

CHARTERED SURVEYORS & PLANNING CONSULTANTS

BURY ST EDMUNDS – EXETER – WOLVERHAMPTON

**REPORT ASSESSING THE NEED FOR RESIDENTIAL ACCOMMODATION
IN ASSOCIATION WITH**

PROCTORS NURSERY, LEEK ROAD, ENDON, STAFFORDSHIRE



Prepared for:-

Mr B Proctor

Upper Stone House Farm
Brown Edge
Stoke on Trent
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August 2017

Prepared by:-

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Appendix 1 Site Plan

Appendix 2 Calendar of Work at the Nursery

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(March 2014)

1. INTRODUCTION

- 1.1 This report has been commissioned by Mr B Proctor of Proctors Nursery, Endon, Stoke on Trent, Staffordshire.
- 1.2 The purpose of this report is to provide an objective evaluation of the existing activities at Proctors Nursery in connection with an application for a permanent dwelling at the nursery (i.e. outline application). This application follows planning consent for a mobile home (temporary dwelling) that was secured at appeal in March 2016 (ref: APP/B3438/W/15/3135618), following an application to Staffordshire Moorlands District Council (ref: SMD/2015/0056), in February 2015, which was refused on 31 March 2015.
- 1.3 The report has been prepared in light of National Planning Policy Framework (NPPF) which was released on 27 March 2012. Particular reference is made to paragraph 55 of NPPF regarding the policy for occupational dwellings in the countryside and also Policy R2 (Rural Housing) of the Staffordshire Moorlands Core Strategy (March 2014).
- 1.4 The evaluation of the enterprise, and the preparation of this report, has been carried out by Anthony Atkinson. Anthony Atkinson is a Rural Planning Consultant with Acorus Rural Property Services. He holds a BSc in Rural Enterprise and Land Management and is a Member of the Royal Institution of Chartered Surveyors, having qualified within the Rural Practice Division of the Institution.

2. SITE INSPECTION AND INTERVIEW

- 2.1 Acorus has been undertaking planning consultancy work for Mr Proctor for many years and is familiar with the site at Leek Road, Endon. I met with Mr Proctor on 7 August 2017 to specifically review the latest developments at the nursery and the proposal to submit for permanent residential accommodation to oversee the nursery enterprise.
- 2.2 This report is based on the information obtained from the applicant, subsequent communication with the applicant and professional judgement.

3. PROCTORS NURSERY

3.1 General Details

- 3.1.1 Proctors Nursery comprises of a production site at Leek Road, Endon and a retail site at High Lane, Brown Edge. The Nursery is owned and run by Mr B Proctor, which has been established since 1999.
- 3.1.2 The site at Brown Edge is purely for retail sales because there is no land or room for plant production.
- 3.1.3 The site at Leek Road extends to approximately 5.66 hectares (14 acres), of which some 3.03 hectares (7.5 acres) is planted with young hardy stock. The buildings at Leek Road include polytunnels, glasshouses and a general purpose building (details below regarding the buildings). The site at Leek Road produces all the plants for the nursery business.

- 3.1.4 The basis of the nursery business is the propagation of plants and shrubs, and the growing-on of the plants to a saleable commodity either through the retail site at Brown Edge or via shows and wholesale customers. The business holds an extensive range of home grown mother-stock which is used on an annual basis and provides the quality product as required by customers.

