

Haste Hill Nurseries, Fore Street, Eastcote, HA5 2ND

Our ref: 0166/FORHHN/PDAS

DESIGN & ACCESS STATEMENT

PREPARED ON BEHALF OF THE APPLICANT GILES HAYWARD

VERSION: 1.1

HASTE HILL NURSERIES, FORE STREET, EASTCOTE

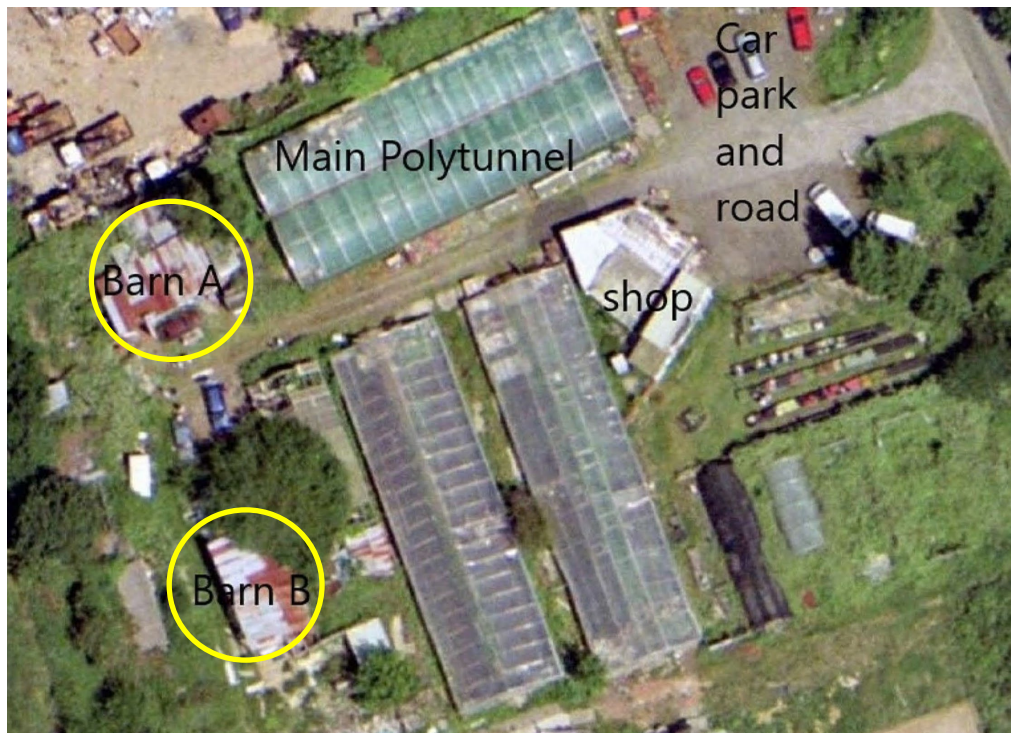
DESIGN & ACCESS STATEMENT

Site and location

The application site is located on the western side of Fore Street opposite nos. 160 – 170 and is within the Green Belt as designated in the Local Plan. The site measures about 4450 sqm and is used as a garden centre and nursery. It is understood that the use was commenced in the mid 1950s and has continued uninterrupted since. The site principally comprises a shop; a large polytunnel; 2 smaller polytunnels; 2 barns and hardstanding for access and car parking.

Relevant history

Reference	Proposal	Decision
71072/APP/2015/2714	Use of land as nursery gardens (Application for a Certificate of Lawful Development for an Existing Development)	Approved – 16/09/2015
71072/PRC/2018/211	Need certificate of lawful development for some buildings on site	OBJ – 19/03/2019
71072/APP/2019/3527	Barn used for storage of horticultural equipment and general operation of nursery, barn used for storage of horticultural equipment, logs and general operation of nursery, hard standing to form customer parking, tarmac road for general operation of nursery, shop area with concrete base and timber frame used for retail sales, septic tank, large double span polytunnel (used for growing ornamental plants and herbs) and two small polytunnels used for growing ornamental crops (Application for a Certificate of Lawful Development for an Existing Development)	Approved – 28/10/2019



***Aerial view
of site***

Proposal

Having settled the planning status of the site by way of the consented application for a Certificate of Lawful Development, the applicant is now seeking to improve the facilities on the site to make them suitable for the future. This application concerns Barn A and Barn B in the approved drawing under application 1072/APP/2019/3527. Barn A, is a tractor and horticultural equipment store, and Barn B, primarily a log store, located to the rear of the site, adjacent to the eastern boundary. Both of these buildings are of timber construction and in extremely poor condition.

Design

It is proposed to demolish both buildings and replace them with modern, weather-tight, steel framed buildings. The roof and elevations would be clad with 0.5mm or 0.7mm box profiled steel weather sheet, coloured Juniper Green.

The proposed buildings will have a clean, symmetrical appearance and, by virtue of their location at the rear of the site, they will be barely visible in the streetscene. They will be clearly visible from the land to the east but will have a suitable agricultural appearance in those views.



Barn A

Access

These are replacement buildings on an existing working horticultural holding. They are located to the rear of the site, away from the areas to which the public and customers are normally admitted. There are no traffic or access implications, and the existing car parking areas are unaffected by the proposals.



Barn B

Planning

The site is located within the Green Belt where development for purposes other than for agriculture, forestry, outdoor sport, outdoor recreation and for cemeteries is generally considered harmful under the NPPF and Local Plan policy DME1 4. Whilst horticultural uses are generally considered to be agricultural and appropriate in the Green Belt, it is understood that the LPA has previously determined that the combination of uses on the application site mean that the site is in sui generis use rather than an agricultural use. However, both documents allow an exemption to these restrictions where the proposal is for a replacement building in the same use that will not have a greater impact on the openness of the Green Belt. Due to the condition of the existing barns, it has not been possible to safely measure them accurately. However, from previous plans and Ordnance Survey data, the proposed replacement for Barn A proposes an increase of about 21m² whilst Barn B would be about 25m² bigger. This is likely to be an overestimate as both barns have had various extensions carried out that do not appear on the Ordnance Survey plan, but which are clearly evident on the aerial photo. There would be no increase in height. On that basis we would submit that the proposed replacement buildings would not have a greater impact on the openness of the Green Belt and therefore the proposals would not be in breach of either the national or local Green Belt policies of constraint.

Planning permission should be granted, “without delay”, as advised in Paragraph 11 (c) of the National Planning Policy Framework.

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