

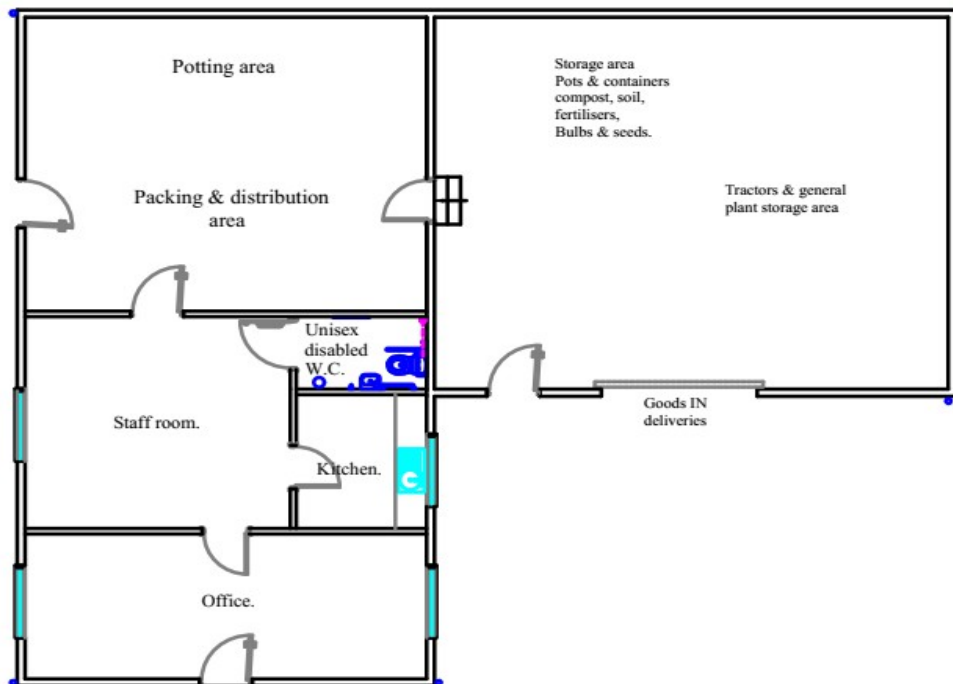
# Design-Access-Planning and Heritage Statement

-:-

*Replacement agricultural buildings  
( Revised Design )*

-:-

**Dean Crossing Nursery**  
Whitwell Road  
Whitwell  
Isle of Wight



**Date** July 2023  
**Revised** Rev B March 2024  
**Ref No** 6-2023

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# 1 Preamble

This application relates to an existing nursery, known as 'Dean Crossing' because it is adjacent to the former railway crossing when the Island line ran through to Ventnor.

*The principles of the application are as has previously been submitted, but now incorporate a revised design following negotiations with LPA.* The nursery is being revitalised by the current owners, and in this respect, they are proposing to upgrade the facilities on site to promote the business going forward, this Statement sets out proposals, based on the amended design and layout.

## 2 Drawings.

- i This Design Statement is to be read with drawings generally numbered 6-2023, *as amended.*

## 3 The Site, & history.

- i Applications for residential development were refused in 1967 and 1977.
- ii The site in terms of operation as a nursery, dates back to at least 1977-1978 when consent was given for poly tunnels, subsequent consent for potting shed and tractor/implement store + staff summer house, were given in 1978.
- iii The original consents were temporary, but the later approvals were for permanent structures.
- iv The site has at various times, been used both for growing trees & shrubs, and also for vegetables, so a variety of horticultural uses.
- v The site has an overall area of approximately 0.254Ha. It is orientated generally North – South with the front of the site being North.
- vi The site is relatively level East-West but is more steeply graded North-South, running from the road up towards the South.
- vii *The previous application was Ref 23/01325/FUL, this was refused on 25 September 2023, the primary reasons for refusal, centred on the impact of the building, and it likely impact on the neighbouring dwelling.*



#### **4 Consultations.**

- i *Following the previous refusal, liaison with the case officer looked at various options, and subsequently resulted in a Pre-App submission from which formal advice on the way forward was established.*
- ii *Officers were supportive of a revised scheme to position the new building further to the South of the site (further into the site away from the entrance). The building has also been reduced in size.*

*The Pre-App reference is :- iw23/11/41846*

- iii *This new application draws on the advice given by the case officer.*

#### **5 Access & Parking.**

- i The site is an existing nursery, with a vehicular access located on the NE corner of the plot.
- ii The nursery operation is not a retail enterprise in terms of access to the site, so there is no public access, as such no requirement for public parking.
- iii Vehicular access to the site, is as it has always been, restricted to staff, and delivery & collection vehicles, given the size of the operation, a maximum of 2-3 staff are on site at any one time.
- iv Essentially the existing access is to remain, it may be realigned slightly to improve the RH turn into the site when travelling from Whitwell, moving the gate further into the site, this will be an improvement in highway terms.

