

**DESIGN & ACCESS STATEMENT**

**FOR PROPOSED CHANGE OF USE TO INCLUDE THE RELOCACTION  
OF PUBLIC PARKING & ERECTION OF 2 NETTED POLYTUNNELS**

**at**

**DEEPDALE GARDEN CENTRE, BARTON upon HUMBER**

**for**

**DEEPDALE GARDEN CENTRE LIMITED**



**PROPOSED CHANGE OF USE TO INCLUDE THE RELOCATION OF PUBLIC PARKING  
& ERECTION OF 2 NETTED POLYTUNNELS**

**at  
DEEPDALE GARDEN CENTRE, BARTON upon HUMBER**

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***The Site***

The 0.26 hectare site is located north of the existing Garden Centre. It is mainly bounded by agricultural fields and some residential properties within the Deepdale locality. The proposed site is currently used as an agricultural field adjacent to the Garden Centre.

***Proposal***

The Garden Centre started from small beginnings in 2014 and has gradually become increasingly popular. It started by growing its own bedding plants and through time the demand outstripped the supply leading them to have to buy in plants to supplement their production. With the popularity it has meant that there are more deliveries to site both for the Garden Centre and the popular Cafe resulting in the delivery vehicles and the private cars mixing on site. The application is a proposal to improve both elements of the problems faced:

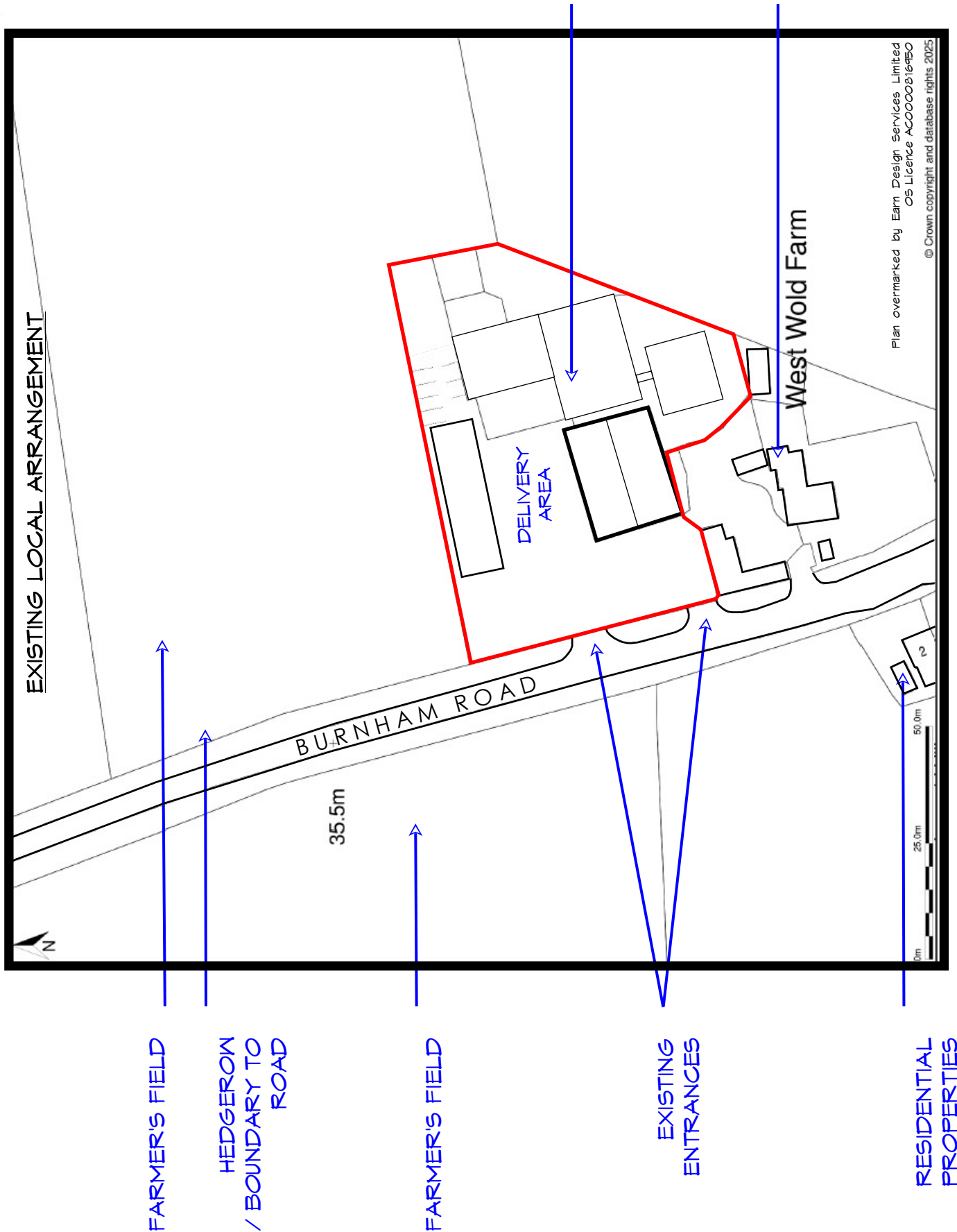
1. Move the private parking to a safer controllable location.
2. Provide more growing and display space to reduce the delivery frequency.

