Planning Statement

Planning Application (full) for
Retention of existing mobile (retrospective and temporary consent)

at
Kinsbrook Vineyard, West Chiltington Road,
Thakeham, Pulborough RH20 2RZ
on behalf of
Mr J Beckett

September 2026

Planning & Development

3 Massetts Road
Horley
Surrey RH6 7PR
planninganddevelopment@whiteandsons.co.uk
01293 824354

Prepared by	Alex Moseley BA (Hons) MA TP MRTPI Principal Planner
Checked by:	James McAllister-Jones BSc(Hons) DipTP MRTPI Head of Planning

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Chartered Town Planner
Royal Town Planning Institute

1. Introduction

1.1. This Statement supports the planning application for the temporary stationing of a mobile home at Kinsbrook Vineyard, West Chiltington Road, Thakeham, Pulborough RH20 2RZ. The applicant is seeking temporary consent for a three-year period to allow for alternative arrangements to be made.

1.2. The subject mobile home has been in situ at Kinsbrook since 2021. Initially the mobile was used for use meet the needs of staff welfare needs whilst the main farm shop and café were under construction. It is now host to a member of staff whose presence is required to support the operation and welfare requirements of the seasonal campsite and to provide an essential overnight security presence. This Statement outlines why the temporary retention of the mobile home is necessary to meet the operational needs of the business. This Statement should be read in association with the planning application forms and drawings, which include a location plan, site plan and elevation plans.

1.3. This Statement sets out the background to the application and the need for the development, before summarising the planning history of the site and relevant planning policies. It then analyses the proposal against that background before concluding how the development would meet those policies and other material considerations.

2. Site Description and Proposals

2.1. The mobile home was introduced to the site in 2021 and coincided with the permission relating to the Farm Shop and Café. The vineyard was planted in 2018, however it was not commercially ready until 2021 and had employed staff alongside a temporary shop and café arrangement being operational at the site while works on the permanent shop and café were in progress. The farm is now more than ever reliant on the vineyard as part of a flourishing hospitality business. This has coincided with planning permission being granted for a farm shop and café in 2018, which was subsequently completed in 2022.

2.2. The site lies within countryside unaffected by any special landscape designations and the nearby buildings are not listed. The development aligns with the applicant's evolving business model. Following the outbreak of avian influenza in 2022, the poultry enterprise was significantly affected. Egg production has subsequently been successfully re-established, although the enterprise now operates with approximately 150,000 laying hens compared with approximately 321,000 before the outbreak. Consequently, the vineyard and hospitality operation has become an increasingly important part of the wider farming enterprise. The applicant has significantly expanded wine production over the past five years and the mobile home has played an important role, initially as a staff welfare unit and now as accommodation for a member of staff whose on-site presence supports the operational and security requirements of the business.

2.3. The farm shop and café are focused on serving the needs of the local community. The venue currently employs approximately 30 people and provides an important local amenity for residents, as well as a destination for visitors to the area. It provides a place for people to socialise in a rural environment and offers locally sourced products. More recently, the applicant applied for prior notification for the temporary recreational campsite at the vineyard (DC/25/2102). This has created an additional requirement for a member of staff to be present on site for safety, welfare and operational reasons. The campsite can operate for not more than 60 days per year.

2.4. The enterprise is an important promoter of tourism in the region. The farm shop incorporates a wine cellar door through which visitors can purchase a variety of wines produced at the vineyard. The vineyard also holds events including classes, workshops, wine tours and tastings, supper clubs and cultural events, including guest speakers and larger events which the company operates under Class B, Part 4, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

