



DESIGN, ACCESS AND JUSTIFICATION STATEMENT

Application Site:	Midge Hall Nurseries, Midge Hall, Hook, Royal Wootton Bassett, Wiltshire SN4 8ER
Client:	Hedgeworx Ltd
Proposal:	Extension to existing horticultural building & associated works.
Date:	June 2026
Agent:	Chris Cary MRICS FAAV



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1.0 INTRODUCTION

- 1.1 Woolley & Wallis have been instructed by Hedgeworx Ltd to prepare and submit an application for the extension of the existing horticultural building at Midge Hall Nurseries.
- 1.2 In May 2025, planning permission was granted for a two storey extension to the existing single storey horticultural building at Midge Hall Nurseries. The approved development has been materially commenced and therefore remains extant. Since the grant of permission, the existing roof has continued to deteriorate and now requires replacement. The applicant has therefore taken the opportunity to review the approved scheme and seeks permission for a revised extension which will provide improved office, staff welfare and administrative facilities to support the continued growth of the business.
- 1.3 The purpose of this statement is to describe the proposed development and assess the relevant planning considerations associated with the application.
- 1.4 This document provides:
 - Policy Information
 - Information surrounding the application.
 - Further Supporting Information

Neither the whole nor any part of this report nor any references to it should be included in any published document, circular or statement, nor published in any way without Woolley & Wallis having given prior written approval as to the form and context in which it may appear

2.0 SITE & BUSINESS BACKGROUND

- 2.1 The site is located within the Wiltshire parish of Lydiard Tregoze, on the outskirts of Royal Wootton Bassett.

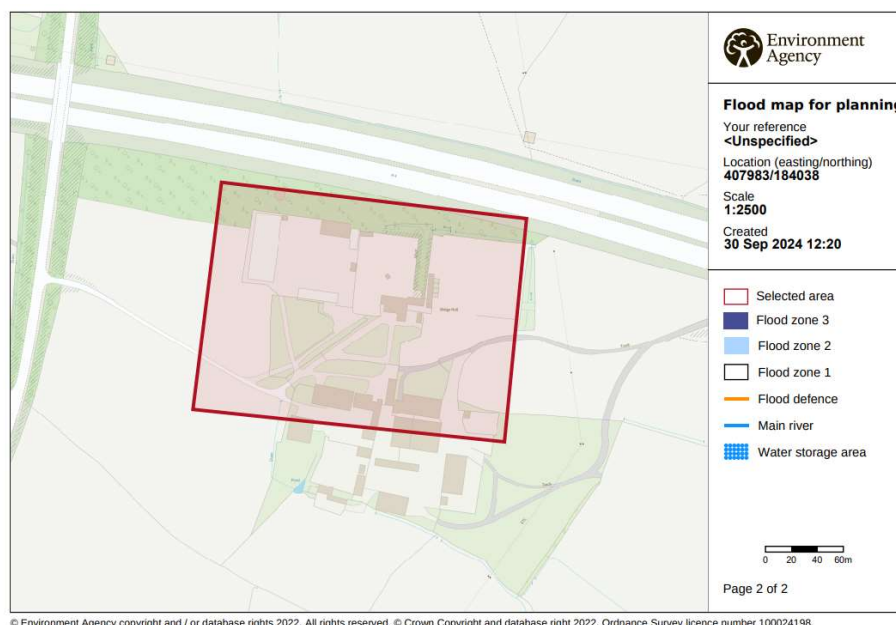


- 2.2 Mr M Jones, is the owner of Midge Hall Nurseries and director of Hedgeworx Ltd. He began his business in 2010 and over the past 15 years it has grown in size, staff and clientele. The business has continued to grow since the permitted 2025 application with another member of staff being employed.
- 2.3 Hedgeworx Ltd is a growing horticultural business which specialises in growing and selling specialist topiary, hedges and ornamental trees. The business also developed to provide landscaping advice.
- 2.4 The business is wholly based at Midge Hall Nurseries, with the site providing the operational, storage, administrative and welfare facilities required to support the day to day running of the enterprise.
- 2.5 The site is not open to the public. Viewings and meetings are undertaken by appointment only.
- 2.6 The site is accessed directly off the A3102, on the outskirts of Royal Wootton Bassett. Furthermore, pedestrian access runs alongside the A3102 to the site from Royal Wootton Bassett.

