

Design and Access Statement

Replacement Structure at Bellis Brothers Country Market, Wrexham Road, Holt

Brief

The application relates to the replacement of the existing structure used to serve the pick your own area of the Bellis Brothers Country Market operation in Holt.

The company have invested heavily on improving the grounds and fields of the operation and now need to upgrade the facilities to customers and visitors.

This will include an indoor area to serve customers with collection baskets as well as a small retail area and a place shelter during poorer weather. New facilities will also include the toilets which will ensure that less ambulant visitors will not need to make their way back to the main shop.

Access, including movement to and from the site

The site is currently served from the main car park of the country market. The car park is more than adequate for the operation and is never at full capacity with its current/historical trading. A track from the car park to the front of the old building will continue to be used but will lead to the new structure. This will be given a ramped access for ease of entry. The building will now act as the entrance to the fields, to ensure that control can be maintained on the numbers of customers allowed into the fields at any one time.

Environmental Sustainability

The new structure will be constructed to new building regulations therefore vastly more efficient than the existing structure. Timber boarding will be used and obtained from renewable sources. This will be fixed to cavity blockwork. Blockwork being used to ensure that the structure will be secure when not in use.

Character and Appearance

The existing structure is not pleasing to the eye, and with its exaggerated height can be seen from some distance outside the sight. Black painted timber work and corrugated sheeting, again painted black are an eyesore to this open setting.

The new structure which will be lower and using natural colours more in keeping with the surrounding nature influences will be much more appealing and benefit the wider area visually.

Community Safety

The new facilities will hopefully encourage more visitors to the facility which is needed at this time as retail operations start to re-start following the pandemic of 2020/2021. The fruit picking seasons will be extended with offering different products such as pumpkins to extended the period as much as possible meaning that the activity and natural surveillance will be for more months of the year.

Conclusion

The replacement structure offers many benefit. Improving the welfare facilities to visiting customers, including disabled toilets close to the fields for less ambulant people.

An indoor area to allow shelter from the poorer weather conditions which will encourage customers to remain on site, which will allow for business to take on a further 2 part-time members of staff

The visual improvements to the site which as mentioned can be seen from outside the site.

With all these benefits detailed above we believe that full support of this planning application is justified.