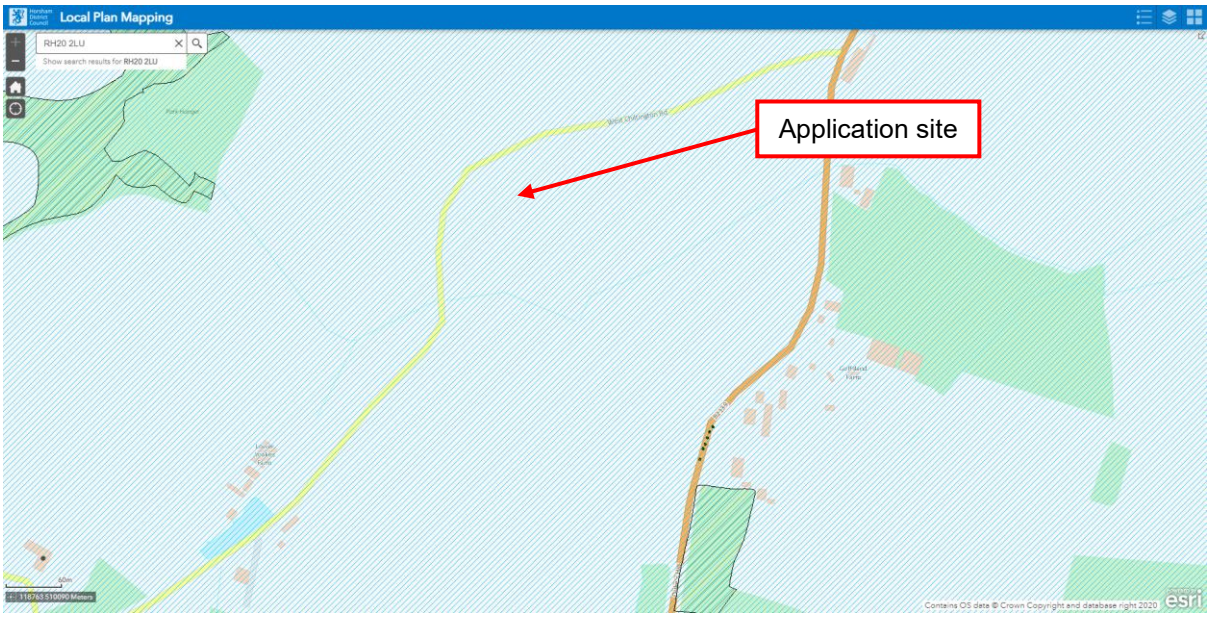
2.5. It is emphasised that site security would be compromised if the applicant were unable to provide an overnight on-site presence. The site contains high-value wine stock, specialist machinery, agricultural equipment and production facilities, all of which are vulnerable to theft and malicious damage. Although both the winery and farmhouse are protected by audible intruder alarms, neither system is remotely monitored. The site also benefits from CCTV coverage; however, due to the scale and layout of the vineyard and operational yard, there are unavoidable blind spots that cannot be fully monitored. Furthermore, as the business welcomes members of the public throughout its opening hours, it is not possible to control or vet visitors in the same way as would be possible on a conventional working farm. These factors make the presence of an on-site member of staff an important part of the overall security arrangements, providing a visible deterrent and enabling an immediate response to suspicious activity or emergencies.

2.6. There have previously been incidents of theft and criminal damage at the site, including the theft of electrical cabling during construction of the farm shop and café and a break-in to a refrigeration unit before there was a permanent overnight presence. The theft of electrical cabling from the site (Sussex Police Incident Reference **SXP-20200809-0506**) demonstrates the vulnerability of the business to crime and reinforces the operational need for an overnight on-site presence. The member of staff occupying the mobile home also maintains

accommodation at another address and therefore the mobile home is not their principal residence.

2.7. The mobile unit measures 3.6 metres in width and 12 metres in length and 2.6 metres in height. The mobile therefore falls firmly within the definition of a mobile home within the Caravan Sites and Control of Development Act 1960 which states that they should be capable of being moved from place to place and not exceed maximum dimensions of 20 metres in length, 6.8 metres in width and 3.05 metres in height. It is sited on the northern periphery of the site between the farm shop and the processing barn. The mobile has a covered storage area on its northern and western sides.

2.8. An extract from the Council's proposals map and an aerial image of the site are included below:



Key:

Built Up Area Boundary (Policy 3)

Area Outside Built Up Area Boundary (Policy 3)

Bat Sustenance Zone (Policy 31)



Aerial photograph outlining location of application site and surrounding area (Source: Google)

3. Planning History

3.1. A record of relevant applications submitted to Horsham District Council is as follows.

Application Number:	Description:	Decision:
DC/25/2102	Prior notification for a temporary campsite for two days a week from April 2026 to September 2026	No objection
DC/23/1797	Variation of conditions 1 and 11 of previously approved application reference DC/18/2505 (erection of a farm shop and cafe building, with ancillary parking for customers) relating to varying of opening hours.	Permitted 12/06/2024
DC/23/0431	Retention of decking with safety rail around existing pond (Retrospective).	Permitted 14/08/2023
DISC/22/0305	Approval of details reserved by conditions 3, 4, 5, 7 and 8 to approved application DC/18/2505.	Permitted 02/05/2023