3.2 Nursery Details

- 3.2.1 The nursery grows over 600 varieties of plants and shrubs which includes: shrubs, perennials, annual bedding & basket plants (semi-hardy), climbers, grasses, ferns, topiary trees, hedging plants, trees, fruit trees and groundcover plants.
- 3.2.2 The plants are established at the Nursery from either rooted cuttings or young potted plants. The plants are established and then potted, and re-potted, as they establish and grow - until ready for sale.
- 3.2.3 Over the last 12 years Proctors Nursery has built up a nucleus of mother-stock for propagation and display purposes, which are irreplaceable. These are very high value plants. The grafting and budding of trees and shrubs takes place in the winter time and once they are grafted and/or start to bud they need constant and consistent heat, and hence the continual monitoring of conditions.
- 3.2.4 Large volumes of cold sensitive crops are now being grown which need to be heated and kept at a constant temperature. Regular temperature and performance checks are needed, even through the night. These crops are half hardy bedding plants, basket plants and house plants.
- 3.2.5 Following the planning consent for the polytunnels and the glasshouse in September 2014 the business expanded the seed sowing and propagation activities. This reduces the reliance on bought-in stock and ensures a continuity of stock and quality. It was the introduction of this aspect of the business that demonstrated the need for 24 hour supervision at the nursery site at Leek Road.
- 3.2.6 Heating within the polytunnels (6 of the 100' x 30' tunnels) and the two glasshouses is provided by Priva oil heaters, which have an electric fan (i.e. hot air blowing heating) and an electric thermostat. The heating is required for the establishment/development of the young tender plants and all tender stock in the winter/spring months to avoid losses due to frost.
- 3.2.7 The break-down of plant sales for the business is presently as follows:-
- 55% Farm gate sales from the nursery site at Brown Edge;
 - 30% Sales at RHS (Royal Horticultural Society) shows; throughout the year attending approximately 10 shows;
 - 15% Wholesale sales of stock to garden centres, nurseries and landscape gardeners.
- 3.2.8 As detailed above all plant stock is grown at Leek Road and then moved as required for sale (i.e. as above).
- 3.2.9 A full list of the plants and shrubs as produced and sold by the nursery can be provided if so required.

3.3. Buildings

3.3.1 The first polytunnel at the site was granted planning consent in 2001, since then there have been numerous planning applications amounting to the following structures being erected at the Leek Road site:-

- 6 polytunnels @ 30.5m x 9.14m (100' x 30')
- 3 polytunnels @ 30.5m x 6.4m (100' x 21')
- A general purpose building 18.30m x 12.20m (60' x 40').

3.3.2 The structures that were put up in 2015 (planning ref: 2014/0447) comprise of the following:-

- 1 polytunnel @ 30.5m x 9.14m (100' x 30')
- 1 polytunnel @ 30.5m x 6.4m (100' x 21')
- 1 glasshouse @ 22.9m x 9.14m (75' x 30').

3.3.3 The structures that were put up in early 2017 following planning consents obtained in 2016/17 (planning refs: 2016/0508, 0704 & 0762) comprise of the following:-

- 1 polytunnel @ 36.5m x 7.9m (120' x 26')
- 1 glasshouse @ 12.2m x 12.2m (40' x 40')
- 1 polytunnel @ 36.5m x 7.9m (120' x 26').

3.3.4 In August 2017 planning consent was obtained for a further polytunnel (planning ref: 2017/0394) – detail as below – which will be erected this winter for the 2018 season.

- 1 polytunnel @ 36.5m x 7.9m (120' x 26').

3.3.5 All the polytunnels have clear visqueen covers and netting sides, with curtains that can be raised to maintain the temperature if required.

3.3.6 All the polytunnels/glasshouse have an automatic overhead irrigation system. However, this is used selectively as the plants are primarily watered (irrigated) by hand, dependant on the individual demands of the plants and their growth stage.

3.3.5 See the site plan at Appendix 1 for the layout of the nursery.

3.4 The Operations of Nursery Business

3.4.1 Detailed at Appendix 2 is a calendar of events for the nursery.

3.4.2 The normal operating hours for the production nursery site at Leek Road are 8.00am–5.00pm, 7 days a week.

3.4.3 Outside the normal working hours Dan Dawson (Nursery Manager), who lives in the mobile home at the site, undertakes regular checks at the site (and as required for any site emergencies), i.e. at 9.30pm every night throughout the year.

3.4.4 Heat, water, snow/wind, vandalism, power cuts and theft are a few of the reasons that a key member of staff needs to be on hand (24 hrs) to attend to the nursery enterprise.

Heat

- 3.4.5 All bedding plants are extremely sensitive to any degree of frost. Weather forecasts are helpful for considering any changes in weather conditions but are still only a guide, therefore it is important to be on site to monitor heating and ventilation systems constantly.
- 3.4.6 For bedding plants, action for problems like frost and water failure needs to be addressed immediately. The consequences of late, or no action, could mean a total loss of crop.

Water

- 3.4.7 The balance between water and heat is a very fine one. When heat is on with air moving the drying-out of plants is much more rapid. If a nozzle or leaf sensor fails, all the plants controlled by that method can dry out or flood and die within hours. Although not quite as catastrophic as heat failure, it can be very costly and often happens out of normal working hours or at weekends. Frost can freeze pipes and constant vigilance is needed in the winter months.

