

Design and Access Statement Rev A

FULL PLANNING APPLICATION FOR A NEW AGRICULTURAL WORKERS DWELLING AT
JACKSON'S NURSERIES, THORNEY EDGE ROAD, BAGNALL, ST9 9LE

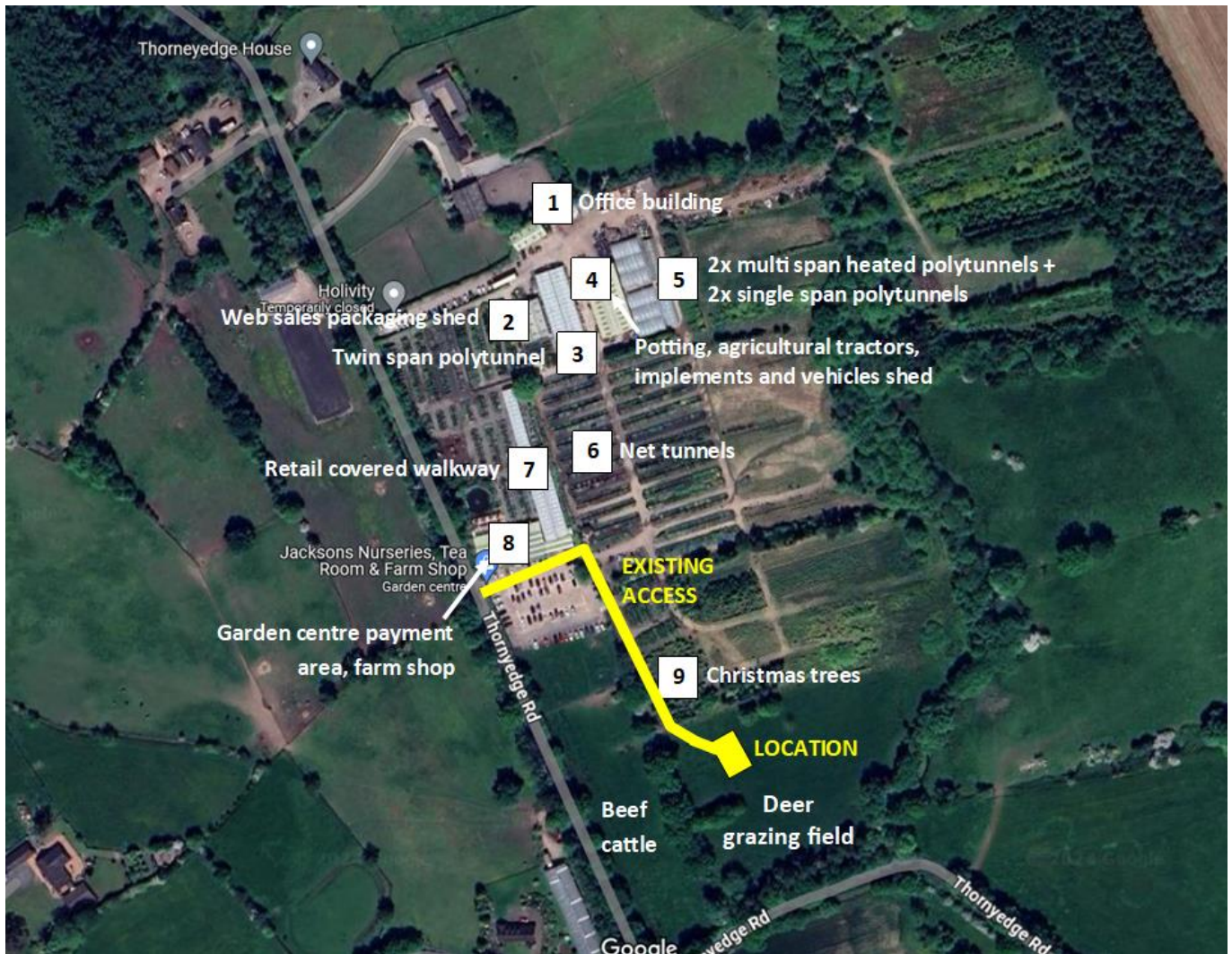


Photo courtesy of Google Maps

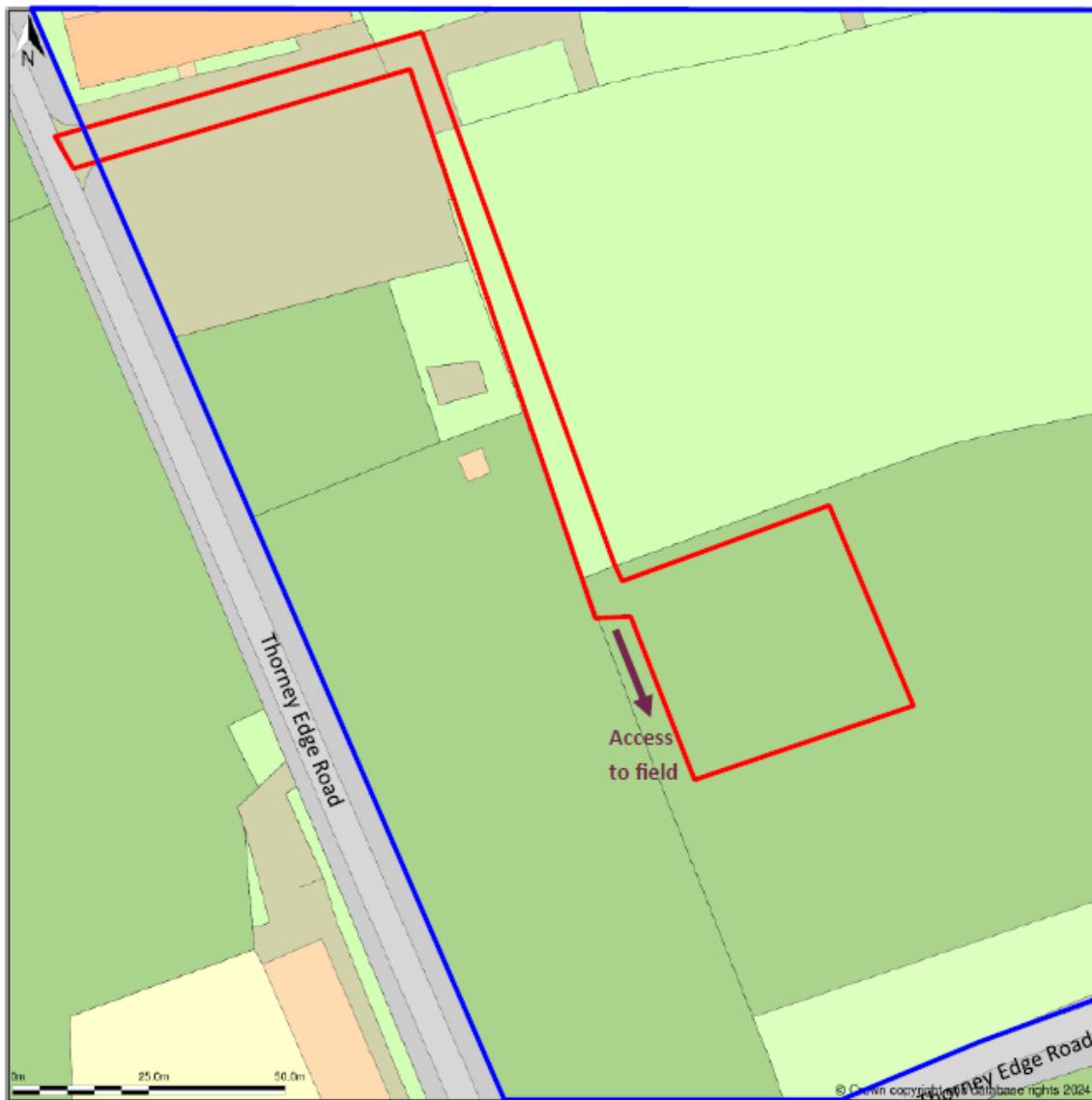
Full Application Version 1 – February 2025

Introduction/Context

This statement is produced to support an application for a new-build agricultural workers dwelling at Jackson's Nurseries, Thorney Edge Road, Bagnall. The applicant grew up in Bagnall and has worked extensively in the family's plant nursery business on Thorney Edge Road. The current owners, Roger & Ruth Jackson, want to transition by taking a back seat in nursery work whilst Luke is stepping up. It would not be in Roger and Ruth's best interest to move out of the current home at their age in order to give the accommodation to the younger generation of the family, hence why a new dwelling is required.