DC/21/1552	Erection of decking with safety rail around pond for a temporary period of 2 years.	Permitted 19/11/2021
DC/20/2298	Variation of Conditions 1 and 11 of previously approved application DC/18/2505 (Erection of a farm shop and cafe building, with ancillary parking for customers) Relating to the amended design and layout of building and revised opening times for trade or business	Withdrawn 03/02/2021
DC/20/1495	Prior notification for the erection of an agricultural building	Prior approval not required 18/09/2020
DC/18/2505	Erection of a farm shop and cafe building, with ancillary parking for customers	Permitted 18/10/2019
DC/18/0169	Erection of a two storey farm shop and cafe building, with ancillary parking for customers	Withdrawn 21/06/2018

4. Planning Policy

4.1. With reference to the Horsham District Planning Framework, the site is located within countryside defined as an 'Area outside built-up area boundary'. Applications for development will be assessed against policies contained within the Horsham District Planning Framework having regard to the National Planning Policy Framework (NPPF).

National Planning Policy Framework 2024

4.2. Under Chapter 2 'Achieving sustainable development' and the subsection entitled 'The presumption in favour of sustainable development', paragraph 11 states that: *"strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses"*. Leisure/tourism uses form an important component of the rural economy with needs that should be served by strategic policies.

4.3. Within Chapter 4 'Decision making', paragraph 39 states that *"Local planning authorities should approach decisions on proposed development in a positive and creative way... Decision-makers at every level should seek to approve applications for sustainable development where possible"*.

4.4. Paragraph 57 states that *"Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects".*

4.5. Chapter 6. economy' highlights at Paragraph 85 that *"decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development"*. This chapter also contains a subsection entitled 'Supporting a prosperous rural economy' which is geared around sustainable growth in rural areas. Paragraph 86 states that local plans should enable:

a) *the sustainable growth and expansion of all types of business and enterprise in rural areas both through conversion of existing buildings and well-designed new buildings*
b) *the development and diversification of agricultural and other land-based rural businesses*
c) *sustainable rural tourism and leisure developments which respect the character of the countryside; and*
d) *the retention and development of accessible local services and community facilities.*

4.6. Paragraph 89 states that *"decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport"*. It is advocated that *"development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable…"*. The provision of suitable outdoor walking and viewing facilities for customers using this rural business and visiting the area is of paramount importance to keep the business going.

4.7. Chapter 15 'Conserving and enhancing the natural environment' seeks to protect and enhance valued landscapes commensurate with their status, recognising the intrinsic character and beauty of the countryside. In addition it seeks to minimise impacts on biodiversity and provide net gains where possible.

4.8. Annex 1 confirms the weight that can be applied to local policies adopted prior to the publication of the NPPF and that weight should be given in accordance with consistency with the NPPF.

<u>Horsham District Planning Framework (November 2015)</u>

4.9. Policy **1** 'Strategic Policy: Sustainable Development' takes a positive approach that reflects the presumption in favour of sustainable development. It confirms that the Council will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible.

4.10. Policy **7** 'Strategic Policy: Economic Growth' focuses upon sustainable employment development in the district.

4.11. Policy **9** 'Employment Development' sets out how the Council will support existing employment sites. In particular the *"Provision of small, start-up and move-on business units will be supported to enable them to reach their fullest potential"*.

4.12. Policy **10** 'Rural Economic Development' seeks to promote sustainable building and employment opportunities in the countryside as follows:

"Sustainable rural economic development and enterprise within the district will be encouraged in order to generate local employment opportunities and economic, social and environmental benefits for local communities.

In the countryside, development which maintains the quality and character of the area, whilst sustaining its varied and productive social and economic activity will be supported in principle. Any development should be appropriate to the countryside location and must:

1. Contribute to the diverse and sustainable farming enterprises within the district or, in the case of other countryside-based enterprises and activities, contribute to the wider rural economy and/or promote recreation in, and the enjoyment of, the countryside; and either

a. Be contained wherever possible within suitably located buildings which are appropriate for conversion or, in the case of an established rural industrial estate, within the existing boundaries of the estate; or

b. Result in substantial environmental improvement and reduce the impact on the countryside particularly if there are exceptional cases where new or replacement buildings are involved. New buildings or development in the rural area will be acceptable provided that it supports sustainable economic growth towards balanced living and working communities and criteria a) has been considered first.