Snow/wind

- 3.4.8 Heavy snowfall is not always predictable in the winter months, and whether predicted or not, a build-up of snow on polytunnels can blow a roof in within a matter hours. Staff need to be on site to monitor the situation and clear the snow as soon as safely possible. High winds, during the day or in the night can take off or tear the cover. Patching a tear immediately, or in the event of a cover being taken completely off, requires an assessment to be made and the likely relocation of the plant stock. Any damage to the structure in times of production will be very costly.

Power cuts

- 3.4.9 A failure in the power supply at the nursery can be disastrous. A standby diesel generator is kept at the nursery. In the event of a power failure the generator needs to be started and checks made that systems are running effectively – as noted above the Priva heaters need a power supply.

4. DWELLINGS

- 4.1 Planning consent for a mobile home (temporary dwelling) at the nursery was secured at appeal in March 2016 (ref: APP/B3438/W/15/3135618). In August 2016 a mobile home was sited at the nursery and has since been occupied by Dan Dawson (Nursery Manager).
- 4.2 The proposal entails obtaining planning consent for a permanent dwelling at the nursery which will replace the mobile home.

5. LABOUR

5.1 The nursery is run and managed by Barry Proctor.

5.2 Employed staff and their positions are as follows:-

Dan Dawson – Nursery Manager
Matt Holcroft – Assistant Nursery Manager
Matthew Barnett – Nurseryman
Karen Purton – Nurserywoman
Heather Ratcliffe – Nurserywoman
Matt McCall – Nurseryman (part-time).

5.3 Additionally 2-3 full-time seasonal nursery workers are employed from mid March to the end of September.

6. FINANCIAL INFORMATION

6.1 The business is profitable and viable and considered to be financially sound. The turnover and net profit for Proctors Nursery for the last 3 years is as follows:-

Year ending 31 August	2014	2015	2016
Turnover	£456,097	£541,579	£583,721
Net Profit (after tax)	£95,724	£82,141	£112,088

6.2 The figures show a continuing profitable and viable business.

7. DEVELOPMENT PROPOSAL

7.1 The development proposal is to secure planning consent for a permanent dwelling at the site, to replace the temporary accommodation (mobile home) to oversee the nursery business.

7.2 Since planning permission was secured for the temporary residential accommodation at the nursery (March 2016) and Dan Dawson has been resident at the nursery, the business has developed as planned and there has been a further increase in the protected areas at the nursery (i.e. polytunnels and glasshouse). The investment for the new structures in 2017 (planning consents of 2016/17) has amounted to over £50,000.

7.3 Over the last 4 years the nursery has expanded by 74% (turnover from £335K in 2012 to £583K in 2016).

7.4 Key workers need to be on hand to ensure and maintain the correct environment for the plants. Also the polytunnels are vulnerable in windy and stormy conditions and therefore an on site presence is essential to deal with any emergencies. Likewise a site presence is necessary to deter vandalism of the polytunnels, which can cause serious damage to the structures and the growing plants and not least incur additional time and expenditure in the operation of the business.

- 7.5 The nursery relies on the experience of the nursery workers to maintain the correct environment for the plants and shrubs. Their skill and experience determines and controls the correct growing conditions. The nursery does not have sophisticated computerised control systems (as they would not be appropriate for the nursery operation), there is no substitute for experienced nursery workers.
- 7.6 To meet the needs of the nursery operation it is considered essential that a key nursery worker is on hand at all times to oversee Proctors Nursery at the Leek Road, Endon site. The provision of the mobile home has allowed the business to develop and increase production. Given the needs of the nursery enterprise and that the site is now well established with substantial investment over the past two years, it is seen that the test for a permanent dwelling at the site has been established – which will ensure skilled labour is immediately at hand at all times at the nursery.

8. PLANNING POLICY

8.1 National Planning Policy Framework

- 8.1.1 In March 2012 the Government released the National Planning Policy Framework (NPPF).
- 8.1.2 The relevant policy statement within the NPPF regarding the proposed dwelling at Proctors Nursery is paragraph 55, which reads as follows:

'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside;...'*

- 8.1.3 The NPPF replaced many previous planning statements, and regarding the countryside replaced Planning Policy Statement 7 (PPS7); Annex A of PPS7 specifically referred to agricultural dwellings. Although Annex A of PPS7 is no longer a valid planning policy document, it has continued to have been used and referred to by the Planning Inspectorate when considering what amounts to 'essential need' for a rural worker. Consequently the criteria as detailed in Annex A (as below at paragraph 8.3) is a useful basis for assessing the need for agricultural accommodation.

