
DESIGN AND ACCESS & PLANNING STATEMENT

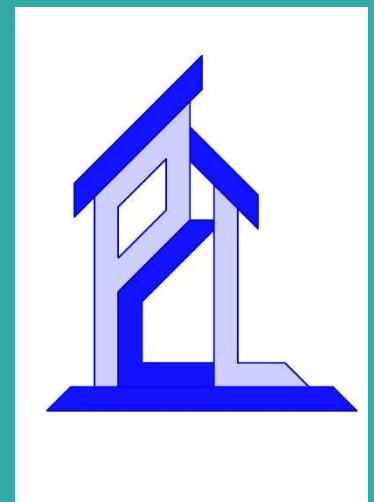
FIELDGATE NURSERY,
STATION ROAD,
MELDRETH,
ROYSTON



THE PLANNING CONSULTANCY LTD.

THE STUDIO,
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Site Location:

The application site is located to the South of the Village of Meldreth and is positioned to the rear of the Grade II Listed Building, Fieldgate Farmhouse, Station Road. The proposal is to upgrade the existing commercial site and introduce some residential dwellings to buffer the Grade II Listed Building from the commercial site that it is currently surrounded by. The site will be accessed directly from Station Road via the existing access points and the proposed units will be positioned to the Southern boundary of the site creating a courtyard effect to the head of the site.



Fig. Existing Site

Fieldgate Nurseries, Station Road, Meldreth

The Proposal:

The proposal involves the re-development and construction of 7no. residential dwellings and 2 commercial units on the above site. The site is to the rear of the Grade II Listed Building Fieldgate Farmhouse and the two accessways that serve the commercial enterprise are either side of the property. Introducing residential properties and creating a well-defined residential area for this historic property will enhance and increase the green space around it and reduce the amount of traffic driving around it which is having an impact on the property and its residents. Fieldgate Nurseries is a well-established commercial site which is well regarded in the local community and considered “an asset to the people of Meldreth and other nearby villages”.



Fig. Proposed Site

Fieldgate Nurseries has been a commercial enterprise since 1969 when the Ward Family first bought Fieldgate Farmhouse and created a stall selling seedlings. A shop was opened in the 1970's and today, the business is still going strong with groceries, flowers and wholesale supplying local restaurants and businesses.

Fieldgate Nurseries, Station Road, Meldreth

The applicants have seen a lot of change over the years on the site but they are now looking to upgrading the out-dated agricultural outbuildings to help to grow the business further.

Providing a more fitting site for their commercial enterprise as well as the opportunity to grow and introduce other commercial offerings and residences will help to bolster this enterprise as the community asset it has become over the last 40 years.

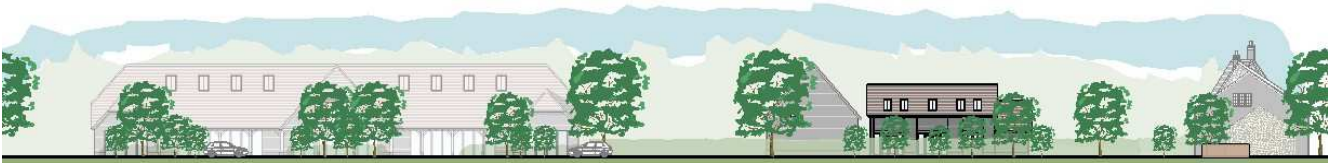


Fig. Proposed Site Section

Village Group Designation:

Meldreth is designated as being a Group Village within the Local Plan.

This is described as; -

“2.62 Group villages are generally less sustainable locations for new development than Rural Centres and Minor Rural Centres, having fewer services and facilities allowing only some of the basic day-to-day requirements of their residents to be met without the need to travel outside the village. All Group Villages have at least a primary school and limited development will help maintain remaining services and facilities and provide for affordable housing to meet local needs.”

The above supports the importance of the retention of the existing commercial associated with this development. The existing entity is an important facility to the local community and the proposal will also allow the expansion of the existing business providing further facilities/employment for the area.

Conservation Area and TPO's:

- Site is not located within the conservation area.
- There are no TPO trees listed on the site.

Para 84 of NPPF Supporting a prosperous Rural Economy

Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.
- b) the development and diversification of agricultural and other land-based rural businesses.

