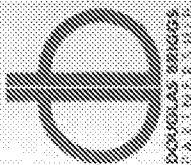


Appendix A
Arun District Council
Local Validation Requirements Checklist

Item	Requirement by the LVR	YES/NO	Additional Comment
1.	Affordable housing statement	NO	Not applicable
2.	Draft Planning Obligation	NO	Not applicable
3.	Biodiversity Survey & Report	NO	Not applicable, land already in use for agriculture
4.	Land Contamination Assessment	NO	Not applicable
5.	Economic Development Statement	YES	See Planning Design and Access Statement, Socio-Economic Context
6.	Retail Impact Assessment	NO	Not applicable, no retail
7.	Flood Risk Assessment	NO	Not required, see Planning Design and Access Statement, Flood Risk
8.	Foul & Surface Water Drainage Statement	YES	Surface Water Drainage Scheme provided
9.	Land Engineering Works Statement	NO	Not applicable
10.	Landscaping Strategy	YES	See drawings
11.	Lighting Assessment	YES	Lighting Assessment Provided
12.	Noise/Extraction Assessment	NO	Not applicable
13.	Bin Storage & Collection Provision	NO	Not applicable
14.	Parking Plan	YES	See drawings
15.	Planning Application Summary	YES	See Planning Design and Access Statement, Proposals
16.	Street Scene	NO	Not applicable
17.	Structural Survey & Conversion Method Statements	NO	Not applicable
18.	Telecommunications Development Statement	NO	Not applicable
19.	Transport Assessment / Travel Plan	NO	Not applicable, below threshold
20.	Transport Statement	YES	See Planning Design and Access Statement, Highway Implications
21.	Tree Survey & Arboricultural Implications	NO	Not applicable, no trees affected
22.	Litter/Foot Water - Environmental Assessment Statement	NO	Not applicable
23.	Validation List - This list	YES	This list
24.	Plan & Drawing Requirements	YES	See drawings
25.	Historic Environment Records Search	NO	Not applicable



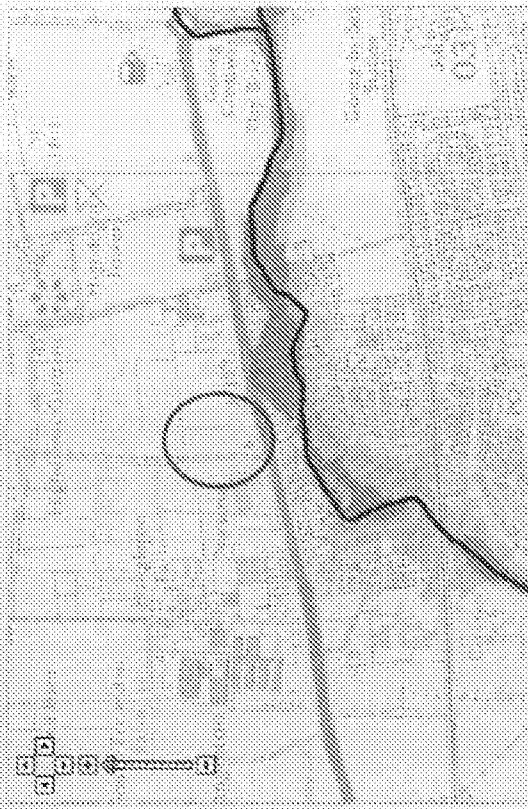
Access and Parking Provision

The application site is served by an existing access onto the A239 that currently serves the Lonsdowne Nursery and Eastlands Stables with suitable access for all vehicle types proposed.

No change is proposed to this existing access and the on-site proposals include sufficient space for vehicles to enter and exit the site in a forward gear.

Access and parking is provided for 3 cars and a light utility vehicle (flat bed transit or similar) and a single articulated HGV to load/unload.

Flood Risk



The site lies outside Flood Zones 2 and 3 but exceeds one hectare in size.

However, the proposed Horticultural Nursery is not considered a use at particular risk of flooding and area of development requiring planning permission (Agricultural buildings, polytunnels, access road and hardstanding) is significantly smaller than the area. A flood risk assessment is therefore not required.

DOUGLAS BRIGGS
PARTNERSHIP Architects and Town Planners

March 2018

Site Drainage

following on-site infiltration testing, a separate surface water drainage scheme has been provided and is included with these proposals.

The technical notes from an independent drainage engineer demonstrates that the infiltration methods proposed are a viable means of draining surface water and the proposed scheme is included in this application.

