies adjacent to support all the required facilities within the building (see Drawing 21107 (D) 100).

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 (see Drawing 21107 (D) 100).

5.2. Site Context

The site has been chosen as it 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.

Guy & Wright has explored alternative locations on site for where this barn may be sited to provide operational efficiency and minimal visual impact to surrounding areas and neighbouring land. Much of the wider site to the south and immediately west already contains

glasshouses, and infrastructure associated with the horticulture and AD operations, so locations to the far west of site were explored. Given issues with access and operational feasibility these were unsuitable. The proposed location provides the greatest operational benefit and practicality for the purposes outlined within this planning statement, whilst limiting impact on neighbours.

The proposed area, in part, utilises derelict land used mainly for the open storage of materials associated with both the AD and horticultural activities, whilst the dilapidated farm buildings alongside the access road and yard, are collapsing in places, are unsafe, and no longer provide suitable storage capacity and workspace.



Figure 1 - Derelict land with ad-hoc storage

It is proposed these buildings are removed to allow safer access to the proposed development and an area for landscaping to offset the visual impact of the building on the nearby conservation area.



Figure 2 - Dilapidated buildings, to be removed.

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 building provides facilities for staff, which either currently do not exist (e.g., welfare), 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).

5.4. Amount

The proposed barn shall be constructed to the approximate dimensions 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 space required is based on current staffing requirements, and to provide sufficient to provide secure storage of plant and equipment.

5.5. Layout

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

The proposed barn sits alongside the main traffic route on site. A concreted area will be constructed to the north of the proposed building and in front of the access roller shutter doors along the west side. This will aid safe vehicle movement and prevent mud and debris being tracked out onto the road.

The barn shall be positioned with the roller shutter doors 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.

Paths will provide a separation between vehicles and people, and allow safe access to the wider site.

5.6. Scale

The scale of the proposed structure is in-keeping with the current buildings, glasshouses, and infrastructure on site and in the surrounding area.

The scale of the proposed structure (see elevation plans, 21107 (D) 100 and 21107 (D) 105) has been designed to be no more than is required to ensure adequate welfare, office and storage facilities are provided.

The building replaces existing storage locations, both external, and in unsuitable jerry-built structure, moves business administration out of the farmhouse, provides adequate toilet and washing facilities, and an area for staff to take breaks undercover.

5.7. Landscaping

The design and proposed location of the 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 proposed 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.

To further soften the view of the building from the east and from other perspectives, tree and shrub planting will be 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.

5.8. Appearance

The proposed design has been constructed to best reflect the needs of Guy & Wright Ltd, and to provide modern welfare and office facilities for staff, and as a centralised location for the operation of a modern business, reflecting the established agricultural history of the site.

The external fabric of the building has been divided, though the use of differentiated cladding, between the proposed office and welfare element (to the south), and the maintenance and storage area (to the north), with the aim to positively contribute to the aesthetic of Green Tye.

The office area is to be clad in a vertical, wood (e.g., larch) cladding designed to soften the horizontal emphasis of the building, likely coloured a light grey or left to naturally age to this colour from the original finish. This retains a more traditional and agricultural appearance in-keeping with the context of the established use of the site, and the wider local area, whilst providing a durable and easily maintained solution to cladding the building.

The timber cladding also represents a sustainable and low-carbon solution, and offers the opportunity to locally source, building upon the core themes incorporated across Guy & Wright's operations.

The first-floor office windows face south and southeast. To prevent overheating and glare in the office, and to avoid the use of energy intensive air-conditioning, the architects have incorporated solar shading fins into the design.

The maintenance and storage area shall be clad in a traditional, corrugated metal cladding likely in a juniper green or similar. This reflects the agricultural vernacular, much like other barn structures both on site and recently constructed within Green Tye.

5.9. Drainage

The building will use the existing on-site foul drainage infrastructure.

5.10. Access

The building will be reached via the existing site access road.

6. PLANNING CONTEXT

Relevant policies, strategies and plans have been reviewed in preparation of this planning application reflecting both national and local outlooks.

A brief summary of the key strategy and policy documents reviewed for this application is provided below.

6.1. National Planning and Policy Framework

The revised National Planning Policy Framework (NPPF) was published on 20th July 2021 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.

The proposal seeks 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 proposed development does not suggest any changes to the current operations on site both in relation to 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 approval of the proposal will allow 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, and an office environment to manage all aspects of the business more effectively.

The size of the operation has grown to the point that the lack of appropriate storage and supporting infrastructure is likely to restrict future growth or the implementation of operational efficiencies. Rejecting the proposal would contradict SO1 by not allowing the continued development of a well-designed and efficient waste management facility.

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 approval of the proposal directly supports the waste operation on site by improving the supporting infrastructure around the waste operation. The effective support of the waste operation is likely to enable maximum recovery value within the AD operation to be achieved directly aligning with SO5. Similarly related, Policy 3 also discusses maximising recovery value which would be supported by the approval of the proposal.

