



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0173

Storage Buildings and Barns , Mannings Heath Golf and Wine Estates, Hammerpond Road, Mannings Heath, RH13 6PG

DESCRIPTION:

Prior notification for the erection of a new viticultural (agricultural) barn.

RELEVANT PLANNING HISTORY:

DC/24/1019	Construction of new roof to storage buildings.	Application Permitted on 12.03.2025
DC/25/1837	Prior notification for the erection of a new viticultural (agricultural) barn.	Under Consideration

SITE AND SURROUNDINGS:

The application site forms part of the wider Mannings Heath Golf and Wine Estate, an established agricultural holding located off Hammerpond Road, Mannings Heath. The site lies within a rural area characterised by agricultural land, vineyard planting, woodland, and a cluster of existing agricultural buildings. The proposed building would be sited adjacent to existing agricultural stores within an established farmyard grouping, avoiding isolated development within the open countryside.

The wider estate extends to approximately 45 hectares and is primarily used for viticulture, with associated agricultural infrastructure already present on site.

DETAILED DESCRIPTION:

The proposal seeks prior notification under Part 6, Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the erection of a new viticultural barn.

The proposed building would provide accommodation for grape reception, processing, fermentation, storage, and associated viticultural equipment required for the operation of the vineyard. The building would be of a functional agricultural form, with materials and appearance typical of modern agricultural structures, as shown on the submitted floor plans, elevations, and site layout drawings.

RELEVANT PLANNING POLICIES

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 24 - Strategic Policy: Environmental Protection

Policy 26 - Strategic Policy: Countryside Protection

Policy 33 - Development Principles

Policy 38 - Strategic Policy: Flooding

Policy 41 - Parking

REPRESENTATIONS AND CONSULTATIONS RESPONSES

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The main issue is whether prior approval is required for the proposed development under Part 6 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. This Class relates to agricultural development on units of 5 or more hectares for among other things, the erection of a building.

Permitted development

Class A of Part 6 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order as amended relates to *"the carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of –*

- (a) works for the erection, extension or alteration of a building; or*
- (b) any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit."*

Paragraph D.1(2)(a) states that "an area "calculated as described in paragraph D.1(2)(a) "comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development".

The application site forms part of a wider agricultural unit extending to approximately 45 hectares, thereby exceeding the minimum size threshold. Viticulture falls within the statutory definition of agriculture under Section 336(1) of the Town and Country Planning Act 1990, and the processing of grapes grown on the holding into wine is generally accepted as ancillary to agriculture where confined to estate-grown produce.

The submitted Planning Statement explains that the proposed building is required to support the operational needs of the vineyard, including grape handling, fermentation, storage, and maturation of wine produced solely from grapes grown on the estate. On the basis of the information provided, it is accepted that the proposal is reasonably necessary for the purposes of agriculture and that the building is designed for agricultural use.

The proposed building falls within the relevant floorspace and height limitations set out in Class A.1, and no restrictions under paragraphs A.1(a)–(l) are triggered.

Siting, Design, and Appearance

Under Article A.2(2)(a)(i) of Class A, the Local Planning Authority must consider whether prior approval is required in respect of siting, design, and external appearance.

The proposed barn would be sited adjacent to existing agricultural buildings, reinforcing an established cluster of farm development and avoiding visual encroachment into undeveloped countryside. The siting is therefore considered appropriate.

In terms of design and appearance, the building would take the form of a functional agricultural structure, with a simple form and materials typical of modern viticultural and agricultural buildings. The external appearance would not appear incongruous within its rural context and would respect the agricultural character of the site.

Given the scale, form, siting, and appearance of the proposal, it is considered that the development would not result in harm to the character of the area or the appearance of the wider countryside.

Conclusion

The siting, design, and external appearance of the proposed building is considered acceptable, and it is therefore recommended that the prior approval of the Local Planning Authority is not required.

Recommendation: Prior Approval Not Required

Plans list for: DC/26/0173

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Existing	24:33/16	02.02.2026
Location & Block plan	Proposed	24:33/17 REV D	02.02.2026
Floor plan		24:33/03 REV C	02.02.2026
Elevation plan		24:33/04 REV E	02.02.2026
Supporting Statement	Decision assessment	NONE	02.02.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 23.02.2026

Authorising Officer sign/initial Guy Everest Date: 24.02.2026