2.7 The site comprises of two horticultural buildings, a number of greenhouses and outdoor nursery area.

2.8 The following statutory and non-statutory designations apply:

- The property is not situated within a national Landscape.
- The site is located within a Nitrate Vulnerable Zone.
- There are no statutory or non-statutory historic designations within the site as shown below. The neighbouring property, Midge Hall is a listed building. Post mill at Church Hills is the closest Scheduled monument located 700m South of the site.
- The site does not fall within a conservation area.
- The site is not within a flood risk zone as confirmed below on the Environment Agency Flood Risk Map:



3.0 BACKGROUND & APPLICATION REASONING

- 3.1 Planning permission was granted in May 2025 for a two storey extension to the existing horticultural building.
- 3.2 The approved development has been materially commenced and therefore remains extant.
- 3.3 Since the grant of permission, the business has continued to grow, increasing staffing levels and administrative requirements.
- 3.4 The existing single storey roof has continued to deteriorate and now suffers from water ingress. The roof therefore requires replacement.
- 3.5 Given the extent of works required, the applicant has taken the opportunity to review the approved scheme and consider whether a more efficient arrangement of accommodation could be achieved.
- 3.6 The revised proposal seeks to provide accommodation better suited to the current and future operational needs of the business whilst supporting its continued sustainable growth

4.0 APPLICATION CONSIDERATION & ASSESSMENT

- 4.1 Proposal
 - 4.1.1 Planning permission was granted in May 2025 for a two storey extension to the existing horticultural building at Midge Hall Nurseries. The approved development has been materially commenced and therefore remains extant.
 - 4.1.2 The application seeks permission for a revised extension and remodelling of the existing building.
 - 4.1.3 The existing building comprises a mix of single and two storey accommodation and currently provides office and welfare facilities associated with the horticultural business.
 - 4.1.4 As part of the proposed works, the existing roof over the remaining single storey section of the building will be removed and replaced. At the same time, a first floor extension will be constructed above the existing single storey accommodation to create additional office and staff facilities.
 - 4.1.5 The ground floor will provide a staff welfare area, drying room, kitchenette, W.C. facilities and a meeting room.
 - 4.1.6 The first floor will provide two dedicated office spaces together with associated circulation and storage areas. The accommodation has been designed to provide separation between the day to day operational activities of the nursery and the administrative and management functions of the business.
 - 4.1.7 The external appearance of the building will remain sympathetic to the existing structure, utilising matching and complementary materials. The proposal has been

designed as an integrated extension to the existing building and will sit comfortably within the established nursery complex.

4.2 Development Plan

4.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

4.2.2 The Development Plan comprises the Wiltshire Core Strategy adopted in January 2015. We understand that Lydiard Tregoze Parish does not currently benefit from a Made Neighbourhood Plan.

4.2.3 The following policies are considered most relevant to the determination of this application:

- Core Policy 34: Additional Employment Land
- Core Policy 48: Supporting Rural Life
- Core Policy 49: Protection of Rural Service and Community Facilities
- Core Policy 57: High Quality Design and Place Shaping
- Core Policy 58: Historic Environment

4.2.4 In addition, the National Planning Policy Framework (NPPF) is a material planning consideration, particularly those sections which support the sustainable growth and expansion of rural businesses.

4.3 Principle of Development

4.3.1 The proposal relates to the expansion and improvement of facilities associated with an established horticultural business. Hedgeworx Ltd has operated from Midge Hall Nurseries since 2010 and has grown significantly during that period, increasing both its client base and staffing levels.

4.3.2 National planning policy places significant weight on supporting economic growth and rural businesses. Paragraph 88 of the NPPF states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas together with the development and diversification of agricultural and other land based rural businesses.

4.3.3 The proposal seeks to provide improved office, welfare and administrative accommodation to support the continued operation and growth of the business. The development does not represent a new use of the site but rather an expansion of facilities associated with an existing and successful horticultural enterprise.

4.3.4 Planning permission was granted in May 2025 for a two storey extension to the building. The approved development has been materially commenced and therefore remains extant. The principle of extending the building to provide additional accommodation in support of the business has therefore already been established.

4.3.5 Since the grant of planning permission, the business has continued to grow, resulting in additional staffing and increasing administrative requirements. The proposal seeks to provide accommodation that is better suited to the current and future operational

needs of the business whilst improving staff welfare facilities and providing dedicated office space for management and administrative functions.

- 4.3.6 Core Policy 34 and Core Policy 48 of the Wiltshire Core Strategy seek to support rural employment, rural enterprises and the sustainable growth of businesses operating within the countryside. Horticulture falls within the definition of agriculture and forms an important part of the rural economy.
- 4.3.7 The proposal represents a logical and sustainable investment in an established rural business. It will improve the functionality of the existing facilities, support future growth and ensure the long term viability of the enterprise. The principle of development is therefore considered acceptable and fully consistent with both national and local planning policy.
- 4.3.8 Schedule 2, Part 6, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 permits certain extensions and alterations to agricultural buildings on holdings of less than 5 hectares, subject to limitations and restrictions. Horticulture falls within the definition of agriculture under Section 336 of the Town and Country Planning Act 1990. Whilst the proposed development does not benefit from permitted development rights under Class B, the existence of such rights demonstrates the wider support afforded within the planning system for the growth and development of agricultural and horticultural enterprises. As such, this is considered to be a material consideration in support of the proposal.