2. Demonstrate that car parking requirements can be accommodated satisfactorily within the immediate surrounds of the buildings, or an alternative, logical solution is proposed.

Proposals for the conversion of rural buildings to business and commercial uses will be considered favourably over residential in the first instance".

4.13. Policy **11** 'Tourism and Cultural Facilities' encourages recreation-based rural diversification. Any development should be of a scale and type appropriate to the location and should increase the range, or improve the quality, of attractions or experiences for tourists.

4.14. Policy **20** 'Rural Workers Accommodation' states that outside the built-up area new housing for rural workers will be supported provided that there is a functional need for the dwelling and the occupation of the dwelling is to support the established business use together with evidence to demonstrate the viability of the rural business for which the housing is required.

4.15. Policy **24** 'Environmental Protection' requires the high quality of the District's environment to be recognised throughout the planning process. Development will be expected to minimise the exposure to and emission of pollutants including noise, odour, air and light pollution.

4.16. Policy **25** 'Strategic Policy: The Natural Environment and Landscape Character' states that all new development must respect and, where appropriate, enhance the character and distinctiveness of the landscape and habitats.

4.17. Policy **26** 'Strategic Policy: Countryside Protection' requires development to support the needs of agriculture in addition, developments must be of a scale appropriate to their countryside character and location. The proposed development already exists and forms part of the landscape and is not considered to adversely harm the key characteristics of the countryside.

4.18. Policy **31** 'Green Infrastructure and Biodiversity' supports development that maintains or enhances existing green infrastructure.

4.19. Policy **32** 'Strategic Policy: The Quality of New Development' advocates high quality design, complementing locally distinctive character and heritage.

4.20. Policy **33** 'Development Principles' requires significant consideration within development proposals for attractive environments, respect for local character, optimal land uses and maximising design and layout standards to cater for surrounding amenity and accessibility needs. Of particular relevance is the criterion stating a presumption in favour of retention of existing important landscape and natural features, eg trees, hedges, banks and watercourses.

Thakeham Parish Neighbourhood Plan (January 2017)

4.21. Policy **1** 'A Spatial Plan for the Parish' informs that development plan policies for development in the countryside apply outside the built-up area boundaries. Also proposals must not undermine the visual and physical integrity of the gap between Thakeham and neighbouring settlements.

4.22. Policy **6** 'Design' advises that the scale density, massing, height, landscape design, layout and materials of all development proposals should reflect architectural or historic characteristics and the scale of surrounding buildings.

4.23. Policy **9** 'Development in the Countryside' includes principles around restricting development to existing areas of farm buildings and the use of vernacular materials.

4.24. Policy **10** 'Green Infrastructure and Valued Landscapes' supports development provided that it retains and enhances the various features of the Parish.

5. Analysis

5.1. The application concerns the temporary retention of a mobile home at Kinsbrook Vineyard, West Chiltington Road, Thakeham, Pulborough, RH20 2RZ. The mobile is situated between the farm shop and the processing barn to the north of the Kinsbrook Vineyard.

5.2. It is suggested that the following issues are of most relevance in this case and are addressed in detail below:

- Principle of development
- Impact on the countryside
- Visual amenities
- Business case and benefit to the rural economy
- Residential amenities
- Flood risk
- Ecology
- Access and parking

Principle of development

5.3. The applicant requires temporary planning permission as this would allow for a more permanent solution to be provided in the future to meet the needs of the camping element in addition to improving security at the site. The NPPF specifically promotes development which facilitates prosperity within the rural economy within Chapter 6 ‘Building a strong competitive economy’. Within Paragraph 84 of this chapter, there is specific provision for sustainable rural tourism and leisure developments which respect the character of the countryside. There is therefore a need to ensure that these can operate effectively and meet the needs of rural enterprises which is also considered under local-level policy (Policy 10 in particular).

5.4. Kinsbrook Vineyard has established itself as a valuable contributor to the local economy and the principle of tourism and leisure use at the site is established with the recent addition of camping, there is a growing need for there to be a physical on site presence. The member of staff provides an important welfare

and operational contact for visitors staying overnight, as well as providing an overnight security presence for the vineyard, winery and associated equipment. The applicant lives locally in Coolham; however, it still takes approximately 15 minutes to drive to the vineyard at night in the event of a break-in or other emergency. By the time someone travelling from off-site arrives, a theft or act of criminal damage may already have occurred. The presence of a member of staff on site therefore provides an immediate point of response and, importantly, acts as a visible deterrent before an incident occurs.