Conclusion

The proposals enable an existing business to secure its future as a result of resolving a temporary situation, where accommodation was rented from a competitors' nursery, restricting both businesses ability to expand.

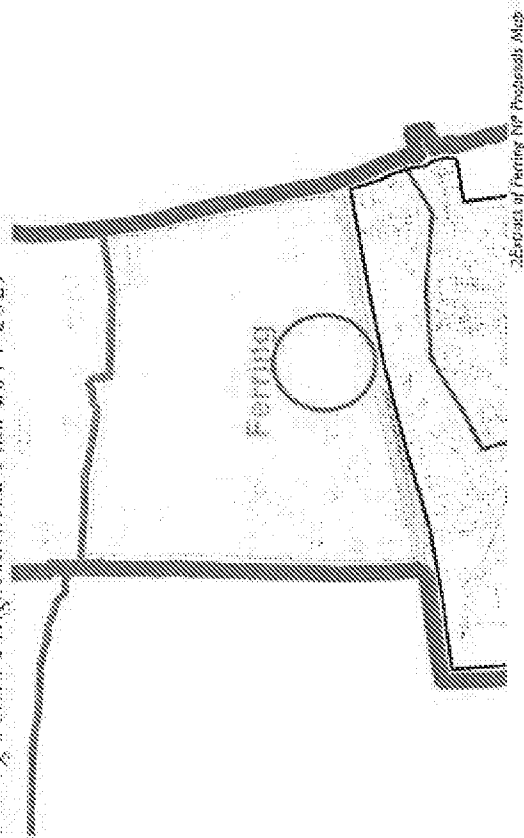
The creation of the Horticultural Nursery was approved under FG/95/16/PL as an appropriate use for the countryside location and the proposals are reasonably necessary for the agricultural use described.

The design evolved as the applicants constructed the nursery and recognised operational needs on site and reorganised their structures to make their business more efficient and respond to the local environment and neighbouring occupants requests.

While the proposals remain visible in the landscape the amendments to the layout approved under FG/95/16/PL do not significantly alter the landscape character of the area or cause an unacceptable level of harm to views from public vantage points either within or outside the National Park.

The proposals constitute sustainable development that conforms to national, existing and emerging local policy and meets the needs of an existing successful land-based business that currently provides employment for 3 people with the potential to expand in the future.

Ferring Parish Neighbourhood Plan 2014-2029



The Ferring Neighbourhood Plan was formerly 'made' on the 14th January 2015 following a local referendum held on the 10th December 2014 and forms part of the statutory development plan for the area.

Policy 7 Land North of Littlehampton Road, encouragement of existing rural business

The Neighbourhood Plan will support:

- Any development that minimises visual impacts on the surrounding countryside
- All new buildings are located as part of the existing clusters of buildings to ensure existing patterns of development are maintained and to avoid significant incursions into open countryside, wherever possible unless details show an improved setting
- Visible measures are proposed to improve the setting and/or screening of the development within its wider setting of the National Park
- Where appropriate, proposals shall be accompanied by drawings or other images showing impact of the proposed new development from key vantage points in the surrounding open countryside
- Development will be permitted in exceptional circumstances, for example, if it is essential to meet safety infrastructure needs and no alternative site is available

The Neighbourhood Plan will resist any proposals for a change of use from an established agricultural, horticultural or equine use or any other unrelated uses.

The proposals are for horticultural development which the neighbourhood plan supports and encourages in this area.

The proposals accord with the adopted policy in that they minimise their visual impact, form part of an existing cluster of buildings, being located between the Lansdowne Nursery and High Down Vineyard, provide suitable screening within the wider setting,

are accompanied by the landscape appraisal identifying the impact of the proposal from key vantage points.

This policy specifically encourages horticultural businesses to invest within this area and earlier drafts of this policy in the submission plan included a clearer statement of support in which: "The Neighbourhood Plan will support development proposals in the area north of Littlehampton Road as shown on the Proposals Map that relate to the continued operation of the established agricultural, horticultural or horse-related uses in the area provided... Demonstrating the local support for horticultural investment."

Pre-Application Consultation and Involvement of local interests

The applicant undertook a pre-application consultation on the proposals and received a reply on the 9th April 2015 (PA/25/15).

The pre-application advice identified that sites in countryside locations, outside the built-up area need a justification for a countryside location and as the application is for agricultural/horticultural development, this would be satisfied by the confirmation that the proposed business includes plant growing and related horticultural activities.