4.4 Scale & Design

- 4.4.1 The planning system promotes high quality development through good design and the creation of attractive and functional buildings. Core Policy 57 seeks to ensure that development responds positively to its surroundings in terms of scale, height, massing, layout and materials.
- 4.4.2 The proposal has been designed as a natural evolution of the existing building and the previously approved extension. The development remains proportionate to both the existing building and the wider nursery complex.
- 4.4.3 Planning permission has previously been granted for a two storey extension and the approved development has been materially commenced. The proposed scheme follows a similar design approach whilst providing a more efficient internal layout that better reflects the operational needs of the business.
- 4.4.4 The proposal includes the replacement of the existing roof and the construction of additional first floor accommodation above the remaining single storey section of the building. The works have been carefully designed to create a coherent and integrated appearance rather than a series of piecemeal additions.
- 4.4.5 The proposed materials will match or complement the existing building, ensuring that the extension remains sympathetic to the character and appearance of the established nursery complex.
- 4.4.6 Given the established commercial nature of the site, the approved planning history and the scale of surrounding buildings, the proposal will not appear incongruous or represent overdevelopment of the site.
- 4.4.7 The proposal is therefore considered to accord with Core Policy 57 of the Wiltshire Core Strategy.

4.5 Impact on Residential Amenity

- 4.5.1 Core Policy 57 seeks to ensure that development does not result in unacceptable impacts upon the amenities of neighbouring occupiers.
- 4.5.2 The site forms part of an established horticultural business and the proposal relates solely to the improvement and extension of existing office and welfare facilities associated with that use.
- 4.5.3 The development will not result in any material intensification of activity at the site and will not generate additional noise, disturbance or activity beyond that already associated with the existing business.
- 4.5.4 The nearest neighbouring property remains well separated from the building and benefits from existing boundary treatments, mature vegetation and intervening development.
- 4.5.5 The proposal is therefore not considered to result in any unacceptable impact upon the amenities of neighbouring occupiers and accords with Core Policy 57 of the Wiltshire Core Strategy.

4.6 Impact on Heritage

- 4.6.1 Core Policy 58 seeks to ensure that development protects, conserves and where possible enhances the historic environment.
- 4.6.2 The application relates to the extension and remodelling of an existing building within the grounds of an established horticultural enterprise. The nearest designated heritage asset is the Grade II Listed Midge Hall located to the south east of the application site.
- 4.6.3 Planning permission was granted in 2025 for a two storey extension to the building. In reaching a positive recommendation, the Council concluded that the approved extension would preserve the setting and significance of the listed building.
- 4.6.4 Since the determination of the previous application, the neighbouring property has erected a substantial swimming pool building between Midge Hall and the application building. This building now provides an additional layer of physical screening between the listed dwelling and the proposed development and, being of a greater height than the application building, further reduces intervisibility between the two sites.
- 4.6.5 Furthermore, mature trees and established boundary vegetation remain between the application site and the listed building, limiting intervisibility between the two sites.
- 4.6.6 The proposal relates to the alteration and extension of an existing building within an established commercial setting and does not affect any historic fabric associated with the listed building.
- 4.6.7 Taking account of the separation distances involved, existing vegetation, the intervening swimming pool building and the previous planning history at the site, it is considered that the proposal would preserve the setting and significance of the listed building.
- 4.6.8 The proposal therefore accords with Core Policy 58 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

4.7 Ecology & Biodiversity

- 4.7.1 The proposal relates to the extension and remodelling of an existing building within the established nursery complex.
- 4.7.2 The majority of works will take place within the footprint of the existing building and upon areas of existing hardstanding which hold limited ecological value.
- 4.7.3 The application falls below the statutory de minimis threshold for Biodiversity Net Gain and is therefore exempt from the mandatory biodiversity gain requirements.
- 4.7.4 The proposal is not considered likely to result in any significant adverse impacts upon habitats, protected species or wider ecological interests.
- 4.7.5 Taking account of the scale and nature of the proposed development, the proposal is considered acceptable in ecological terms and accords with the relevant provisions of the NPPF and Core Policy 50 of the Wiltshire Core Strategy.

5.0 Conclusion

- 5.1 Hedgeworx Ltd is an established and successful horticultural business which has operated from Midge Hall Nurseries since 2010. Over that period the business has continued to grow, increasing both staffing levels and its client base.
- 5.2 Planning permission was granted in 2025 for a two storey extension to the existing horticultural building and that permission has been materially commenced. Since the grant of planning permission, the business has continued to expand and the existing roof has further deteriorated, requiring replacement.
- 5.3 The proposal provides a logical evolution of the previously approved scheme, creating improved office, administrative and staff welfare facilities whilst making efficient use of the roof replacement works already required. The development will support the continued sustainable growth of the business and ensure that the existing facilities remain fit for purpose for the foreseeable future.
- 5.4 The proposal is considered acceptable in principle and has been carefully designed to integrate with the existing building and wider nursery complex. It will not result in any unacceptable impacts upon neighbouring amenity, highway safety, ecology or the setting of nearby heritage assets.
- 5.5 Taking account of the above, the proposal accords with the relevant provisions of the Development Plan and the National Planning Policy Framework