



**Foxes
Rural**

PLANNING STATEMENT

**CONSTRUCTION OF GREENHOUSE AND CHANGE OF USE OF STABLE TO
PACKAGING / POTTING BARN**

Pump Farm
Tending Road
Little Bentley
Colchester
Essex
CO7 8SH



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PARTICULARS

DOCUMENT TITLE	Planning Statement
PROPOSAL	Construction of Greenhouse and Change of use of stable building to Packaging / Potting Barn
APPLICANT DETAILS	PlantStyle Limited
SITE DETAILS	Pump Farm Tendring Road Little Bentley Colchester Essex CO7 8SH
PREPARED BY	Melanie Bingham-Wallis
AGENT DETAILS	Foxes Rural Ltd Bullbanks Farm Halstead Road Eight Ash Green Colchester Essex CO6 3PT



INTRODUCTION

This application seeks permission to construct a glass house and to change the use of the approved stable development (under 23/00306/FUL) for the use of potting and packaging to support the propagation of plants in connection to the landscaping business. The application site is Pump Farm, Tendring Road, Little Bentley CO7 8SH. The application is made on behalf of Mr & Mrs C McDowell of Pump Farm, who operate Plant Style Limited ("Plant Style").

ENCLOSURES

The following documents are enclosed with this application.

Reference	Description
Floor and elevation plans	
Location plan	
Site plan	
Block plan	
Planning Statement	
Planning forms	

MY EXPERIENCE AND QUALIFICATIONS

This planning statement has been prepared by Melanie Bingham-Wallis. I am a planning director employed by Foxes Rural Limited, which specialises in rural planning matters. The company regularly advises on agricultural related planning applications, justifications, and proposals throughout Essex, Suffolk, and Hertfordshire.

The company is registered with the Royal Institution of Chartered Surveyors and the Central Association of Agricultural Valuers.

THE SITE

Pump Farm is located to the north of Tendring Road, Little Bentley. It is 10 miles east of Colchester and 10 miles north-west of Clacton. Pump Farm is owned freehold by Mr and Mrs C McDowell, both of whom are the only directors of the horticultural business Plant Style Limited. They reside on site at Pump Farm immediately adjoining the north-west boundary of the application site.

BACKGROUND

Plant Style Limited was established at Pump Farm in 2000 under planning permission 00/00050/FUL, which was limited to Mr C R W McDowell. The business is a landscape construction company, historically growing plants on site at Pump Farm. Since 2002, the business has expanded, providing landscaping services and facilities to residential and commercial sites throughout Essex and the South East.

The applicants now seek to support their expanded business operations with the construction of a greenhouse for the propagation of plants and a potting/packaging barn to support the greenhouse activities.

THE BUSINESS

Plant Style provides landscape construction on new large-scale development sites; their residential portfolio includes Beaulieu Park at Chelmsford, Priors Green at Takeley, and Tadpole Garden Village, Swindon. Plant



Style Ltd's services were also used at Cambridge Biomedical Campus and Gt Kneighton, Cambridgeshire. The company provides landscape maintenance services in addition to:

1. Landscaping and fencing work for new residential developments
2. Tree and hedge planting, turfing, and ecology services
3. Landscaping public open spaces including the installation of play equipment
4. Maintenance of public spaces.

The business has grown and now employs 25 people, with three-quarters living within the Tendring area. This growth is anticipated to continue, especially in light of recent government initiatives encouraging further housing development in the south-east, with Plant Style playing a key role in providing landscaping schemes.

THE DEVELOPMENT PROPOSAL

The proposal is to construct a greenhouse of 30m x 10m for the propagation of plants and to change the use of an approved stable building under 23/00306/FUL for potting/packaging purposes, associated with Plant Style's landscaping business. This amendment to the site seeks to maintain the business's growth trajectory and supporting its operational needs in plant propagation and packaging.

1. Ensuring the business has the capacity to increase its production while keeping up with demand.
2. Provide propagation and production in house to reduce costs to the business and provide better economic returns for the business and in turn business growth.
3. To support the existing infrastructure at Pump Farm since its initial horticultural propagation in 2000.
4. To ensure the quality of the stock is kept to a high standard with the appropriate protection available - therefore increasing the range of products that can be grown for landscaping and the end user landscaping contracts by the business.
5. Provide a purpose-built modern extension to the existing horticultural facilities, subsequently adding value to the current business and improving profitability.

The new greenhouse will allow PlantStyle Ltd to propagate a wider variety of plants, supporting local biodiversity and reducing carbon footprint by minimising plant transport distances.

The packaging/potting shed will streamline operations, creating jobs and ensuring that locally grown, sustainable plant products reach the market more efficiently.

This development not only aligns with rural diversification policies but also enhances PlantStyle Ltd's contribution to the local economy and environmental goals.



DESIGN AND ACCESS

Table 1 – Design of Greenhouse

Building Size	The building measures is 31m x 10m = 310 sq.m
Walls	Steel frame and single pane glass
Roof	The roof of the building will be steel framed and glass which is fitted with automated ventilation systems to control the environment inside
Eaves Height	The eaves height has been kept to a minimum practical height at 3.5 metres
Roof Pitch	24 degrees
Ridge Height	The ridge height is 4.2 metres
Doors	3x Steel frame and single pane glass
Floor	The base inside the building will be hardcore with concrete paths.

There are no external changes required to the stable building as approved under 23/00306/FUL to allow it to function as a potting shed.