Additional information has been provided in this statement about the history and operation of the established horticultural business, need for relocation and justification for a countryside location.

In response to other comments within the pre-application advice, the applicants have commissioned the Douglas Briggs Partnership to undertake a landscape appraisal (included with the application) and planning appraisal (contained within this statement) to inform their proposals and accompany their application.

Access and Highway Considerations

Traffic Consideration

The two business owners and one member of staff live close to the site and arrive by car and light utility vehicle.

Deliveries of horticultural supplies and young plants access the site during the day, outside peak hours and average about 1.5 HGV per day.

The applicants have altered the timing of their supply deliveries to avoid loading empty trolleys onto HGVs early in the morning in response to requests from neighbouring owners.

The majority of customers are landscape professionals and the business supplies plants exclusively to the wholesale market, therefore the majority of clients do not arrive on site to purchase plants.

However, occasionally landscape professionals will wish to inspect plants before making large orders and will visit the site in a small vehicle to do so.

The proposals make efficient and appropriate use of the land, respond positively to the identified characteristics and resources of the site, promotes sustainable development, takes account of adjoining land uses, retains features that make a contribution to the local environment, allows for the safe movement of pedestrians and vehicles within the site, provides sufficient parking for the use of the site.

Policy DEV3 Horticulture

"New glasshouse and polytunnel developments will usually be permitted provided that:-

- (i) there is no adverse impact on the surrounding environment and landscape;
 - (ii) long views across substantially open land are retained;
 - (iii) adequate water resources are available; and
 - (iv) adequate surface water drainage capacity exists or can be provided as part of the development.
- Under-used or derelict glasshouses or polytunnels will not be considered suitable sites for the construction of non-agricultural uses.

The proposals are seen in the context of similar horticultural development and with the proposed planting are well assimilated into their surroundings, not having any significant adverse impact on landscape character or harm to long views across substantially open land.

Adequate water resources are available for the development and the proposals include the management of surface water drainage.

Policy DEV6 Agricultural Buildings

"Agricultural buildings will be permitted provided that:

- (i) their scale, siting, design and materials minimise the visual impact on the landscape; and
 - (ii) new buildings are grouped with any existing buildings in order to minimise impact on the landscape. Existing buildings will be permitted where their location is essential to the agricultural activity being undertaken and that they are not situated in a prominent location.
- The scale, siting, design and materials of the proposals minimise their visual impact on the landscape and are of an appropriate scale and design necessary for the needs of the agricultural activity they serve.

Arun Local Plan 2011-2031 Publication (Version 2014 (Emerging Policy)

Following the adoption of the NPPF in March 2014, decision makers may also give weight to relevant policies in emerging plans in accordance with paragraph 216:

"From the day of publication, decision-makers may also give weight to relevant policies in emerging plans according to -the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given); -the extent to which there are unreserved objections to relevant policies (the less significant the unreserved objections, the greater the weight that may be given); and the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

In light of paragraph 216, the policies identified below are considered relevant to this application although the weight to given to them will be dependent on their compliance with the policies of the NPPF and stage of progress toward adoption.

Policy SD SP2 Built-up Area Boundary

The application site lies within countryside, outside the built-up area boundary. However, the proposals are for horticultural development with a reasonable need for a countryside location and therefore are in accordance with this emerging policy and appropriate for this location.

Policy SD SP3 Gaps Between Settlements

The application site lies within the Strategic Gap between Worthing and Ferring. However, the proposals do not undermine the visual separation between settlements, nor do they compromise the integrity of the gap. The proposals are for horticultural development with a reasonable need for a countryside location and in accordance with this emerging policy are appropriate for this location.

Policy C SP1 Countryside

The proposals meet the operational needs of a horticultural business in accordance with section 2.1 of this emerging policy and are appropriate for this location.

Policy D SP1 Design

The proposals have been derived from an analysis of the site and its context, adhering to sustainable design principles and are of good quality in accordance with this emerging policy.

Policy D DM1 Aspects of Form and Design Quality

The proposals make the best possible use of the available land, reflecting the character of the site and the surrounding area, demonstrating a high standard of architectural principles in the use of building materials, hard and soft landscaping, have minimal impacts on users and occupiers of nearby property or land, incorporate new and existing tree planting, maximise the use of sunlight, are of a low density and appropriate scale.