Proposal

The proposal is for a two storey, 4-bedroom, agricultural workers dwelling, situated on horticulturally poorer land within the curtilage of Jackson's Nurseries land. The proposed dwelling would be situated in a location which does not impact the openness of the Green Belt and the rural and open character and appearance of the area. The dwelling will be accessed through the existing main entrance of the nursery, through an existing access gate, as shown on page 1 and in the location plan below (location plan file also attached separately), which has been approved at outline application stage. It provides easy access to the nursery without impinging upon land required for horticultural / agricultural activities.



Screening of the Dwelling

The location for the dwelling is already naturally delineated from Thorney Edge Road on both sides by existing well-established hedging and screening trees immediately adjacent to Thorney Edge Road, allowing the dwelling to be as discreet as possible in this location. In addition to this, I will install a thick mixed native hedge planted at 7 plants per square metre along the area shown in the attached plans. The mixed native hedging would comprise 70% *Crataegus monogyna* (Hawthorn), 10% *Corylus avellana* (Hazel), 10% *Prunus Spinosa* (Blackthorn) and the remainder made up of a mix of *Ilex aquifolium* (Holly), *Lonicera periclymenum* (Honeysuckle) and *Rosa canina* (Dog Rose). Taken together with careful selection of materials and quality craftsmanship, the property would be in-keeping and blend into this part of the rural area. Careful landscaping will be used to further soften the impact.

Layout

The site has been chosen as it is horticulturally poor land in a small area that lends itself to the proposed usage. It is very close to existing horticultural operations, within the curtilage of Jackson's Nurseries land and would not impinge on any other local properties in any way. The precise location of the dwelling is now shown in the site plan. The location is within the red boundary on the location plan that was agreed at outline application stage.

Scale

As shown in more detail in the site plan, a dwelling sufficient to meet the agricultural function, proportionate with the operations of Jackson's Nurseries business and sufficient to meet the needs of a growing family is proposed.

A two storey dwelling is proposed, as has been suggested from the time when the original outline application was first submitted in Feb-24. A two-storey dwelling is entirely in-keeping with the style of a traditional farm-house, which will be replicated to be sympathetic to the surroundings, and is further justified for the reasons below:

- 1) Four of the five dwellings which are situated on the adjacent stretch of Thorney Edge Road (Springs Bank Cottage, Lawn Farm, Thorney Edge House, Little Lawn Farm) are two-storey properties in traditional farmhouse style. This is very much "in keeping" with the area generally and are all sympathetic to the defining characteristics of Thorney Edge Road and the history of the area. Three of these properties are stone built, two of them dating back to the 17th/18th centuries. The third stone property (the existing Agricultural Workers Dwelling for Jacksons Nurseries, built in 1986) likewise has the appearance of a very old farmhouse and is also two-storey. My intention is to mirror the very traditional appearance of these four properties. The fifth dwelling, Blackwood Farm, is the one exception to the above. It is a one-storey bungalow with a much more modern design and feel, built in 1984. This dwelling is situated in a position well above the other properties, almost right on the skyline, just below the highest point of an escarpment known locally as Springs Bank. The logic behind the need for a one-storey bungalow design for Blackwood Farm is evident given this elevated position, but this same logic does not apply to the new agricultural workers dwelling at Jacksons Nurseries.
- 2) The higher vantage point afforded by a two-storey dwelling is essential for timely detection and prevention of crime and security issues at Jacksons Nurseries.
In recent years, as rural crime has spiralled, we have experienced increasingly regular burglaries/attempted burglaries at the Garden Centre. The last four occasions, all police reported, being: (please see Appendix 1 for images):
 - A. 1/9/22 23.26pm A very sophisticated burglary using live drone coverage and access by two males via the roof, avoiding all 20+ infra red beams and compromising CCTV cameras, intruders on site for over four hours. (Pictures 1 and 2 in Appendix 1)
 - B. 21/9/23 02.30am Four males carry out surveillance of the Garden Centre at our gate access; a quad bike was then stolen half an hour later, when they broke into one of our neighbour's sheds. (3rd image in Appendix 1 shows vehicle and stolen quad bike)
 - C. 24/4/24 22.19pm Two males, one wearing a balaclava, in a cloned registration vehicle parked outside our main entrance. Dogs alerted us to their presence by barking, they left when we drove up the road. (Photograph 4 in Appendix 1)

D. 16/8/24 00.52am Two males in a cloned registration vehicle, parked at our trade entrance and entered the premises. Again, the dogs alerted us by barking, we switched on floodlights; intruders fled. (Photograph 5 in Appendix 1)

An interruption in electricity supply (including deliberate interruption of supply by intruders) renders CCTV cameras useless. Also intruders can quickly cover/misdirect CCTV cameras.