Table 2 – Design of Potting Shed / Packaging Shed

Building Size	The building measures 12x 24m long totaling 288 m ² .
Walls	The side and gable elevations of the building will be clad in black 0.7mm single skin steel box profile sheeting to the eaves with a 1-metre-high breeze block wall from ground level to 1 metre.
Roof	The roof of the building will be a fibre cement roof with 8 rooflights, 4 on each pitch.
Eaves Height	The eaves height has been kept to a minimum practical height at 3.5 metres
Roof Pitch	10 degrees
Ridge Height	The ridge height is 4.8 metres
Doors	One roller shutter door and one personnel door on the south elevation
Floor	The base inside the building will be a concrete power floated floor.

Layout

The new greenhouse and potting/packaging barn are located adjacent to one another to the north of the site at Pump Farm.



Appearance & Design

The design of both buildings will be practical, focusing on functionality while ensuring a visual appeal that is in harmony with the surrounding rural landscape. The proposed glass house building will form part of an extensive yard with existing buildings and will align with the design scale and massing of those in existence. The height of the development will be lower than those existing within yard area. The design of the glass house is standard, being constructed with a metal frame and glass panels.

The building subject to the change of use will not require any changes in appearance.

LANDSCAPING

Existing landscaping measures will be maintained.

PLANNING POLICY

National Planning Policy Framework (NPPF)

1. Supporting Sustainable Development

Policy: Paragraphs 7-15 outline the overarching principles of sustainable development, emphasising the economic, social, and environmental gains that planning should achieve.

2. Boosting the Rural Economy

Policy: Paragraphs 83-84 focus on supporting economic growth and productivity in rural areas, encouraging the sustainable growth and expansion of all types of business and conversion of existing buildings.

3. Promoting Healthy Communities

Policy: Paragraphs 91-92 detail the importance of planning policies and decisions in creating social interactions and healthy communities, including accessible services and community facilities.

4. Conserving and Enhancing the Natural Environment

Policy: Paragraphs 170-177 set out the importance of conserving and enhancing the natural environment, with specific guidance on minimising impacts on biodiversity and providing net gains for nature.

Tendring District Local Plan

Policy PP13: Rural Economy

The Council will support proposals for appropriate development in the countryside that would help strengthen the rural economy...

The Local plan promotes the diversification of the rural economy, in particular by supporting the retention and development of local services and community facilities in villages; supporting farm diversification including the conversion of existing farm buildings and infrastructure for employment and other commercial developments such as tourism.



The Local Plan Policy notes that the Council should seek to achieve sustainable economic growth of its rural economy

To support growth in the rural economy, the Council may grant planning permission for the following types of development in the countryside outside of defined Settlement Development Boundaries, subject to detailed consideration, including against other policy requirements in this Local Plan:

A) a. Where appropriate to the historic environment, conversion or re-use of rural buildings

This policy supports developments like PlantStyle Ltd's proposed greenhouse and packaging/potting barn, emphasising the importance of such projects for the rural economy's diversification. The proposal contributes to the local economy and supports the existing uses on site at Pump Farm. The glass house development has been designed to be scale appropriate to the application site, the applicant's business and the surrounding landscape. The reuse of the approved stable building reduces the number of buildings on site but also allows for efficient and prudent use of materials.

PlantStyle Ltd are an existing and well established horticultural business on site at Pump Farm which acts as their base for their landscaping and horticultural operations.

Economic Development Strategy

The Economic Development Strategy was adopted by Tendring DC in November 2013 and underpins the objectives set out in the Adopted Local Plan. The objectives are set out below.

Objective 1: Support Tendring's growth locations

Objective 2: Target growth sectors

Objective 3: Ensure residents have skills and information to participate

Objective 4: Support modernisation, diversification and growth within the business base

Objective 5: Facilitate population growth where this supports economic objectives

The proposal complies with the objectives set out above. This proposal will provide further employment for up to 2 full time members of staff due to the propagation of plants and growing of plants for use by the applicant's landscaping business, right the way through to end user. The plants will be used by the applicant's business as part of the landscaping operations it undertakes. This proposal will allow the expansion and diversification of the existing operations and business.

This policy supports the creation of employment opportunities and supports existing businesses in rural settings, aligning with PlantStyle Ltd's objectives to expand its operations. The creation of two new full time jobs will support the local economy and also have a social impact – the right job in the right location.

MATERIAL PLANNING CONSIDERATION

Because the site at Pump Farm does not hold 5ha it does not benefit from agricultural permitted development rights under the Town and Country Planning (General Permitted Development) Order 2015. However, it is a material planning consideration that permitted development rights exist under Schedule II Part 6 Class A for up to 1,000 sq.m of agricultural buildings every 2 years. The construction of a greenhouse and potting / packaging shed for the growing of plants and landscaping would meet the permitted development rights if the holding were greater than 5ha. It is only because the holding is smaller than 5ha that full planning permission has been applied for.



BIODIVERSITY NET GAIN

The proposed green house and supporting potting shed is located on existing hardstanding within a commercial yard area. As such the biodiversity metric calculation is 0. A site that has 0 baseline value, it will be at the discretion of the LPA to agree an appropriate number of biodiversity units to be delivered for the site in question; working on a site-by-site basis. Due to the constraints of the wider site, biodiversity net gains are offered in the form of wildflower planting and hedge planting. Please see accompanying biodiversity net gain plan.

CONCLUSION

This proposal supports the ongoing and future needs of Plant Style Limited, reflecting the company's growth and its role in the regional landscaping industry. With the business being able to propagate and grow their own plants and landscaping for their end users, it provides for a horticultural use on site.

The principle of development remains focused on enhancing the business's operational capabilities in a manner that is sensitive to the surrounding environment and community.

Melanie Bingham-Wallis

MELANIE BINGHAM-WALLIS
FOR AND ON BEHALF OF FOXES RURAL LIMITED
05.03.24