Policy HCR DM1 Horticulture

The proposals include a small element of polytunnels development that complies with this emerging policy in that it is:

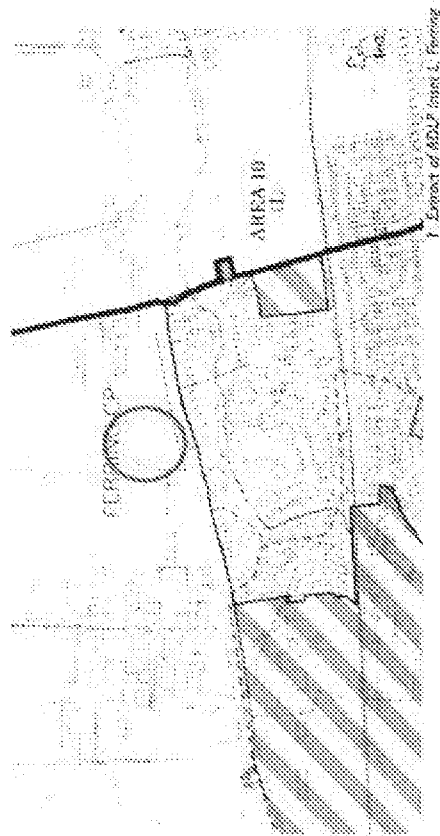
- Of a height and bulk which would not significantly damage the character or appearance of the surrounding landscape;
- relates sympathetically to the natural, built and historic environment;
- does not generate unacceptable levels of pollution to soil, water or air;
- retains long public views across substantially open land where identified in the Landscape Character Area of the Arun Landscape Study;
- Has adequate water resources available;
- Provides sufficient surface water drainage capacity;
- Has adequate access to the highway network capable of accommodating the anticipated vehicle movement, without detriment to highway safety or severe detriment to residential amenity;
- Is not likely to result in activity on site that would unacceptably disturb occupants of nearby residential properties
- Polytunnels structures would be removed if they subsequently become redundant
- include details of new landscaping

Paragraph 2.15 notes that "Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty."

Despite the site not being located within a National Park or AONB, a separate landscape appraisal has been undertaken, quantifying the visibility of the site and remain visible, they are seen in the context of similar horticultural development, with proposed planting are well assimilated into their surroundings and do not significantly alter the landscape character of the area or cause an unacceptable level of harm to public vantage points either within or outside the National Park.

Local Planning Policy

Arundel District Local Plan 2003 (Revised Policies)



Following the adoption of the NPPF in March 2014, local plans need to be revised to take the policies in the NPPF into account.

"213. From now, therefore, need to take into account the policies in this Framework. This should be progressed as quickly as possible, either through a partial review or by preparing a new plan."

"214. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited danger of conflict with this Framework."

As the 12 months from March 2014 has expired, paragraph 214 will not apply.

"215. In other cases and following this 12-month period, the weight should be given to relevant policies in existing plans according to their degree of consistency with this Framework. The greater the weight in the plan to the policies in the Framework, the greater the weight that may be given."

In light of paragraph 215 the policies identified below are considered relevant to this application although the weight to be given to them will be dependent on their compliance with the policies of the NPPF.

DOUGLAS BRIGGS
PARTNERSHIP

Architects and Town Planners

Policy GEN2 Built-up Area Boundary

"The boundaries of the built-up areas for the purposes of the West Sussex County Structure Plan and this District Local Plan are defined in the Proposals Map. Development or redevelopment will be permitted within the built-up area boundaries, subject to the other policies in this plan. Outside the built-up area boundaries, development or redevelopment will not be permitted unless it is consistent with other Local Plan policies."

The application site lies within countryside, outside the built-up area boundary. However, the proposals are for horticultural development with a reasonable need for a countryside location and therefore are appropriate for this location.

Policy GEN3 Protection of the Countryside

"Outside the Built-Up Area, as defined in the Proposals Map, the countryside will be safeguarded for its own sake. Development will not be permitted unless:

- it meets the operational needs of agriculture, forestry, the extraction of minerals or the disposal of waste; or
- for sport, informal recreation, or tourism for the diversification of the rural economy; or
- for essential road widening; or
- it is in accordance with a policy in Sections 2 and 3 of the plan referring to a specific use or type of development."

Permission will not be given for the extension of isolated groups of buildings or the consolidation of linear or sporadic development unless the proposed extends with criteria (i) to (iii) or (iv).