8.2 Local Plan Policy

- 8.2.1 Policy R2 (Rural Housing) of the Staffordshire Moorlands Core Strategy (March 2014) is the current local plan policy which covers dwellings for rural businesses. The policy is effectively the same as para 55 of NPPF and the relevant extract reads as follows (the full text of the policy is included at Appendix 3): -

Other than sites allocated for housing development in the Site Allocations DPD, only the following forms of housing development will be permitted in the rural areas outside the settlement and infill boundaries of the town and the villages:

A new dwelling that meets an essential local need, such as accommodation for an agricultural, forestry or other rural enterprise worker, where the need for such accommodation has been satisfactorily demonstrated and that need cannot be met elsewhere.

8.3 Annex A of the Former Planning Policy Statement 7: Sustainable Development in Rural Areas

8.3.1 Paragraph 4 – ‘functional test’, which is necessary to establish whether it is essential for the proper functioning of an enterprise for one or more workers to be readily available at most times.

8.3.2 Paragraph 3 - the criteria for permanent dwellings, stated as follows:-

New permanent dwellings should only be allowed to support existing agricultural activities on well established agricultural units, providing:

- a. there is a clear established existing functional need;*
- b. the need relates to a full time worker, or one who is primarily employed in agriculture, and does not relate to a part time requirement;*
- c. the unit and the agricultural activity have been established for at least three years, has been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so;*
- d. the functional need could not be fulfilled by another dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and*
- e. other normal planning requirements, for example, on siting and access, are satisfied.*

8.3.3 Paragraph 11 - care to be taken to choose a site which is suitably located to meet the identified functional need and well related to existing farm buildings or other dwellings.

8.4 Evaluation of the Business in Relation to PPS7 and ‘Essential Need’

8.4.1 Paragraph 4 (functional need)

- The functional need for on-site accommodation at Proctors Nursery arises from the plant production operations at the site.
- The labour requirement of the nursery activities amounts to a minimum of 5 full time horticultural workers and additional seasonal labour.
- The need for on-site supervision includes:-
 - carrying out manual operations to maintain environmental conditions within the polytunnels (and glasshouse) to prevent damage to the plants and to ensure there is no failure with irrigation and heating systems;
 - to be on hand to deal with any failure in the heating and irrigation systems;
 - on site presence to deal with out of hours deliveries to and from the site;

- on site presence for site security to prevent theft and vandalism of the crops and fixed equipment.

8.4.2 Paragraph 3 (permanent agricultural dwellings)

- a. There is a clearly established existing functional need at Proctors Nursery given the scale and nature of horticultural activities and the nursery business.
- b. The functional need relates to a minimum of one full-time worker.
- c. The nursery business is well established, financially sound and has a clear prospect of remaining so.
- d. There are no other dwellings in the immediate locality that could meet the functional need.
- e. It is considered that the proposed location of the dwelling would meet all other normal planning requirements, e.g. access and siting.

8.4.3 Paragraph 11 (site suitably located to meet functional need)

The location of the dwelling as proposed will meet the functional needs of the nursery business; in terms of the daily horticultural activities and the management and security of the site.

8.4.4 In light of the above points it is considered that the assessment of the proposal in relation to PPS7 (Annex A), and current Local planning policy and National planning policy, adequately demonstrates that there is an essential need for residential accommodation at Proctors Nursery.