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 approval of the proposal will support the waste operation on site directly and enable the fulfilment of Policy 5 within the Hertfordshire Development Plan as the support provided by the proposal to the waste operation will be intrinsic to safeguarding future growth and existing efficiencies within the operation.

Policy 11: General Criteria of Assessing Waste Planning Applications

Policy 11 covers a series of general criteria regarding the assessment of waste planning applications. Throughout this planning statement these general criteria have been discussed from the site, scale, and design of the proposed construction to landscaping and effective mitigation of any visual impacts. The proposal directly endorses many of the policies outlined within Hertfordshire Waste Development Framework as well as national planning considerations.

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.

As discussed previously the approval of the proposal 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 proposal will directly support the enclosure of waste management facilities in a building by replacing outdated and unsuitable infrastructure for the storage of mobile plant as well as working and welfare facilities for the waste operation. As described the design of the proposed construction has been a result of detailed discussion around in-keeping with the setting, landscape, and character of the local area.

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 fulfils 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*”.

The proposed development has been designed to facilitate not only the needs of both the waste operation and the horticultural element of the business but to fit within the character, appearance and setting of the site and the surrounding areas. The scale of the proposed development is in-keeping with the barn and site buildings to the west. The proposed development will be clad in light profile, larch cladding to fit with other developments in the

Much Hadham area. Further amenity impacts have been addressed through landscaping, planned to the east and south of the proposed barn; further details are provided in section 7.5 of this planning statement.

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 consistent growth and expansion of both the horticultural business and the AD operation mean that Guy & Wright offer an important employment opportunity within the local rural area. In line with the Policy ED2 outlined above, the proposed development will be intrinsic to continuing to develop and grow the business by providing an essential welfare facility to existing and potential employees, an office space for existing business management as well as exploring potential business opportunities and maintain and improve existing efficiencies across the processes involved within the waste and horticultural operations.

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.’

7. PLANNING CONSIDERATIONS

7.1. Need

As discussed, the proposal is a result of a review into the needs of the business and the staff to continue to deliver an effective and efficient waste recovery operation to support the agricultural aspect of Guy & Wright Ltd. The review identified that given the level of growth of both the AD operation and the horticultural proportion of the business, there is a gap for improvement on site to allow more effective maintenance and storage of mobile plant, appropriate facilities for welfare of staff and an office space for greater collaboration and effective organisation of business administration. The current infrastructure in place for welfare and support of both the waste and horticultural operations is not sufficient for the current development of the business nor aspired growth moving forward.

The proposed new design will provide an area for employees, both those who work directly in the on-site operations and those who provide administrative support, for welfare breaks. The current area for business meetings resides within the family home located on site; the proposed design will provide a dedicated meeting room to allow Guy & Wright to present themselves in a more professional environment and facilitate greater collaboration and innovation. This is further supported by an R&D lab located on the ground floor which will aid the development of the successful technologies implemented within all aspects of the business.

Removal of the old, dilapidated farm buildings will improve access to service both staff and visitors, ensuring their safety and a clear thoroughfare through site for site traffic. The proposed landscaped area will shield the proposed development and reduce visual impact.

Improving the supporting infrastructure available on site will have a beneficial impact on efficiencies within the waste operation and horticultural business and represents the next natural step in the evolution of Guy & Wright Ltd.

7.2. Sustainability

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.

7.3. Construction

The construction of the proposed structure is unlikely to significantly impact the surrounding area and will likely flow alongside daily fluctuation of the wider traffic network and deliveries onto site.

7.4. Conservation Area

Conservation areas are outlined within the *East Herts District Plan 2018* and the boundary are shown on (K163.1~20~031). Whilst the application does not include land within the conservation area, the boundary does run through the wider site and as such has been considered within the proposed development. It is recognised that conservation areas seek to protect and preserve historical areas of significant importance and therefore the impact of any nearby proposed development should be duly considered.

Although the proposed building does 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.

8. CONCLUSION

This proposal seeks to establish the case for the construction of a barn for welfare, office and storage use to support the horticultural operations located at the Vineries, Green Tye, Much Hadham, Hertfordshire, SG10 6JJ.

As detailed the proposed development seeks to provide replace inadequate staff facilities, support staff retention, and facilitate future development and growth of all aspects of the Guy & Wright business, by providing vital welfare facilities for existing staff, storage and maintenance areas for mobile plant, an R&D lab and an office area.

The design of the proposed development represents the minimum scale needed for the requirements of the business. To further reduce any impact on the surrounding area the building will be sympathetically clad in suitable materials similar to other structures within the local area. The measures detailed within this statement will further alleviate potential visual impact of the proposed structure and attempts to maintain the character of the wider area established by the nearby conservation area.

As set out within the proposal the addition of the building fits with the strategic objectives and relevant national and local policies set out within the *Hertfordshire Waste Development Framework 2011 – 2026* and the *East Herts District Plan 2018*. The approval of the proposal will have a direct impact on the efficiencies within the business, improve facilities across the business and offer support for current and future business growth.

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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