5.5. It is suggested that the principle of development is acceptable, as policy at both national and local level recognises the need to support rural businesses and enterprises. For the avoidance of doubt, viticulture is a form of agriculture. When this is considered alongside the operational and welfare requirements of the campsite and the security requirements of the wider business, there is a clear functional need for the temporary retention of the mobile home for at least a three-year period. The fact that this application proposes a temporary consent would allow the Council flexibility to reconsider the circumstances in the future alongside any alternative arrangements that may become available.

Impact on the countryside

5.6. The mobile home had been carefully sited on the site between the existing farm shop and processing barn. It is occupied by a member of staff on a part-time basis, as they also reside at an address in Horsham.

5.7. The mobile homes are commonplace within countryside settings and are frequently utilised to provide accommodation for rural workers. In this case the requirement arises from both the welfare and operation requirements of the campsite and the security needs of the wider enterprise.

5.8. The vineyard has expanded over the years and there are currently approximately 56,000 vines. The main processing barn and winery contain high-value equipment and wine stock and need to be kept secure, including for HM Revenue & Customs excise duty requirements and health and safety reasons. The winery can contain wine with a value in excess of £500,000 at any one time.

Malicious damage is therefore a serious consideration, in addition to the risk of theft. Any unidentified liquid containers, powders or other suspicious substances found within the agricultural building where wine is stored would have to be treated as a potential contamination risk. If the building had been entered without permission, this could result in wine stock having to be destroyed on food safety grounds, with potentially significant financial consequences for the business. Chilling equipment associated with the wine production process is kept outside. If this equipment were vandalised or damaged, wine stored within the stainless-steel tanks could be adversely affected or ruined. These risks underline why security is an important operational consideration for the business and why an on-site presence provides a significant practical benefit.

5.9. The mobile home is of a limited scale and is screened to the north by a tall hedgerow. As such, direct views of the mobile home are limited and its location does not result in any significant level of harm to the character of the countryside. Crucially, the mobile home assists in meeting the operational requirements of the enterprise while also providing security for the site.

5.10. The applicant also keeps machinery within the yard, some of which needs to be stored externally for operational and hygiene reasons. This includes a manure spreader, two specialist tractors used for cultivating the vines, a telehandler and attachments, tools stored within a container, trailers, a horsebox used for events, together with a mower and flail. In addition, the site stores cleaning products, sprays used in the cultivation of the vines and red diesel. The machinery, equipment and fuel are all potentially vulnerable to theft or malicious damage.

5.11. It is suggested that the mobile home preserves the openness and tranquillity of the countryside. Having regard to its established position and the fact that temporary consent is sought, the development would conform with the relevant countryside policies. The applicant is not suggesting that the mobile home represents a permanent solution. Rather, temporary retention would provide the business with the opportunity to maintain appropriate campsite welfare and site

security while longer-term arrangements are considered. The operational benefits of the mobile home currently in situ clearly outweigh any limited harm associated with its temporary retention.

Visual amenities

5.12. The enterprise comprises an extensive area of farmland and vines with hedging, trees and a pond, meaning that views of the mobile home are well screened from public roads and footpaths.

5.13. In relation to the farm shop and café at Kinsbrook, the mobile home is situated just beyond this building and is closely related to the existing parking area. This is also a practical location for visitors staying at the seasonal campsite, as this is where they will park their vehicles. From an administrative and welfare perspective, the mobile home therefore provides an identifiable point of contact for checking in and obtaining assistance while staying overnight.

5.14. As mentioned above, the mobile home is visible only from limited viewpoints within the wider landscape. Given the above, the proposal is considered to comply with the design, scale, materials and character criteria within Policies 32 and 33. Mobile homes are also commonplace on farms and the proposal is therefore not considered harmful to the character of the surrounding environment.

Business case and benefit to the rural economy

5.15. Kinsbrook Vineyard is a recently established agricultural and leisure facility that represents diversification of a long-established local farming business. It has expanded over the years both operationally and in popularity. Turnover for the vineyard business has increased year on year and this is expected to continue as the vineyard matures and more vines reach productive capacity. In addition, the camping notice issued to the vineyard illustrates the increasingly diverse operational requirements of the business and the need for an on-site presence. The planning history confirms that the applicant is seeking to provide a venue offering a range of facilities for those interested in the vineyard, in addition to

leisure uses which enable visitors to enjoy its produce and the countryside more generally. Tourism is an important local industry, with the area benefiting from its proximity to the South Downs National Park. There is demonstrable demand for tourism facilities and the particular local soil and climate conditions also contribute to the production of distinctive English wines.