9. CONCLUSIONS

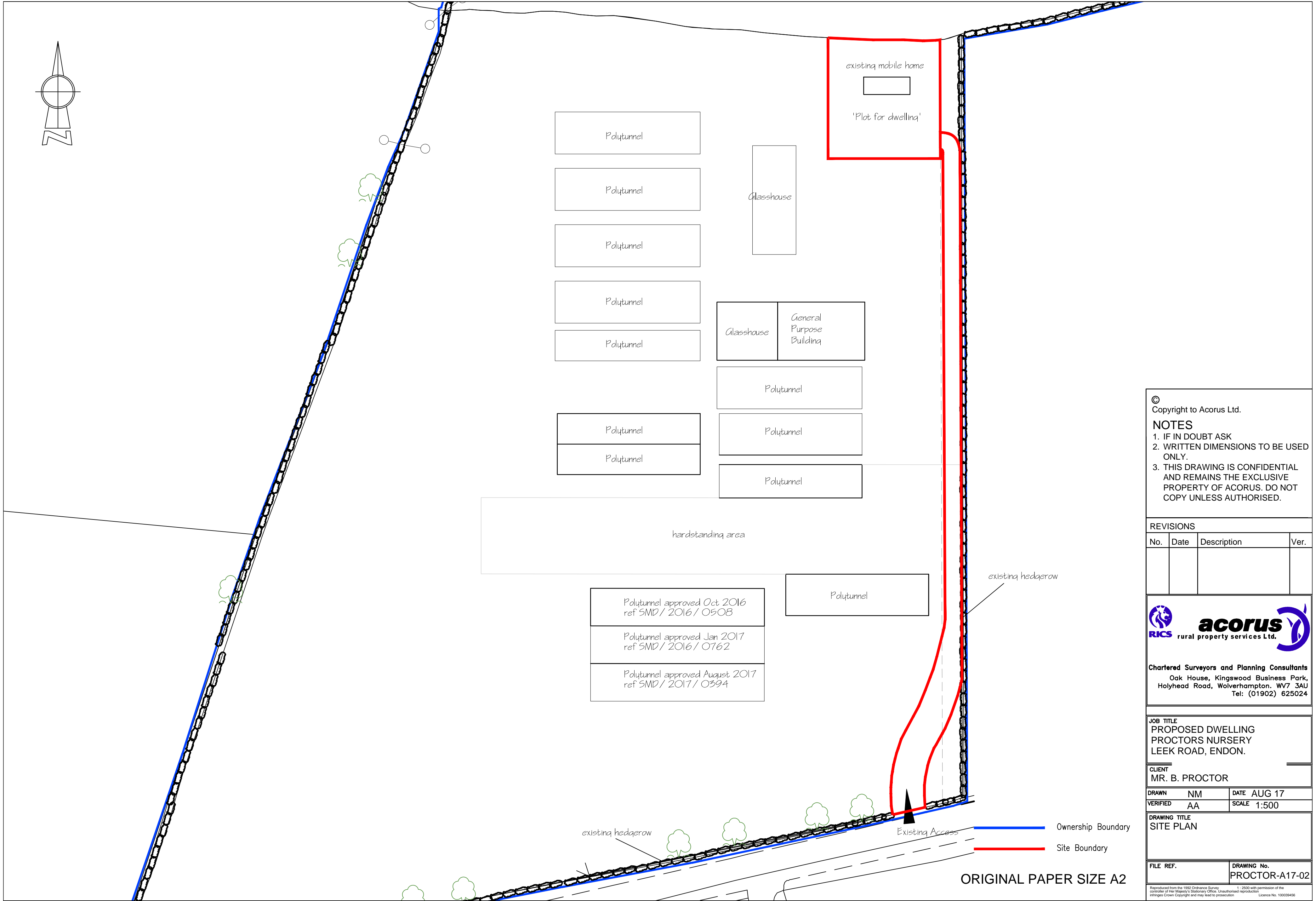
- 9.1 Due to the nature of the nursery business there is a clear functional requirement for workers to be readily available and at hand at all times. It is my opinion, due to the scale of the enterprise at the Endon site (Proctors Nursery) that there is a minimum requirement for one key worker to be readily available and onsite at all times.
- 9.2 It is considered that the proposal for a dwelling at Proctors Nursery satisfies the requirements of NPPF (paragraph 55) and Core Strategy Policy (R2). It is therefore considered that consent for outline permission for a dwelling at the site should be granted.

ANTHONY W ATKINSON MRICS FAAV
Acorus Rural Property Services Ltd

August 2017

APPENDIX 1

SITE PLAN



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NOTES

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JOB TITLE
PROPOSED DWELLING
PROCTORS NURSERY
LEEK ROAD, ENDON.