Development Envelope and Greenbelt Designation:

- The site is not within the Green Belt. (Please refer to below).
- The site lies in close proximity to the village development envelope. (Please refer to below)

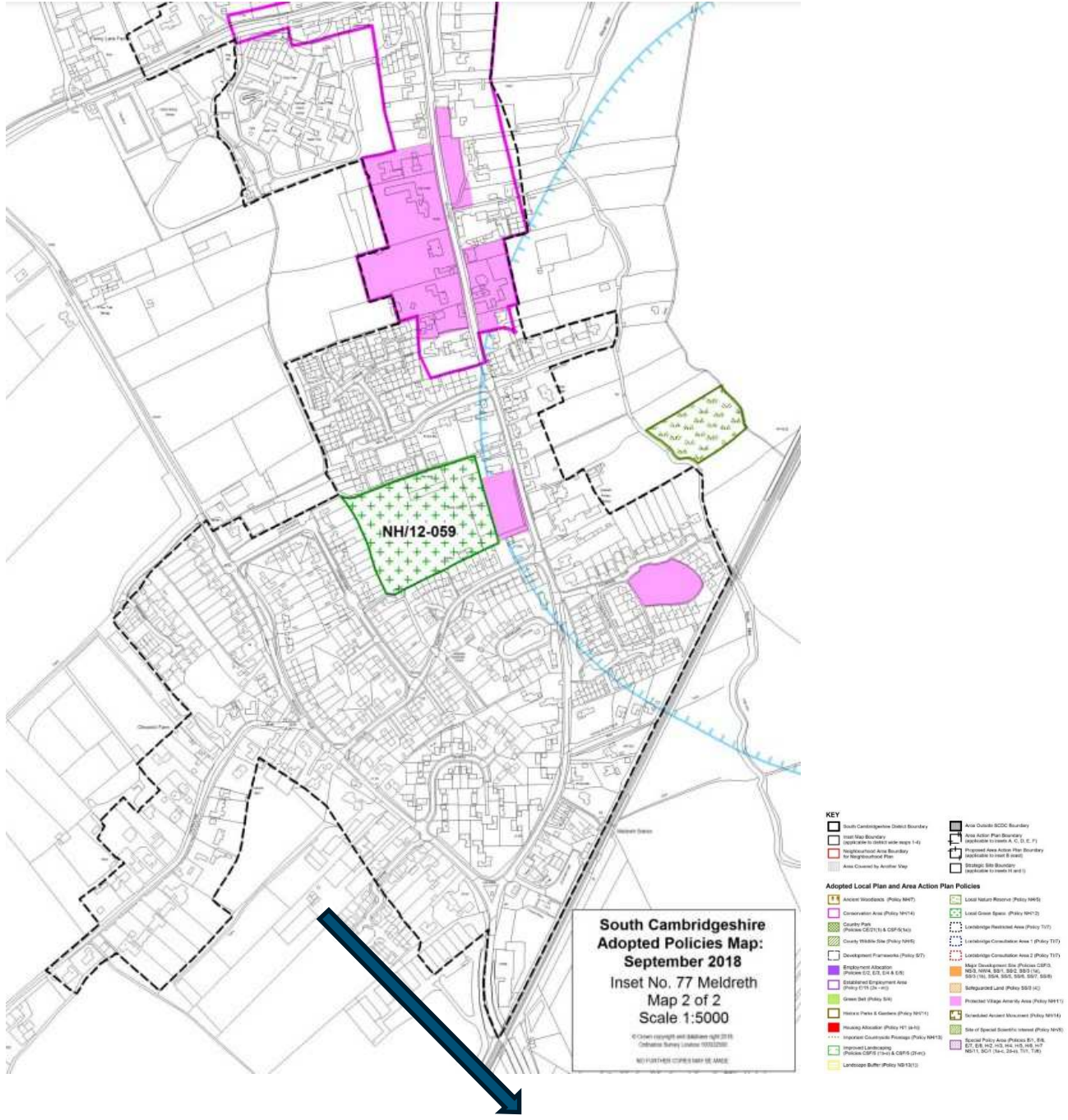


Fig. Proposed Site

Fieldgate Nurseries, Station Road, Meldreth

Flood Zone Designation:

- The site is located within Flood Zone 1 (please refer to Flood Zone map below) and as such is designated as land which has a low probability of flooding and is not affected by sources of flooding from other sources such as rivers etc.