The proposal is not necessarily to increase footfall to the establishment, more to improve the Health & Safety aspect of the site and to rely less on buying in goods, the quality of which cannot always be relied on whereas by home growing more plants they have more control.

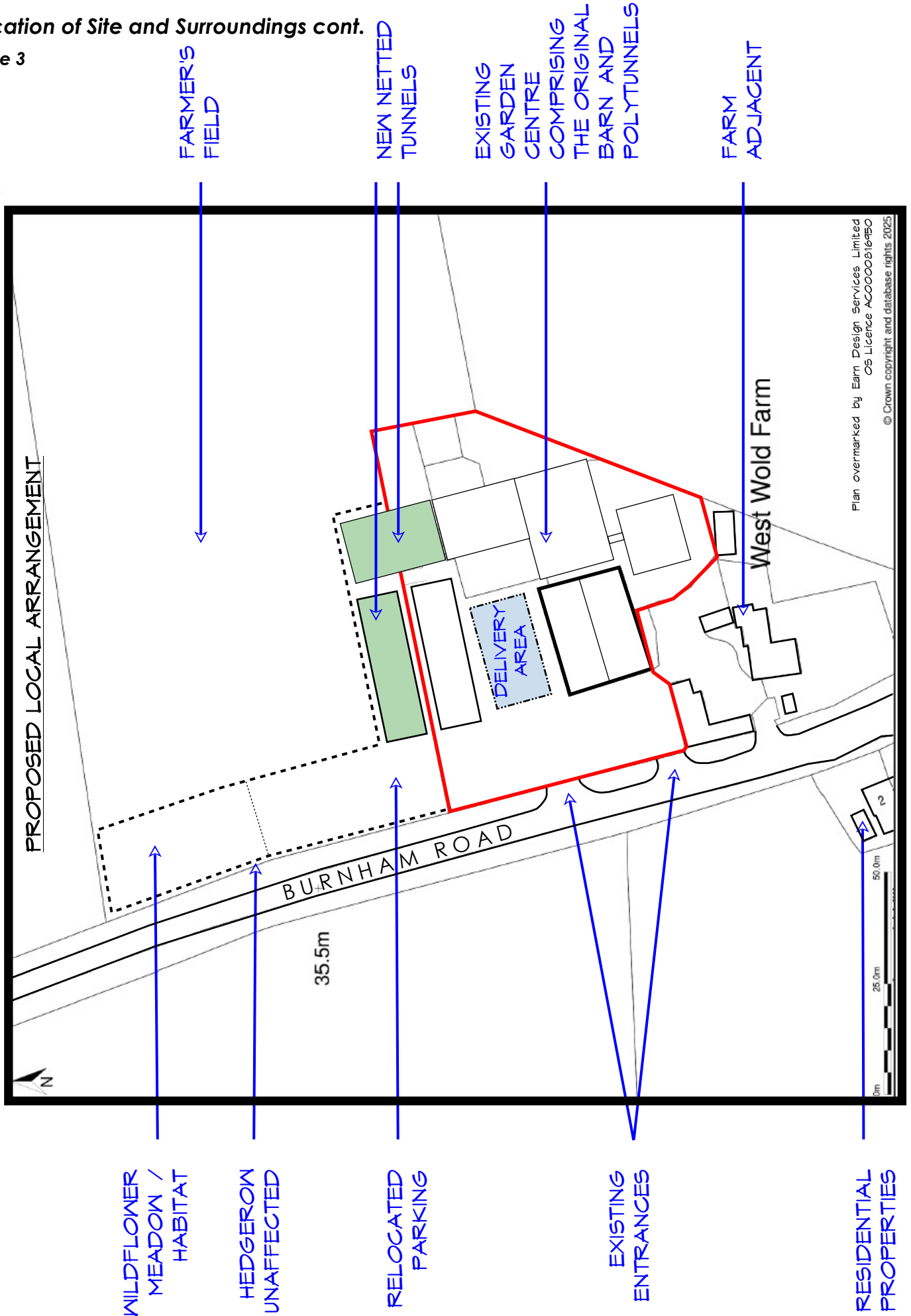
***Location of Site and Surroundings***

From the following 2 pages you will see that the site lies mainly bounded to the west, north and east by agricultural land with housing and farm buildings to the south and southwest. The Garden Centre sits well within this location and utilises a former barn as its main building effectively making use of previously disused buildings to bring them back into use.