The proposals meet the operational needs of agriculture enabling the occupation of agricultural land by a horticultural enterprise diversifying the rural economy.

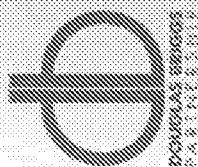
Policy GEN7 The Form of New Development

"Planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant landscape, landscape wildlife and movement characteristics of the wider area. Development will be permitted provided it:

- makes efficient use of land or buildings and, in the case of new residential development, achieves not less than 35 dwellings per hectare;
- demonstrates that it responds positively to the identified characteristics and resources of the site and the area in which it is situated, including the effective use and conservation of energy and resources, the need to travel, particularly by private car;
- does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and where relevant, facilitates the development of adjoining sites;
- takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;
- retains significant open or wooded areas which, in their own right, make a material contribution to the local environment."

"This allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians; this provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN10."

In all cases, the District Council will expect a high standard of design and layout and all applications will be encouraged to improve the visual amenities of the particular locality in which, external appearance, hard and soft landscaping and materials."



Planning Context

National Planning Policy

The National Planning Policy Framework was published in March 2012, setting out the government's planning policies for England, and how these are expected to be applied and are a material consideration in determining planning applications.

The NPPF for-ward makes the purpose of the planning system clear:

"The purpose of planning is to help achieve sustainable development."

"Development means growth. We must accommodate the new ways in which we will earn our living in a competitive world. Our lives, and the places in which we live them, can be better, but they will be worse if things stagnate."

"Sustainable development is about change for the better, and not only in our built environment."

"Our natural environment is essential to our wellbeing, and it can be better looked after than it has been."

"So sustainable development is about positive growth – making economic, environmental and social progress for this and future generations."

"The planning system is about helping to make this happen."

"Development that is sustainable should go ahead, without delay – is presumption in favour of sustainable development that is the basis for every plan, and every decision. This presumption sets out clear rules that will make a proposed plan or development sustainable."

"In order to help in the purpose of helping achieve sustainable development, planning must not simply be about strategy. Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives."

Paragraph 7 of the NPPF describes "three dimensions to sustainable development: economic, social and environmental" and paragraph 8 of the NPPF makes it clear that "These three should not be understood in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental goals should be sought jointly and simultaneously through the planning system."

At the heart of the NPPF is the presumption in favour of sustainable development, described at paragraph 14, where, for decision-making, "this means, regarding development proposals that accord with the development plan without delay, and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts, taking account of the significance and desirability of the benefits, when assessed against the policies in this Framework taken as a whole, or specific policies in this Framework indicate development should be refused."

It is important to understand that the presumption does not envisage a simple "weigh the good against the bad". The presumption instead pre-weights the scales so that they start off weighted towards granting permission and the balance is only tipped against where adverse effects would significantly and demonstrably outweigh the benefits.

The NPPF contains policies that are relevant to the application proposals in respect of building a strong, competitive economy; supporting a prosperous rural economy; protecting green belt land; conserving and enhancing the natural environment.

Building a strong competitive economy

Paragraphs 19 and 20 indicate that "The government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system" and "To help achieve economic growth, local planning authorities should plan proactively to meet development needs of business."

The proposals represent a significant investment in an existing successful horticultural business, enabling it to secure its future and provide opportunities to grow, while allowing the business from which they are currently renting space, the opportunity to expand themselves.

Supporting a prosperous rural economy

Paragraph 28 notes that "Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable, new development. To promote a strong rural economy, local and neighbourhood plans should: - support the sustainable growth and expansion of all types of business and enterprise in rural areas - promote the development and diversification of agricultural and other land-based rural businesses"

The proposals enable a land-based horticultural enterprise to secure its future and expand into the future, providing a range of plants for the wholesale horticultural market, supporting both the applicant's business and the supply chain for their client's landscape businesses.

Protecting Green Belt land

While the site is not located in a designated green-belt, some of the purposes of green-belt designation are shared with policies for "strategic gaps" and "protection of the countryside" and are a useful indicator into how the government expects these policies to be applied.

Paragraph 89 makes it clear that "If local planning authorities should regard the conservation of new buildings as inappropriate in Green Belt, exceptions to this are: buildings for agriculture and forestry."

While the proposal does not sit within green belt land or within a strategic gap it does sit within open countryside. It is worth noting, even in green belts, buildings are permitted for outdoor agriculture (including Horticulture) and forestry are permitted and unlike provisions for outdoor sport are not subject to a caveat "to preserve the openness of the green belt".