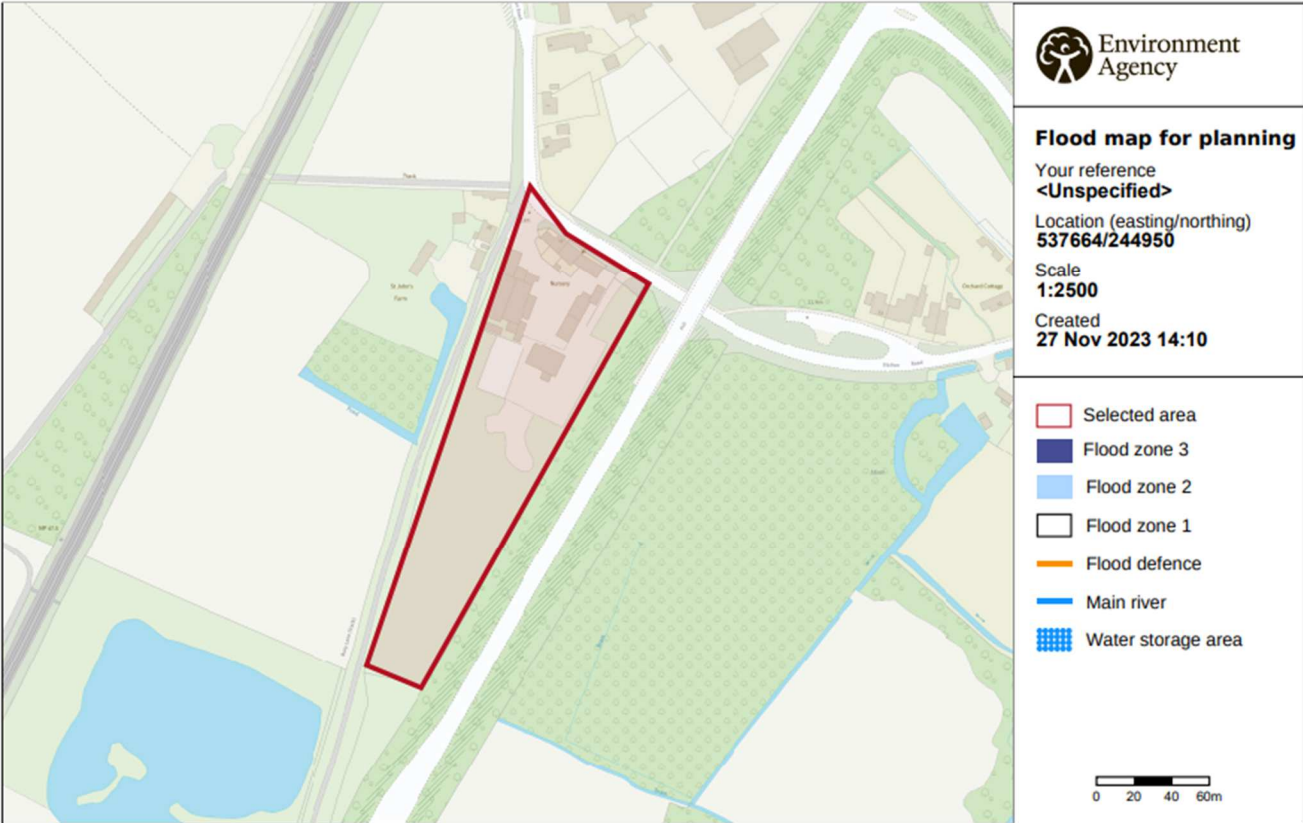


Fig. Site Flood Map

Ecology And Bio-enhancement:

The Ecology and Biodiversity of the site are discussed under a separate report; however, it is worth noting that the proposal will look to significantly enhance the biodiversity of the site by means of the implementation of such items as:

- Bat Boxes
- Swift Boxes
- Bee Boxes
- Hedgehog Boxes
- Bird Boxes
- Enhanced Planting
- Pond

(Please Refer to the attached Landscaping and Bio-enhancement Plan)



Land Rear of The Fieldgate Nurseries, Meldreth, Royston

CVC LAND/BIO 01
Group: Better Town Design

Fig Bio Enhancement Site

Fieldgate Nurseries, Station Road, Meldreth

Listed Buildings:

- There is a Grade II Listed Building to the front of the site. Fieldgate Farmhouse is situated at the North-eastern boundary, adjoining Station Road.