CLIENT
MR. B. PROCTOR

DRAWN	NM	DATE	AUG 17
VERIFIED	AA	SCALE	1:500

DRAWING TITLE
SITE PLAN

FILE REF.	DRAWING No. PROCTOR-A17-02
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APPENDIX 2

CALENDAR OF WORK AT THE NURSERY

January

Always the coldest month.

A lot of the time is spent planning production and operations for the season.

Hard wood and semi-ripe cuttings of shrubs, conifers and fruit bushes are taken at this time of year. Semi-ripe cuttings are kept in tunnels or glass on bottom heat benches or beds and need checking at least twice a day for drying out (moisture), disease and pests. Perennials are split at this time of year and root cuttings taken off them, which again are placed on the heated beds and need constant attention.

Constant vigilance is necessary over the tunnel doors and blinds making sure that wind cannot get in as an open door in a gale is a roof off.

Bare root potting begins; the plants are potted in compost and put down in the tunnels and on the nursery beds.

Through the winter months there is a good demand for hedging plants (i.e. the planting season).

At the end of the month we start sowing some of our perennials and early vegetables.

February

More semi-ripe cuttings are taken through the month. When the material becomes available soft wood cuttings are taken off a variety of plants, such as salvia greggii (autumn sage), of which the nursery has several varieties which are only produced by a handful of growers in the country, thus making them a vital part of the business.

The plants in the tunnels are more likely to be lost through drought than frost in the winter months and watering is very important.

Main potting begins, plants grown in cells and small pots are potted up in to 2, 3, 4 and 5 litre pots using the potting machine and by hand.

More seed sowing takes place of perennials, bedding plants and veg.

Bedding plants will commence potting in mid February. A great deal of customers who own greenhouses like to steal a month or two by obtaining and planting up tubs and baskets early. Well grown plants are worth a premium and with production taking 6-8 weeks the plants need potting now. Heat is important to force the young plug cuttings along. Any cold draughts and heating breakdowns can destroy entire crops. Just a loose tunnel door can cause terrible losses. Water needs constant checking with February being one of the coldest months. All heating in any tunnel needs to be well maintained and checked.

March

The beginning of March is main potting season for all varieties of plants, the most labour intense being pelargoniums, geraniums, fuchsias, ivy leaf geraniums, all types of basket plants and perennials. Some of which need a lot of heat in the early stages in order for them to flower in good time for the peak sales of mid May onwards.

Potting of cell and small pot grown plants continues.

It will now be time for all plants at the nursery to be watered every night.

With the temperature starting to rise the tunnels need venting to keep stale air pockets from forming. At night they have to be raised and checked to make sure the frost cannot get in. Doors and blinds get double checked every night in case one has been missed.

Constant checks for fungal diseases, rust, bacterial disease, aphid and insect attacks as required. The plants need to be looked at through a magnifying glass because the naked eye cannot see the very early signs, which if caught early can be treated fast and effectively, thus ensuring healthy plants.

Bedding production will be in full swing and sales of winter bedding should still be strong. Heating during the day can be reduced but ramped up at night as the temperature falls away. Temperatures even in late March still fall well below freezing and new growth on the plants is at its softest and most vulnerable. Hardier plants start to get hardened up for placing outside at the end of the month.

With the vast array of plants, a lot of hand watering is required along side the irrigation, to ensure the crop grows evenly and of good quality.

April

Sowing of annuals, perennials and also soft wood cuttings continues. A lot of cuttings are taken this month because the material becomes available readily. It is a very important crop, which keeps our production strong for the ever increasing demand of our plants.

Irrigation is now crucial to the development of all plants at the nursery, more so than plants in the ground.

The full spraying program begins in April, with weed, insect and fungus controls being applied weekly.

The feeding program begins now with compound fertilizer being applied at 6-week intervals to all evergreen stock.

With the vast array of plants, a lot of hand watering is required along side the irrigation, to ensure the crop grows evenly and of good quality.

April is really the bedding plant month even though they cannot be planted out whilst there are risks of ground frost. It is the time of year (with the prospect of warmer conditions, but still the risk of hard frosts) when complacency can creep in and staff members start forgetting blinds and doors. Consequently, checks are required through the evening to check on the environment within the polytunnels.

Second crops of most bedding plants are planted now to maintain supply. With the increase in light levels, turn-around can be as little as 2 weeks from potting for certain vigorous growers. Pests and diseases start to become more prevalent and constant stock checks are needed in bedding plants as an attack of mildew can rot off a soft tissue almost overnight.

