

Planning Statement

This paper should be read in conjunction with the Lawful Development application and the supporting documents:

- Site Plan
- Green House Brochure
- Greenhouse Drawings

Local context;

Crosslands Flower Nursery are specialist growers of British Alstroemeria (cut flower). The nursery has been located at the site along Barnham Lane since the 1950's. It is currently run by Ben Cross the third Generation of flower growers at the site.

The need for the proposed extension

Ben Cross has a national reputation within the British Flower growing and garden community (see: Crosslands Flower Nursery specialist of British Alstroemeria - Posts | Facebook; and <https://twitter.com/AlstroemeriaBen>) and drives the "British Flowers Rock" campaign. With a growing client base and demand for British sustainable flowers, Crosslands Flower Nursery requires to extend its main greenhouse to increase its flower yield to service this demand.

Proposed Extension

Details of the proposed extension are: Please see 'Details of Build' in supporting documents.

Access to Proposed Extension

Current access will remain unchanged as access to the proposed extension will be via the current route. Please see accompanying site plans and Brochure.

National, regional and local planning policies compliance

This application fulfils the requirements for the Town & Country Planning Act 1990 (as amended) Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 39 Lawful Development Certificate for a Proposed Use or Development as advised by Arun Planning (see application for details).

This application fulfils the requirements of Arun District Councils Local Plan Policy HOR DM1 Horticulture sections 1 and its subsections.

This application also fulfils the requirements of Arun District Councils Local Plan Policy W SP1 Water efficiency by using the latest in greenhouse technology to reducing water and power requirements.

This application is also supported by the Walberton Parish Council Neighbourhood plan policy Policy VE 2 Horticultural Development points 1 to 4 including all subpoints. Specifically, the greenhouse extension will not impact on views, views from the highway (it is slightly hidden from the road) or road access. There is adequate water drainage as all water will be directed through the current greenhouse water courses.

The application will also support current and future jobs at the nursery.

Environmental and Sustainability

The chosen form of Glasshouse utilises recycled glasshouses from the continent (See accompanying Ebtech Brochure). These glasshouses are no more than 5 years old and represent the latest in Greenhouse technology, increasing insulation and reducing the requirement for artificial heating and corresponding power consumption and thus be environmentally beneficial. The Green house extension also reduces the direct impact on the land as the extension requires minimum footings (see accompanying brochure).