Fig. Existing Property

- The property has been the home of the Ward Family since 1969 and they have built Fieldgate Nurseries as a commercial enterprise in the agricultural outbuildings on the site.
- The listing for Fieldgate Farmhouse:

MELDRETH STATION ROAD TL 3745 (South west side) 23/245 No. 32 (Fieldgate Farmhouse) GV II House.

Late C17 and C18. Timber framed, plaster rendered and steeply pitched tiled roofs with ridge and end stacks. Single range two bay plan to late C17 part with outshut at rear. C18 single bay added to north end. Two storeys and attic. C17 part has gabled dormer on east side, now removed, and on the principal front two c.1984 wood windows and two at ground floor. The C18 addition, possibly a parlour bay, is of two storeys and attic. One gable dormer and one window, c.1984 to each storey. c.1984 door in its original location. Adjoining at South end is a C19 red brick and slate barn.

Highways and Traffic:

- The application will provide a new units for the existing farm shop and businesses as well as provide new commercial spaces to grow the business and have the ability to introduce new businesses to the area.
- The proposal also includes 7 new residential dwellings as well.
- The site currently has 2 vehicular accesses to Station Road.
- The proposal will utilise the existing accesses where the new residential dwellings will be accessed through the same access that serves the Farmhouse and the commercial traffic will be directed to the other accessway, therefore separating the traffic and reducing traffic driving past the family home.

Traffic Movements:

- Vehicle Trip Impact – Vehicle Trip will be equal to that generated by the existing units the proposal is replacing.
- It is considered that the existing road network is more than capable of handling the minimal amount of traffic generated with the scale of development to the site.
- No specific local difficulties have been identified.
- Any construction traffic or machinery required for the building works will be able to utilise the existing accessways and once on site, will not be visible from the highway.
- Applicant controls land to the rear of the site which can be used for construction storage and traffic during the construction phase to remove any conflict with access to the site or the existing highway.

Parking Provisions:

- Parking Strategy –
- The development will need to accord with the Councils parking standards with additional space provided for visitors parking, removing the need of any form of on street car parking. Assessments consider this more than achievable.
- Adequate parking spaces will be provided (as indicated on attached drawing). For each commercial or residential unit there are 2 parking spaces with additional visitor spaces as well.

Sustainable Transport:

- The adjacent footpath – as indicated below, will provide a sustainable route to the neighbouring train station and adjoining settlement.

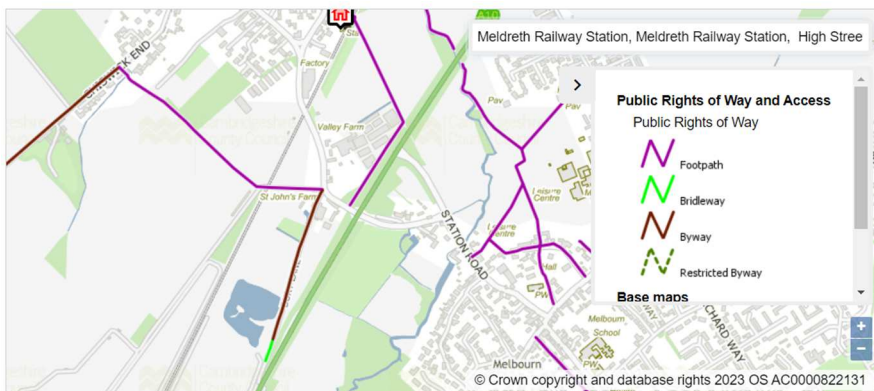


Fig PROW Network

Design

The following section demonstrates the steps taken to appraise the context of the development in physical, social, economic and policy terms. It provides an explanation of how the design of the development takes that context into account in relation to its proposed use and each of the aspects identified below. It also provides an explanation of the design principles and concepts that have been applied to these aspects of the development.

Appraisal of Context

In evaluating the site and its context, the following opportunities and constraints were identified:

Opportunities:

- The site constitutes previously developed land and is sustainably located relative to the facilities of the village.
- The site benefits from the historic setting of the adjacent listed building complex but does not directly affect it.
- This proposal provides the opportunity to sensitively develop this site to enhance the wider setting.
- The site provides the opportunity to retain an established business in the community and also provide the company with the opportunity to grow with its continuing success.