5.16. The applicant has already invested significantly in buildings and facilities associated with the vineyard. Approximately 30 people are employed at the site and there is further opportunity to expand the business and utilise buildings at Orchard Farm following the impact of the avian influenza outbreak on the poultry enterprise. The poultry enterprise has subsequently been re-established, albeit at a significantly reduced scale, with approximately 150,000 laying hens compared with approximately 321,000 prior to the avian influenza outbreak. Consequently, the vineyard and hospitality operations are now proportionately more important to the overall farming enterprise than they were previously. The mobile home therefore forms an important part of the day-to-day operation of two elements of the business: supporting the welfare and management requirements associated with seasonal camping and providing an overnight presence for the security of the vineyard and winery.

5.17. The region is becoming increasingly well known for producing high-quality wines, with growing numbers of visitors travelling to vineyards such as Kinsbrook. The applicant intends to continue developing the business through additional wine tours and tastings and intends to continue seeking the ability to provide seasonal camping facilities.

5.18. The business generates expenditure within the local economy and contributes to the growing reputation of Sussex as a wine-producing and rural tourism destination. Against this background, maintaining appropriate welfare and security arrangements for a site serving multiple uses is particularly important.

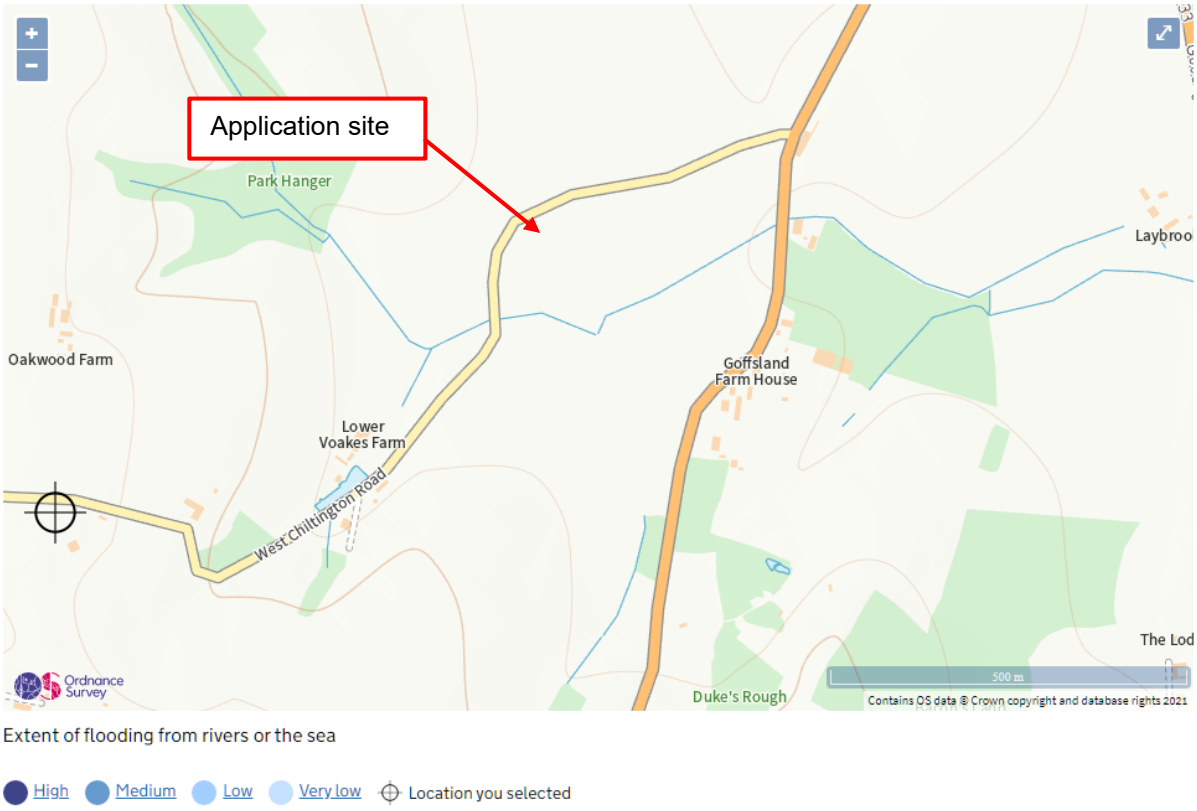
5.19. As mentioned above, the mobile home would, in accordance with Policy 10 of the Horsham District Planning Framework and Chapter 6 of the NPPF, contribute towards supporting a diverse and sustainable farming and countryside enterprise.

