DESIGN, ACCESS and PLANNING STATEMENT

EXTENSION TO EXISTING GLASSHOUSE AND GLASS CANOPY

HAMPSHIRE CARNIVOROUS PLANTS
STROUDWOOD NURSERY,
STROUDWOOD LANE
LOWER UPHAM SO32 1HG



1.0 INTRODUCTION

1.1 This application seeks permission to extend the existing 'venlo' glasshouse building at Stroudwood Nursery by adding two new bays and to add a modest open sided canopy.

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1.2 This proposed expansion of the glasshouse reflects the on-going success of Hampshire Carnivorous Plants. The extract from their website, below, details the extraordinary consistency of success the nursery has achieved at the highest level of Horticultural competition:

Here at Hampshire carnivorous plants we have been growing carnivorous plants for some thirty five years and for the last eighteen of those years, exhibiting at Royal Horticultural Society shows around the country. During this time we have been awarded in excess of one hundred R.H.S. gold medals (this includes seventeen consecutive Chelsea 'Golds') attaining both the Witan and Anthony Huxley Awards in 1998. Since 2000 we have won 'Best in Show' awards at Gardening Scotland, Malvern Autumn, BBC Gardeners world live, RHS Tatton Park and National Amateur Gardening Shows making us the highest awarded Carnivorous plant nursery in the UK by far! Our highest award to date was The Tudor Rose Award at the 2004, 2010 and 2011 Hampton Court Palace flower shows. At the end of September 2016 we were awarded Best in show for the third time at the RHS Malvern flower show.

2.0 DESIGN

2.1 The proposed glasshouse extension simply adds two additional bays on the west side of the existing glasshouse. The proposed bays are some four metres longer than the existing, extending to the north. The proposed open canopy area adjoins the existing glasshouse entrance, to the west of the proposed glasshouse extension. The materials, construction and appearance of the extension and canopy would be exactly the same as the existing, only the canopy would open sided on two sides.

2.2 The proposed location for the extension is protected from prevailing winds and therefore preferable, for functional reasons, to extending to the west.

3.0 ACCESS

3.1 The existing access and parking arrangements are unchanged. The site is level and access to the extended building would be readily achievable for all.

4.0 PLANNING CONSIDERATIONS

4.1 **Need** – the need for the extension derives from the on-going success of the business and increased demand for its plants. Specifically, as a high proportion of its plants are propagated and grown-on at the nursery, an increasing amount of space is needed to accommodate the stock. Many carnivorous plants are slow growing and can take 3 to 4 years to reach a saleable state, with some of the larger specimens requiring five years or more.

4.2 **Scale and layout** – the proposed extension and canopy are required to meet the functional needs of the nursery and are designed specifically for that purpose. The layout retains the compact footprint of the existing facility.

4.3 **Landscape considerations** – although the proposed extension is on the east (lane) side of the existing glasshouse, it's additional visual impact, compared with the existing, would be minimal. First, the glasshouse is currently some 68 metres from the lane, and under this proposal, would be 62 metres from the lane, a marginal difference at most. Second, the nursery dwelling is situated between the lane and the glasshouse, obscuring a full view of the glasshouse from the closest viewpoints adjoining the nursery frontage, see photo below. In addition, tree planting within the space between the house and glasshouse is establishing and further softens the view. Finally, it should be born in mind that some degree of extension (10% by volume) of the existing glasshouse could be achieved under Part 6 Class B of the GPDO.



4.4 **Other planning considerations** – although the proposal will not immediately result in a need for additional staff it may result in additional employment (for example a part time staff member going

to full time) in due course. For that reason, and for the reasons stated concerning the need for the additional space, it will not result in additional traffic movements in the lane.

4.5 **Planning policy** – paragraph 28 of NPPF seeks to support the rural economy through the sustainable growth and expansion of all types of business in rural areas. Local plan policy 11.CO sets out criteria for the extension of non-residential buildings in the countryside. These are met in that:

i. There would be no unacceptable visual impact on the countryside
ii. It would not generate significant additional traffic, and
iii. The existing building is not the result of a temporary permission.

5.0 CONCLUSIONS

5.1 This application seeks to facilitate the growth and development of a successful local business of National renown. There are no adverse planning consideration that would outweigh the considerable support offered to this type of development by NPPF. Accordingly the presumption in favour of sustainable development should prevail.

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