The proposals are for horticultural development that requires a countryside location and therefore appropriate for this location and not required to maintain the openness of the countryside.

Conserving and enhancing the natural environment

Paragraph 112 notes that "Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land"

The microclimate, light levels and supply connections of the Sussex coastal plain are recognised to be a national horticultural asset and the proposals secure these economic benefits in maintaining an agricultural use on grade 3 land improving the yield of the land with the provision of crop protection and irrigation and making an effective use of the land.

DOUGLAS BRIGGS
PARTNERSHIP

Architects and Town Planners

March 2013

Evaluation and assessment of physical context

The site is located between High Down Vineyard and Lansdowne Nursery, immediately adjacent to the A259 Unthampton Road, sharing an access with the Lansdowne Nursery and Eastlands Stables to the North of the site.

The land gently slopes from South to North away from the main road and covers approximately 1.4ha in size currently as open pasture (grass).

The A259 dual carriageway forms the South boundary of the site with an agricultural fence, wide verge and intermittent trees between.

The High Down Vineyard is on the East boundary of the site, with a fence in front the vines forming the West boundary that steps in along the northern section of the site.

Paddock forming part of Eastlands Stables forms to the North with a simple agricultural fence along the boundary.

The access road to Eastlands which is also a public footpath (2138) forms the East boundary of the site with a fence, hedge and regular tree planting along the boundary.

The site is close to the highway network with access onto the A27 shared with the established Lansdowne Nursery, providing sufficient visibility for all vehicle access.

The visibility of the site and character of the landscape are assessed in a separate Landscape Appraisal included with the application.

The appraisal concludes that despite being close to the South Downs National Park, the area is visually enclosed and distinctly separate from the National Park and while the proposals would remain visible, they are seen in the context of similar horticultural development, with proposed planting are well assimilated into their surroundings and do not significantly alter the landscape character of the area or cause an unacceptable level of harm to views from public vantage points either within or outside the National Park.

Following construction of the nursery, the site has been inspected by the author of the Landscape Appraisal. The reconfiguration of the polytunnels has not affected their visibility in the wider landscape and the introduction of wind breaks to the South side of the polytunnels has softened their appearance from the residential area on the South side of the dual carriageway. Therefore the author does not see any reason to alter the conclusions of the appraisal.

Amount, Layout and Scale

The access to the site is located in the South West corner of the site and with the proximity of screening from vines of High Down Vineyard, the loading yard has been located in the South East corner of the site with associated access along the South boundary.

Adjacent to the loading area is an area of 3 polytunnels each measuring 8m wide, 30m long and 3.9m high, orientated East West to aid the operation of the site and create optimum growing conditions.

The remainder of the site is devoted to outside beds, with sheltered beds located on the South side of the polytunnels and hardening beds located on the more exposed West side.

Two small agricultural buildings are located on the North side of the beds adjacent to the yard, used for the storage of machinery, provision of welfare facilities and administration of on-site activities.

A tree nursery is proposed to the North section of the site for the onward growth of larger plants and specimen trees, forming a capse like appearance.

A separate Surface Water Drainage Scheme is included with the application and surface water run-off is managed along the natural slope of the site toward the South of the site, using soakways under the access track and yard areas to promote infiltration drainage and replicate the 'Greenfield' run-off rates.

Appearance and Landscaping

The tree nursery on the North section of the site is yet to be established but will form a capse like appearance, similar to that seen on the North side between the vineyard and stables.

Hedge and tree planting along the North and East boundaries with existing hedges reinforced by further hedge planting along the South and West has been undertaken, to soften the appearance of the polytunnels and small agricultural building and provide some shelter to the outdoor growing beds.

Artificial windbreaks are located on the South side of the polytunnels to provide an area of sheltered outdoor beds and additional screening of the polytunnels from the dual carriageway.

The outdoor beds provide areas for growing and hardening plants and are served by central paths central path and gravel/wheelchip access between plant rows to allow for watering, inspection and maintenance.

The polytunnels are of standard metal hoop construction, arched in section a maximum of 3.9m high with high transparency polythene cover to provide optimum growing conditions and crop protection inside.

The small agricultural buildings are modest in scale (smaller than approved under PG/95/16/PA), suitable for the storage of small horticultural machinery, incorporating welfare and administrative facilities to enable the operation of the site.