Location of Site and Surroundings cont.



Location of Site and Surroundings cont.





HEDGEROW TO BE UNTOUCHED

INTERNAL VIEW FOLLOWING THE HEDGE ON BURNHAM ROAD  
(LOOKING NORTH WEST)



HEDGEROW TO BE UNTOUCHED

INTERNAL VIEW OF THE HEDGE ON BURNHAM ROAD & RETURN AT THE NORTH END OF THE PROPOSED SITE  
(LOOKING NORTH)



POLYTUNNEL 7 PROPOSED HERE

INTERNAL VIEW OF POLYTUNNEL 3 BOUNDING THE CURRENT FIELD  
(LOOKING EAST)

### **Concept and Design objectives of the Proposal**

The proposal seeks to assist with the Health & Safety aspect of public visiting the site by moving the public parking to a defined area which will assist with the ease of delivery vehicles manoeuvring without the parked vehicles in the general area.

The proposal also aims to reduce the number of deliveries to the site for bedding and other plants currently being purchased from 3<sup>rd</sup> party growers. In the new polytunnel structure the intention will be to produce more of the plants sold on site rather than having them delivered. This increases the ability to control the quality of the goods on sale. It will as space for display is already tight at certain times of the year, having an additional area under netting would be of great benefit to all parties.

### **The Design and Layout of the Proposed Unit**

The car parking area will be hardcore with a blinding to assist with walking with shoes. There will be internal signage to guide clients to the parking area. Past the new car parking area there will be a wild meadow and habitat with hedging to the east edge as advised in the Bio-diversity Report.

It also seeks by way of creating more growing and display space in netted structures. The netting to be used will be coloured green similar to the existing structures. This has the benefit of allowing the plants to grow naturally in the open air with protection from birds but allowing insects in for pollination. The new polytunnel type structure will only be around 3.4m high and 2.5m high for the extension to the display area, these heights are in keeping with the existing structures.

### **Landscaping**

Other than the requirements outlined in the Biodiversity Report. there is no additional provision for landscaping, the site is a garden centre with an abundance of planting, all be it is of a mobile nature.

### **Access from the Surrounding Areas**

The site has 2 access points which mainly are used as an in and an out arrangement which eases any possible confusion. These entrances are off Burnham Road which allows access from the south from the A15 and to the north the road comes directly from Barton upon Humber. There are no busses to this area but Burnham Road is a regular route for cyclists who often enjoy the Bike n Bean Cafe on site.

### **Access to the site and to the Building**

Access to the site is through 2 existing entrance/exit points and vehicles will be directed to the new parking area. From that point, the whole public area of the site is on one level. It is to be noted that there is a Disabled Toilet available in the Cafe area and provision for a Disabled Parking space on the tarred area in front of the main building.

### ***Security and Crime Prevention***

The nature of the site is that high perimeter fencing would not be in keeping with the setting and so this has not been considered and crime over the last 11 years while the Garden Centre has been operating has been minimal. All major portable items are moved each night to a place of safety, however it would not be practicable to move everything. The main barn is securely locked each night, but the polytunnels by way of their construction could be vulnerable, but the contents are of relatively minimal value.

### ***Conclusion***

The proposal aims to assist with general safety and reduce unnecessary vehicle movements to and from the site which we consider it would achieve. The proposal also uses agricultural land which is currently farmed and therefore ploughed once or twice a year depending on crop, which results in no long term habitats are seen to be disturbed.

### ***Flood Risk Assessment Overview***

The site is in Flood Zone 1 and therefore not at risk from flood.

See attached EA overview plan taking the forecasted increases up to year 2070.

# PROPOSED CHANGE OF USE AND NEW NETTED AREAS FOR DEEPPDALE GARDEN CENTRE LTD, BURNHAM ROAD, DEEPPDALE, BARTON UPON HUMBER DN18 6ED

FLOOD MAP TO 2070 ILLUSTRATING NO PERCEIVED THREAT

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