Spacing plants needs to be carried out at the right time, as plants grow rapidly at this time of year. If this is not done correctly and at the optimum time, the crop can be ruined within a few days and deemed unsaleable.

May

The site at Endon is low-lying and is susceptible to very late frosts, therefore there is a need to monitor the weather very carefully at all times, e.g. when Mr Proctor first bought the site there was a frost on 29th May, which had a disastrous effect on a hardy crop such as rhododendron, it blackened all the new growth and it was then deemed unsaleable for the season.

Full time irrigation continues as the weather warms up, it could be on at least two times a night.

Potting of late growing perennials into 2/3 litre pots is on-going inside the tunnels to bring them along quicker.

Regular spraying and feeding of plants on a daily basis.

With the risk of frost damage diminishing, bedding plants sell at their peak and production will end by the end of the month.

With the vast array of plants, a lot of hand watering is required along side the irrigation, to ensure the crop grows evenly and of good quality.

Spacing plants needs to be carried out at the right time, as plants grow rapidly at this time of year. If this is not done correctly and at the optimum time, the crop can be ruined within a few days and deemed unsaleable.

June

Regular spraying and feeding of plants on a daily basis.

Spacing plants needs to be carried out at the right time, as plants grow rapidly at this time of year. If this is not done correctly and at the optimum time, the crop can be ruined within a few days and deemed unsaleable.

Sowing of biennials and some perennials, together with soft wood cuttings taken from a wide selection of shrubs.

July

Sowing of perennials, autumn pansies and autumn bedding, and semi-ripe cuttings of shrubs. Root divisions and root cuttings also takes place at this time of year, which need to be grown on the heat beds with regular misting, which need constant attention.

August

This is a very crucial month, as fungal attacks are at their most prevalent. Spraying as soon as seen is of the utmost importance.

More sowing and cuttings when the material becomes available.

Regular spraying and feeding of plants on a daily basis.

September

The autumn winter bedding should be started in September so there are some ready for the start of the autumn sales.

September is a month when perennials are sown, which like to be grown at a cooler temperature, e.g. lupins.

September is also a month where cuttings are taken from *prunus rotundifolia* (laurel), which reside in the tunnels and need watering on a regular basis.

The last sowing of winter bedding plants will take place.

October

Spraying for fungal and bacterial disease and pests still needs to take place on a regular basis.

With the protection of polytunnels October is still warm enough for a lot of dividing of perennials. The watering of these divided plants is crucial for their rapid development.

November

If the weather is mild, regular spraying for fungal and bacterial disease and pests still needs to take place, for example the crop hellebores ([evergreen perennial flowering plant](#)) needs a lot of ventilation to stop botrytis (a fungus) taking hold. Also heat is needed to encourage the flowers, which needs constant monitoring.

December

If the weather is mild, regular spraying for fungal and bacterial disease and pests still needs to take place.

If the weather is severe, frost protection of all the tunnels is needed to keep the plants in a saleable condition. Throughout the winter months the business supplies landscape gardeners with perennials and they do not want to buy frost damaged plants

STAFFORDSHIRE MOORLANDS CORE STRATEGY MARCH 2014

R2 - Rural Housing

Other than sites allocated for housing development in the Site Allocations DPD, only the following forms of housing development will be permitted in the rural areas outside the settlement and infill boundaries of the town and the villages:-

Affordable housing which cannot be met elsewhere, in accordance with Policy H2.

A new dwelling that meets an essential local need, such as accommodation for an agricultural, forestry or other rural enterprise worker, where the need for such accommodation has been satisfactorily demonstrated and that need cannot be met elsewhere.

Proposals for replacement dwellings, provided they do not have a significantly greater detrimental impact on the existing character of the rural area than the original dwelling or result in the loss of a building which is intrinsic to the character of the area.

Extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.

The conversion of non-residential rural buildings for residential use where:-

- the building is suitable and worthy in physical, architectural and character terms for conversion; and
- it can be demonstrated that agricultural or commercial use is not viable or suitable. In such cases there will be a requirement for a marketing exercise to be carried out by a suitably qualified professional or other evidence that the building would be unsuitable for a commercial use; or
- conversion to residential use would enable a building of particular merit to be safeguarded.