We submit that given the proposals as outlined above, there are no issues in relation to access and parking.

#### **6 Site Designations and Policy. ( see also Heritage ).**

The site is located in the Wider Rural Area, between Whitwell and Ventnor.

The site abuts Public Footpath V 80.

The site is within the AONB.

The site is not listed nor is it in a Conservation area.

Key Policies that relate are :- SP 1, SP 2, DM 8, DM 17.



## **7 Context of the area.**

- i The site is located between Whitwell and Ventnor, it is a stand alone agricultural-horticultural plot, it is adjacent to the former railway siding and tunnel, that was previously used to grow mushrooms.
- ii The buildings on site relate solely to the use, i.e. commercial, these have been many and varied over the years.
- iii The nearest residential building is Crossing cottage immediately to the NW of the land, this was formerly the railway crossing cottage, it is not listed, the nearest property other than this is Dean Farm to the East, this is listed, but is some 100 + metres away on the opposite side of the road.
- iv The site is therefore rural and a commercial enterprise, and buildings on the site are by necessity commercial/agricultural in use and design, they also serve multiple uses being used for storage and preparation areas, office and staff welfare facilities, etc.

## **8 Proposals.**

- i The proposals seek to revitalise the nursery, by upgrading the facilities, improving the layout, and making it more operationally practical.
- ii The nursery operation is NOT a retail enterprise as such, in the sense that the public are not visiting site to purchase, it is essentially a trade supply business, coupled with local delivery by the nursery and postal/internet sales, to the public.

The key operational element here is that the business is not open to the public calling to site.

- iii The site currently has a substantial poly-tunnel, plus various other buildings used for storage and as work spaces, there are existing concrete bases where previous building stood,
- iv The overall proposal for the site is to consolidate the buildings into one multi-purpose structure to be used for storage of materials, storage of plant and equipment, potting and plant preparation, and staff facilities.

The poly-tunnel will be renewed and shortened as illustrated, to accommodate the new building.

- v The propagation and growing areas will encompass, a) the poly-tunnel, and b) the outside beds, raised beds and plant tables, and tree aisles.
- vi *This revised submission incorporates the amended site layout and amended building design.*



## 9 Design Philosophy.

- i The Design Philosophy for this project revolves around the new agricultural building that will be the main hub of the business, this will be one L shaped commercial building, which replaces all the other structures.
- ii The building is essentially a low rise farm style structure, with dark green profile sheeting to the roof and walls, but also incorporating a brick plinth at the base, as illustrated the building is split into zones, identifying the various uses.

The building design is entirely consistent with and appropriate to the rural setting.

- iii The presence of Crossing Cottage has been carefully considered, *and since the previous submission, the building has been moved substantially further away from Crossing Cottage, this has 2 benefits, it moves the building away from the entrance to the site, and gives much greater separation between the new building and the cottage. The new building has been designed to be as low as operationally practical, with this in mind, the overall height to eaves and ridge has been kept to the minimum.*
- iv The principle of the new building as designed is to rationalise the buildings on the site, this makes for a much tidier site, with 'everything under one roof' as it were. *Refer to drawing 6-2023-4 illustrating the consolidation of the buildings on site. NOTE there is a net decrease in footprint on site of 9 Sq m.*

The size of the building is arrived at so that it allows all storage of materials, compost etc, plus plant & machinery, to be under cover, plus the potting/propagation areas, staff facilities etc are all incorporated into the structure, this will give that 'tidy' co-ordinated site, which must be the preferred way forward.

## 10 Heritage.

- i The site is not Listed, nor is Crossing Cottage.
- ii The nearest listed building is Dean Farm to the East, this is over 100m away and on the opposite side of Ventnor Road, so does not directly relate to the site, as such the proposals will have no material effect on the listed building.
- iii The site is within the AONB.

The proposed building is agricultural in design so appropriate for the locality, materials are consistent with those preferred for rural areas, namely dark Green sheeting and brick.

The roof will have approximately 20% of natural light roof sheets, it is however to be remembered, that the building is part of a nursery, i.e. a business, it is not residential.

As such there is no issue in relation to 'dark Skies'

- iv It is submitted that there are no Heritage issues related to the proposals.



## **11 AONB - Design-Light pollution-Dark Skies.**

- i The external finish.
- ii Dark skies.

REFER TO Section 10 above.