Constraints:

- Any development will maintain the openness of the designation and provide a 'soft' edge to the open land beyond the site.
- There are two access points, which are fixed and the impact on the dwellings and commercial fronting the site must be respected.
- Whilst the nearby listed building encourages the creation of a high-quality development, they also create additional limitations in terms of the extent, height, and form of development.

Physical Characteristics:

- The site is situated to the rear of Fieldgate Farmhouse and due to mature planting to boundaries it is well screened from the public domain.
- The land surrounding the application site is open and the green space to the development would maintain the sense of space to the existing surroundings.

Fieldgate Nurseries, Station Road, Meldreth

- The commercial units are designed to complement the agricultural nature of the site and with the units to the rear of the application site, they are single storey which minimises the impact on their surroundings.
- The residential units are sympathetically designed to blend in with the agricultural theme and subservient to Fieldgate Farmhouse.
- The concept of evolving the existing farmstead design would accord with the local development pattern.

Social Characteristics:

- The redevelopment of this site is planned to secure a viable long-term use for the business currently in the existing unit on the site as well as grow the commercial enterprise which is considered an 'asset to the people of Meldreth and other nearby villages'.



Fig Street view of Fieldgate Nurseries

- This addition to Meldreth is important in maintaining a viable community, as it contributes to creating a stable population that would continue to use local services and facilities.
- The proposal acknowledges that any new development must respect the existing amenities enjoyed by surrounding residents.
- The development has been designed to ensure that the amenities of neighbouring residents are not compromised, and that the new development would be seamlessly integrated into the local community.

Economic Characteristics:

- This proposal would provide units which will further support local shops and services as well as giving the opportunity to grow the local economy with new commercial enterprises.
- The development would be undertaken by a reasonably local building company, employing locally based staff and contractors throughout the construction process, from design through to on-site building. Materials for this project would be locally sourced where possible.
- All of these factors have a positive effect on the local economy.

PRINCIPLES

Use & Amount:

- The proposal involves the construction of 2no. new commercial units and 7no. residential units to a size shown on the submitted plans.



Fig Examples of the proposed commercial units

- The proposed plans will be providing an existing business currently operating from a unit on the site with a more purpose-built unit that will suit their needs better. The additional proposed commercial units will allow new businesses to be introduced to the site and grow this commercial enterprise.
- The unit will also allow this established business to remain in Meldreth.
- The new residential units are proposed to reduce the impact of the commercial and agricultural traffic that are currently on the site and is surrounding the Grade II Listed Building, Fieldgate Farmhouse. Utilising one

Fieldgate Nurseries, Station Road, Meldreth

of the existing accessways to create a new pocket of homes will provide relief to the Farmhouse as well as improving the landscape surrounding it through extending the garden space to the farmhouse to buffer it further from other properties and enhancing the accessway with landscaping.

- Ample parking and amenity space will be available to the property with the implementation of the proposal.
- The proposed scheme will enable the site to resemble a more modern farmstead which is more in keeping with the local vernacular. The current site has become tired and run-down and this proposal will inject some much needed life into the area.

Layout:

- The proposed application looks to create a scheme that is sympathetic to the agricultural character of the site and in appearance in keeping with the farmstead design of the local area.
- The units will be laid out to create well-defined commercial and residential areas within the site. The commercial units are intended to appear as a converted agricultural barn or stables, with additional units to the rear of the site being modest, single-storey units that are sympathetic and blend into the green spaces.
- The proposal looks to enhance the green spaces on the site, particularly to the front of the site, where hardstanding currently surrounds the Grade II Listed Building.
- Hardstanding areas will be finished with a softer Grass Grid technology.



Fig. Proposed site plan

Fieldgate Nurseries, Station Road, Meldreth

Scale:

- The proposed units are modestly designed with careful consideration to the site and its surroundings. With a mix of two storey and single storey buildings.



Fig. Proposed commercial units to the rear of the site

Appearance:

- The proposed units will be agricultural in appearance, mirroring a design theme of the local vernacular, utilising materials to match.



Fig. Example of a residential unit

- Low pitch roofs will be finished with Slate, external walls will be weather boarded on a facing brick plinth and windows and doors will be timber.