A two-storey property would afford an elevated, guaranteed direct visual view over the Garden Centre from a second storey bedroom. This is essential for out of hours on-site security when CCTV cameras may be compromised. As can be seen above, the barking of our security dogs often alerts us prior to illegal entry/activation of our alarm system/theft. Hence the ability to view the Garden Centre helps guide our security response/possible call to the police and pre-empts any theft or damage.

(The first question asked by the police, when ringing 999, is always “are the intruders still on the premises?”). If we can see that intruders have left, we would scale down our response, avoiding any potentially very dangerous engagement with intruders. Historically, we have had intruders with machete knives in their car boot.

This viewpoint from a two-storey property, from great experience over many years, is simply vital. It would minimise the effectiveness of rural crime along Thorney Edge Road (for all residents) and minimise our inevitable fear of this crime.

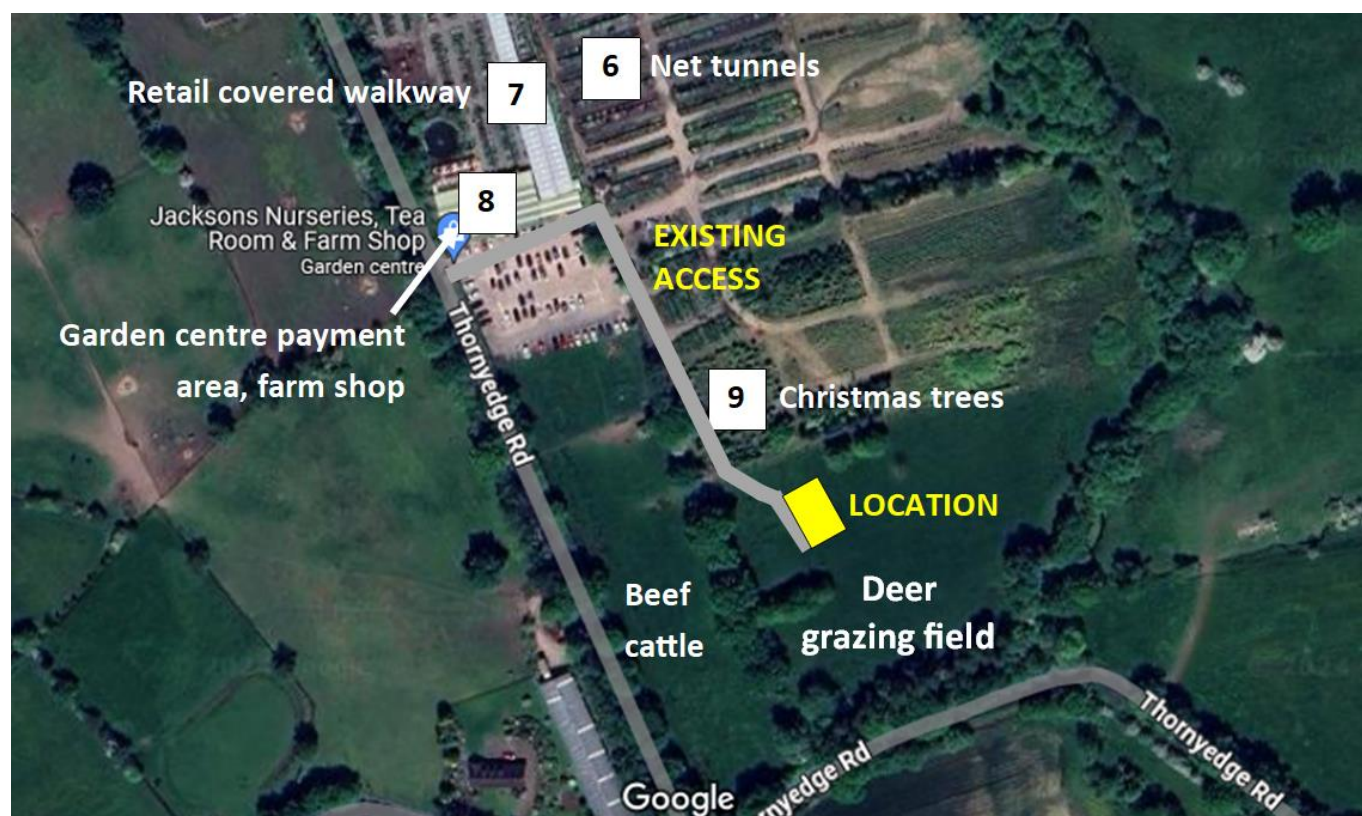
Appearance

The new dwelling would be constructed in a traditional simple barn/farm style with sandstone walls and Staffordshire blue tiles to remain in keeping with nearby dwellings.