## **12 Landscaping.**

- i The site has historically had landscaping conditions imposed, specifically relating to the periphery-boundary of the site.
- ii *There is new Laurel boundary hedging on all sides of the site boundary, this reinforces the existing hedging where retained, but principally forms the new boundary hedges. The Laurel on the Eastern boundary abutting St Rhadegunds Path was the first to be planted, this is now well established and is producing a good screen. As the site is slightly elevated above the path, this enhances the screening effect from the path. ( refer to appended photos of hedging ).*
- iii *The trees both on the site and along/abutting the boundary are existing, some of these are under the applicants control, some not.*  
  
*A full Arboreal Report has been prepared by Tree Care, this appended to the application.*
- iv *The single Fir tree in the center of the site is to be retained, refer to Tree Report.*
- v The existing drive/parking area is gravel/shingle, this is to remain but be adjusted as necessary to accommodate the new layout on site, the surface is permeable so free draining so there are no issues in this respect.  
The drive is to be extended up to the location of the new building, this will be installed as a no dig permeable surface with the RPA zone, refer to Tree Report.
- vi *There are in essence, no changes to the existing landscaping on the site, the Laurel hedges are a direct enhancement that are already established.*

## **13 Trees.**

- i *Refer to Landscaping Section 12 above.*
- ii *A detailed Arboreal Report is included with this new application.*

## **13 Flooding.**

The site is not within any designed Flood Zone.



## **14 Drainage.**

- i There is a minimal requirement for foul drainage on site given the very low numbers of personnel, this will therefore be accommodated by a new Cesspool located at the front Northern end of the land, this is underground so not visible, and has no discharge so presents no issues in that respect.
- ii Storm water from the new building will be run to a soak-away on site, so is sustainable. and the parking area is permeable.

There are therefore no issues with drainage.

## **15 Materials.**

The proposed building is to be of traditional rural construction, and appropriate for the locality.

- i Roofs.  
This will be profile sheeting in dark Green, with approximately 20% translucent sheets. Facias, soffits etc will match.
- ii Walls.  
The wall cladding generally will be dark Green profile sheeting, the low base plinth will be a Staffordshire Blue brick, or black painted concrete.,
- iii Shutters, doors & windows.  
These will be metal, colour matched to the walls.
- iv Poly-tunnels.( existing ).  
These will be traditional polythene covered, but may be upgraded to Poly-houses which are the same profile as the traditional poly-tunnels but are glass covered,



## **16 Neighbouring properties.**

- i There is only one immediate neighbour, this is Crossing cottage, they are obviously already adjacent the nursery business, so there is no change in the operation of the site.
- ii Careful consideration had already been given to the relationship of the new building to Crossing cottage, specifically the height.  
In this respect the eaves and overall height had been kept to the minimum that is practical particularly with regard to getting plant and machinery in and out,
- iii *The new building has now been moved substantially further away from Crossing Cottage, it was approximately 7.0m away it is now over 54m away.*
- iv It has always been the applicants intention to tidy up the site, and replace the numerous outbuildings with one structure will achieve this.

No only are the sporadic buildings removed, but the size of the proposed building allows all the compost and other materials, as well as plant, to be stored under cover, this will ensure a tidy site for the neighbours.

- v The horticultural nature of the business is not a noisy operation in itself, and with a lot of the preparation being inside, this further assists in improving the overall operation.
- vi There will be no increase in vehicular traffic to the site, which is limited, so there is no change in this respect.
- vii The applicants submit that the new building together with the overall enhancements to the site will be of benefit to the neighbours, with improved outlook and operating procedures, plus the revised Site Layout, moves the new building much further away from the cottage.

## **17 Employment and business.**

- i Dean Crossing nursery is an existing business, it is however in need of revitalisation and upgrading, the applicants by way of this application, show their commitment to the nursery going forward.
- ii The nursery is a business, it is modest but a business non the less, it is also an employer, this is to be encouraged, and indeed is supported by the LPA Core Strategy.
- iii The business is sustainable and appropriate for the semi rural location it occupies.
- iv The NPPF actively supports the rural economy, specifically paragraphs 84 & 85 promote support for sustainable rural business, these are to be encouraged, it recognises that these business's will be beyond existing settlements, Dean Crossing typifies this premise.





## 18 Conclusions.

The proposals presented here for Dean Crossing Nursery revolve around revitalising the business. The applicants are keen that the business should be well run and well funded to ensure ongoing viability.

The new building replaces all the other sporadic structures, so significantly improves the site, visually.

All storage will now be under cover, further enhancing the site, visually.

*This new submission is based on advice from Officers, specifically in relocating the new building further up the site, away from the entrance, this also substantially improves the relationship with Crossing Cottage.*

The business is an existing nursery, it is however 'trade' based with regard to local sales, there will be No public access to the site.

Retail sales off site will be be internet/post, so there is limited necessity for people to visit site, this being confined to staff, and delivery/collections.

*Overall the revised and amended proposals are presented as a considered business plan for the nursery, that will improve the site overall, it respects the neighbours, the new building is appropriate in terms of design, and practical for the required use.*



## Appendix A.

Photographs of Laurel hedging.



Entrance to site at junction with St Rhadegunds Path



Looking South along St Rhadegunds Path





Looking North towards Crossing Cottage from site



Looking towards North-West corner of site







Looking at Laurel hedging to left of Entrance at start of Path from road.