Residential amenities

5.20. The mobile home is located approximately 400mm above ground level. When coupled with the low risk of flooding and the fact that there is no change to the existing surface, with the mobile home currently situated on hardstanding, the proposal would not result in any increased flood risk.

Flood risk

5.21. There is no history of flooding on the site. The flood maps on the Government's website (Gov.uk) indicate that the site is outside flood zones 2 and 3, as confirmed by the extract shown below.



Extract from the Gov.uk maps showing flood risk from rivers or the sea

5.22. The mobile is located around 400mm off the ground and when coupled with the risk from flooding being low and the fact that there is no change to the surface, with it being currently sited on hardstanding, the proposal will not result in any increased flooding risk.

Ecology

5.23. The mobile has been in situ at the site since 2021 and was introduced with no impact upon trees or other ecological features as the area was already paid to hardstanding. The application site is not within a special conservation designation. As such the development meets the requirements of the NPPF and Policies 25, 26, 31 and 38.

Access and parking

5.24. There is an existing access and adequate parking area to the north of the site to serve the needs of the occupant. In this case only parking for only 1 person is required and this can be readily be accommodated within the existing parking area which already caters for both visitors and staff.

6. Conclusion

6.1. The application seeks temporary consent for the retention of the mobile home on land at Kinsbrook Vineyard. It is considered that the following matters are of particular relevance:

a) The mobile home provides an important overnight security presence to protect the high-value wine stock, specialist equipment, machinery and other assets located at the site;

b) The site also supports a seasonal camping venture and the welfare and safety of overnight guests provide an additional operational requirement for a member of staff to be present on site;

c) The mobile home has been in situ since 2021 and there is a continuing operational need for it as the enterprise further diversifies;

d) The mobile home is of a form generally appropriate to a rural setting where there is an established business and functional need. Its siting between existing buildings, together with surrounding screening, means that it does not materially harm the appearance or character of the countryside;

e) The site has previously experienced crime, including an incident recorded by Sussex Police under Incident Reference **SXP-20200809-0506**, demonstrating the vulnerability of the business and reinforcing the benefits of an overnight on-site presence;

f) The existing audible alarm systems are not remotely monitored and CCTV coverage has unavoidable blind spots. An on-site member of staff therefore provides an additional and immediate layer of security; and

g) The proposal would not result in an unacceptable flood risk, ecological impact or adverse effect upon neighbouring residential amenity.

6.2. The case also presents an opportunity to support the resilience of the wider farming enterprise. The farming business was significantly affected by the avian influenza outbreak in 2022. The enterprise has persevered and successfully re-

established its poultry operation, albeit at a substantially reduced level, with approximately 150,000 laying hens compared with approximately 321,000 before the outbreak. Consequently, the vineyard and hospitality operations are now proportionately more important to the overall farming enterprise than they were previously. Supporting the continued operation, security and development of these diversified activities is therefore increasingly important to the resilience and long-term sustainability of the wider agricultural business.

6.3. The proposal represents a modest and temporary form of development that directly supports an established agricultural and rural diversification enterprise.

6.4. The mobile home has been in place since 2021 and, by virtue of its location, scale and screening, has not caused material harm to the character of the countryside, neighbouring amenity or the wider landscape. In contrast, its retention provides significant operational benefits through supporting the welfare of campsite guests and providing an overnight security presence for the vineyard, winery, high-value wine stock, machinery and associated equipment.

6.5. The proposal does not seek to establish a permanent residential use. Rather, temporary consent for a period of three years would enable the business to continue operating safely and effectively while longer-term arrangements are explored.

6.6. For the above reasons, it is respectfully requested that the Local Planning Authority support the application and grant temporary planning permission for a period of three years.



Chartered Town Planner
Royal Town Planning Institute

White & Sons Est. 1817
Planning & Architecture

3 Massetts Road
Horley
Surrey RH6 7PR
planninganddevelopment@whiteandsons.co.uk
01293 824354