Fieldgate Nurseries, Station Road, Meldreth

Landscaping:

- The application site contains ample amenity space to facilitate the proposed units.
- The bio-enhancement and landscaping plan will enhance the site, particularly the area visible from the highway.
- Low dig foundation technology if suitable will be utilised on site. This will alleviate the need for heavy construction traffic further enhancing the carbon footprint of the site.



Land Rear of The Fieldgate Nurseries, Meldreth, Royston

CPC/LAND/110/01
George Butler-John Design

Fig Extract of Site Plan

Fieldgate Nurseries, Station Road, Meldreth

ACCESS

Pedestrian Access:

- The proposed scheme allows ample space for pedestrian access.
- The level topography of the site will allow suitable pedestrian access around all aspects of the proposed unit.
- The site is on a bus route (no.17) connecting Meldreth to Melbourn and Royston. The closest bus stop is a 6-minute walk into Meldreth and there is a pedestrian pathway that serves the route.
- Meldreth train station is also a 7-minute walk from the site as well which provides direct links to London and Cambridge.



Fig Extract of Site Plan

Vehicular Access:

- Access is via existing entrance points to the head of the site and full vehicular access and turning facilities will be available to allow all vehicles visiting the site to enter and leave in forward gear.
- Employees will be encouraged to utilise sustainable modes of transport.
- Unit will be afforded cycle storage provision on site along with electric cycle charging points.
- Unit will be provided with a Developers Transport pack including details of local bus routes and train timetables. Packs will also include voucher packs.
- Car parking spaces provided with Electric Vehicle Charging points installed.

Fieldgate Nurseries, Station Road, Meldreth

Planning Policy:

The below Planning Policy which are considered important when considering the application:

Planning Policy S/3: Presumption in Favour of Sustainable Development

“1. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals that accord with the Local Plan and Neighbourhood Plans can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area unless material considerations indicate otherwise.”

- The proposal will improve the economic condition of the area by providing the means for a local business to be retained and allow for future expansion as well as introduce new businesses to the area.

Policy S/5: Provision of New Jobs and Homes

*“Development will meet the objectively assessed needs in the district over the period 2011-2031 for:
a. 22,000 additional jobs to support the Cambridge Cluster and provide a diverse range of local jobs,”*

- As previously stated, the retention of the business will provide local jobs to the area.

Policy S/7: Development Frameworks

“2.50 The development frameworks define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations. In the countryside development is generally restricted to uses that need to be located there. The plan includes some flexibility for reusing existing buildings, and for development which supports the rural economy.”

- Although the site is considered to be in a sustainable location within the village setting the above policy further supports the retention of such a business in this case by means of the proposed development.

Renewable Technology:

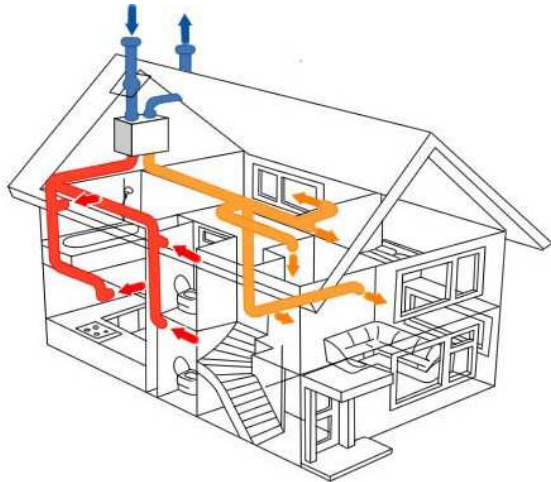
The development will look to implement the following:



Air Source Heat Pumps



Water Reclaim



Heat Reclaim System



Solar Panels



Electric Car Charging Points

Fieldgate Nurseries, Station Road, Meldreth

Conclusion:

- The Proposal will allow an existing business to remain and grow within the village.
- Site is closely positioned to the village envelope.
- The site is not within the Green Belt.
- The site is not positioned within the flood zone.
- The site is adjacent to the Grade II Listed Building, Fieldgate Farmhouse which has been a fundamental consideration in the design for the site. Enhancing and improving the surrounding area for this historic building is the key principle for this application.
- The highways network is suitable for the minimal amount of traffic that the site would produce.
- Safe Pedestrian access is available to the village.
- As a Group village numerous services and facilities to support the proposal are available.
- Policy is available to support such a development.
- The development of the site will provide an opportunity to dramatically enhance the biodiversity of the location.
- Considering the above factors support is anticipated.