Whilst the property will be partially visible from the roadside, there is a pre-existing mixed native hedge with several mature trees that line this section of Thorney Edge Road. Further screening of the dwelling will be added per the "Screening of the Dwelling" section above. The dwelling would not interfere with any other local properties in the proposed location. Soft landscaping to the front of the property will be carefully designed to give a traditional cottage garden feel.

Landscaping

The dwelling will be a functional horticultural workers dwelling with little hard surfacing except for crushed stone driveway access, turning area for agricultural machinery and parking in front of the dwelling and a cobbled path / patio around the house for access. The rest of the area including a front and rear garden for children would remain grassed. Soft landscaping to the front of the property will be carefully designed to give a traditional cottage garden feel. See attached plans.



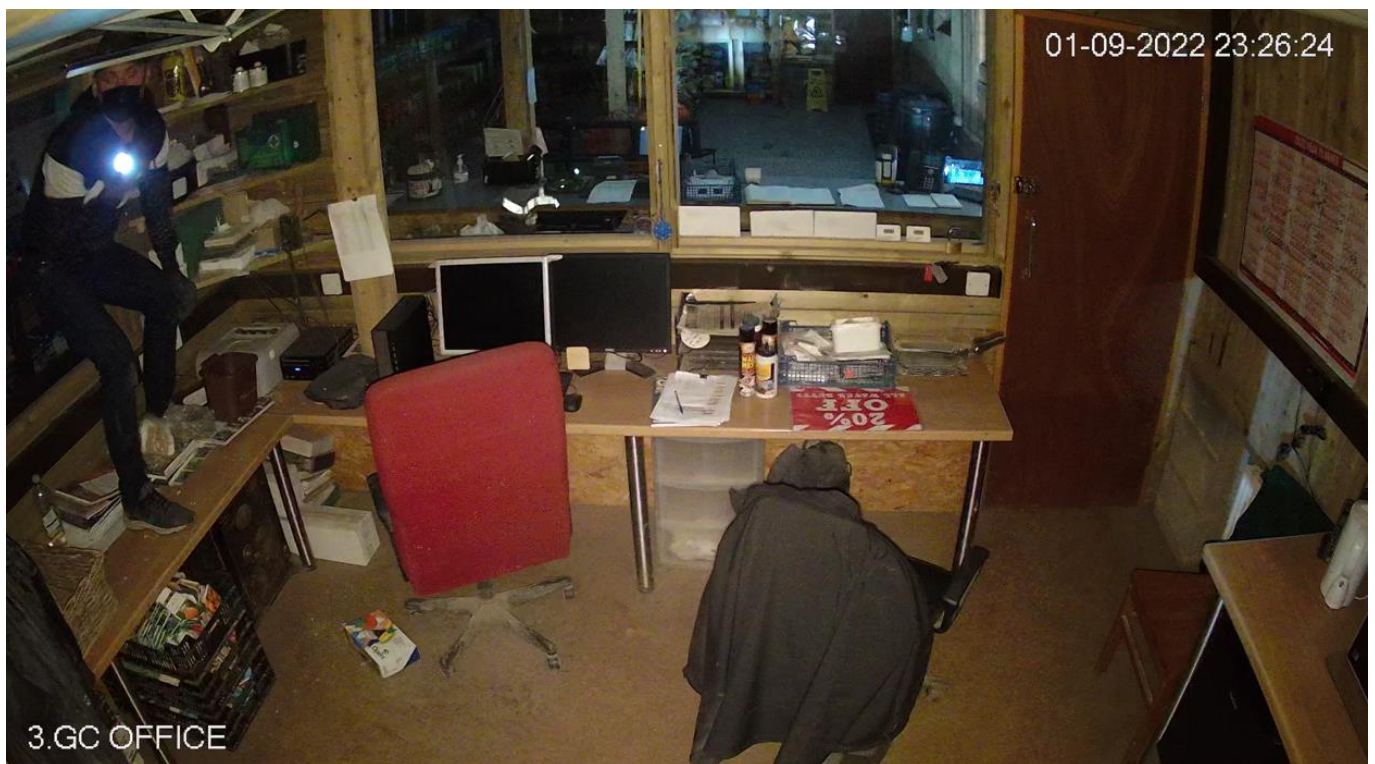
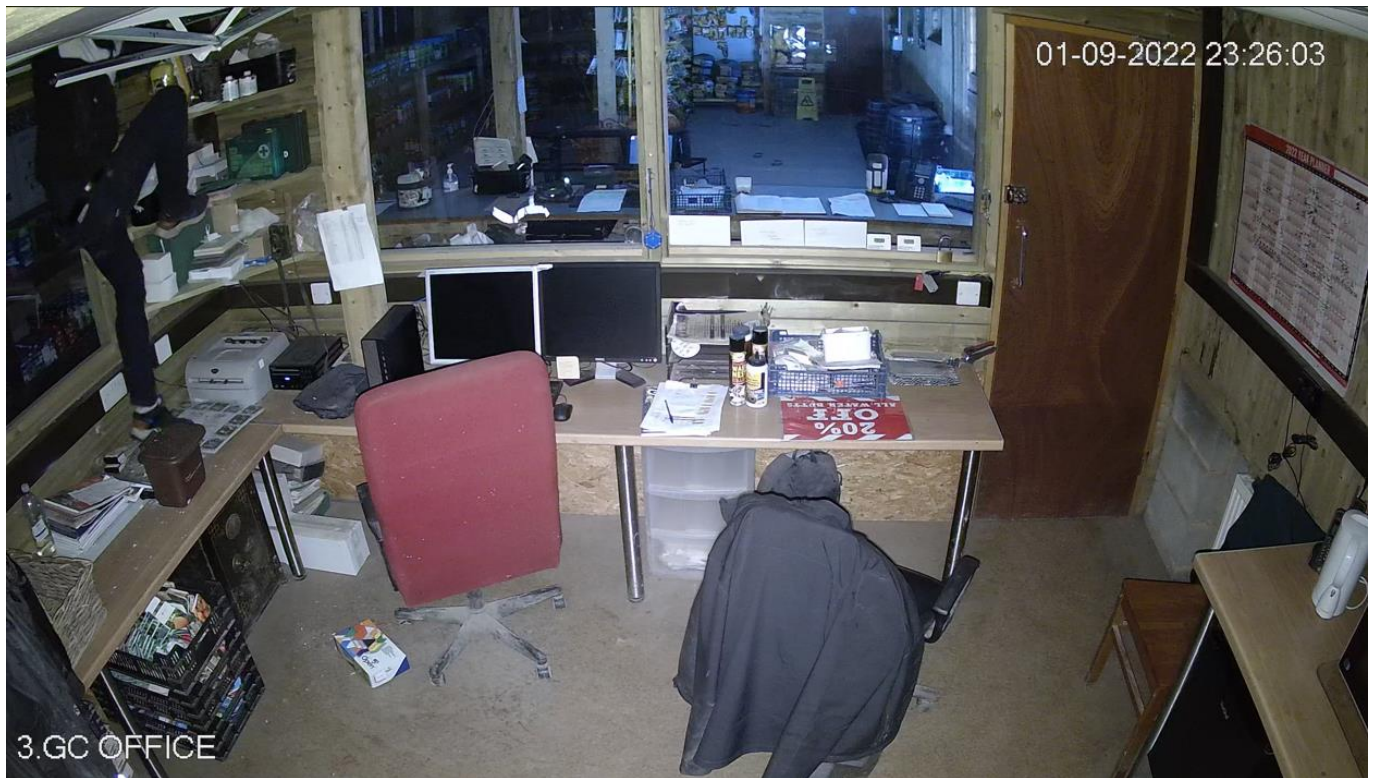
Access

The dwelling would be accessed via the existing main access gate for the nursery, as shown in the map above and on page 1. This access has sufficient visibility in both directions and would continue to act as the main entrance for the plant nursery (as it has done for many years). The driveway will be constructed using crushed stone.

Waste Storage and Collection

Wheelie bins will be stored in the garage/workshop area when not being collected. This includes a separate bin for recyclable waste, which is collected separately in our local area. They will be put at the end of the drive on collection days ready for waste disposal people to collect.

Appendix 1: Security images referenced in Point 2 of the Justification for a Two-Storey Dwelling



21-09-2023 02:32:19



24-04-2024 22:19:16



30.LANE MIDDLE

16-08-2024 00:52:29

D. NURSERY GATE