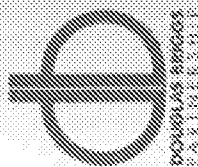
As Quercus provides plants for use in green roofs and living walls, the timber exterior of the buildings incorporate living plants, sedum and wild grass into their design.

The access road and loading yard and necessarily functional and will be hard paved with a permeable granular sub-base suitable for lorry movement, but in keeping with the landscape credentials of the business, edged with timber sleepers.

Access onto the A259 is unchanged.

Lighting

A separate lighting assessment is enclosed. No growing lights are proposed and the plants will be reliant on sunlight.



DOUGLAS BRIGGS
PARTNERSHIP

Objectives

- To enable the continued operation and expansion of an existing horticultural business growing ornamental plants for the wholesale horticultural industry.
- To make the best use of natural resources and existing infrastructure.
- To achieve a end b in a way that does not significantly harm the landscape or local community.
- To build on the existing successful horticultural business and provide additional employment within the district.

Socio-Economic Context

Business History

Quercus is a partnership of two experienced horticultural professionals with over 32 years combined experience, combining award winning design with high quality plant raising, aiming to grow and supply high quality plants to landscape professionals, garden designers and private clients of the design landscape design business.

The business follows the successful creation of award winning show gardens at the Chelsea Flower Show, obtaining 1 Gold and 1 Silver Medal in 2006 and 2007, showcasing their quality ornamental plants and cutting edge design.

Following this success, Quercus was established as a plant raising business, filling a gap in the market for high quality ornamental plants and has been supplying quality herbaceous shrubs, architectural plants, ornamental grasses and specimen trees to landscape professionals for a little over 4 years.

The gap they have successfully filled might otherwise have been occupied by plants sourced from outside the UK.

Initially the plant raising business has been located at the Japonica Nursery, Foregate Lane Wallberton under a temporary arrangement.

Future Business Needs

Following a number of successful projects, including the award of an RHS Silver Gilt Medal winning at the Hampton Court Show in 2012, showcasing their quality plants and design, demand for their quality ornamental plants and trees has grown to a turnover in excess of £800,000 per year and they have a need to consolidate and expand their business.

The space at the Japonica Nursery was insufficient to meet the future needs of the business who were reliant on the good will of the Japonica Nursery (A direct competitor) who rented them the land.

Following approval of application FG/95/16/PL, the applicants constructed the polytunnels and ancillary buildings on their own land adjacent to the Lansdowne Nursery on the North side of the A259 at Farning, being located close to the owners and employees homes, with good access onto the highway network and sufficient space for the company's future needs.

DOUGLAS BRIGGS
PARTNERSHIP

Architects and Town Planners

March 2014

Proposals

The application follows consent being granted for the Horticultural Nursery in 2014 (FG/95/16/PL), raising and growing plants for the UK wholesale horticultural market and are intended to regularise the plans for the nursery with the position of the structures constructed on site.

- The principle of a horticultural nursery on this site was established in the previous application (FG/95/16/PL) the use of which is not in question.
- The orientation and size of the polytunnels has been amended to better suit the operation of the nursery and meet the business' needs.
- The fenestration of the welfare unit has been amended to accommodate operational requirements.
- The size of the storage unit has been reduced and enclosed to provide secure storage of equipment for use on the nursery.
- A small pergola has been constructed to facilitate loading and unloading of stock and materials.
- Wind breaks have been constructed around the protected outdoor beds to provide shelter and visual screening to the polytunnels.

Employment

The two business owners are directly involved in the day to day management and operation of the business as their sole means of employment.

The business also employs one additional full time member of staff.

Hours of Operation

While like any Horticultural business, operations are restricted by the hours of sunlight, the standard working hours when staff are expected to be on site and deliveries taking place are between 9am and 5pm Monday to Friday.

Traffic and Transport

The two business owners and one member of staff live close to the site and arrive by car and light utility vehicle.

Deliveries of horticultural supplies and young plants access the site during the day, outside peak hours and average about 1.5 HGV per day.

The applicants have altered the timing of their supply deliveries to avoid loading empty trailers onto HGVs early in the morning in response to requests from neighbouring owners.

The majority of customers are landscape professionals and the business supplies plants exclusively to the wholesale market, therefore the majority of clients do not arrive on site to purchase plants.

However, occasionally landscape professionals will wish to inspect plants before making large orders and will visit the site in a small vehicle to do so.