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PLANNING STATEMENT FOR:

Proposed Construction of a small compound and plant to support agricultural storage.

AT:

Mannings Heath Golf Club & Wine Estate
Manning Heath
Horsham
West Sussex
RH13 6PG

Planning application for the new for ancillary storage use

at Proposed Construction of a small compound and plant to support agricultural storage.

Mannings Heath Golf Club & Wine Estate, Mannings Heath, Horsham, West Sussex, RH13 6PG

Planning Statement

on behalf of Mannings Heath Golf Club & Wine Estate

May 2024

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1. Introduction

1.1 Mannings Heath Golf Club and Wine Estate is comprised of 500 acres of parkland which includes two golf courses and a vineyard, and is located to the north of Mannings Heath.

1.2 This planning application relates to the site for which planning approval was granted in August 2020 approved application DC/20/0756 (Retrospective application for the demolition of existing barn, and erection of a replacement barn for agricultural storage use, and laying of hardcore for access track). This planning application seeks approval for a small compound and cooling equipment to support the storage required for the operation of the vineyard.

1.3 The site is within close proximity of the golf course, and the wider landscape is more rural with fields and trees, and lies within the Area of Outstanding Natural Beauty (AONB).

1.4 The existing barn was demolished and a replacement barn constructed, overlapping the footprint of the existing barn.

1.5 Owing to its sensitive design, use of suitable materials and that it occupies a very small area to the rear of the existing barn, with its installation as essential to support the agricultural / Viticulture use; we foresee no reason why the grant of planning approval should not be forthcoming.

2. Planning Statement

2.1 This planning application seeks approval for a minor addition to the existing barn to provide essential cooling required for the operation of the vineyard.

Planning History

2.2 The most recent application relating to the site are as follows:

DC/20/0756

Retrospective application for the demolition of existing barn, and erection of a replacement barn for agricultural storage use, and laying of hardcore for access track

Relevant Planning Policy

2.3 Horsham District Council Planning Framework (2015)

Policy 1 of the Framework indicates that the Council will take a positive approach to development proposals which reflect the presumption in favour of sustainable development as contained in the NPPF and which improve the economic, social and environmental conditions in the area.

Policy 10 provides that sustainable rural economic development within the District will be encouraged in order to generate employment opportunities alongside economic, social and environmental benefits for local communities. 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.

Policy 11 states that development which promotes tourism and cultural facilities, including recreation based rural diversification will be encouraged, and should improve the quality of attraction and experiences on offer within the District.

Policy 32 requires high quality and inclusive design for all new development, based on a clear understanding of the local, physical and environmental context. Development will be expected to, inter alia, contribute to a sense of place within the landscape. Policy 33 similarly seeks to ensure that development relates sympathetically to the surrounding landscape and natural features, including trees.

Planning Considerations

2.4 The reasons provided in support of the planning approval granted under reference DC/20/0756 are still relevant to this planning application, as the circumstances and its proposed use are the very same.

Principle of the Development

2.5 Paragraph 28 of the NPPF is a key consideration of the principle of the development. The barn as constructed remains justifiable as it will continue to support the growing operation of the wine estate, which would in turn generate benefits for the wider rural economy; including through bolstering tourism and cultural offering with the District. The proposal would further assist in the creation and retention of employment opportunities within the local community, in accordance with policy 10 of the District Framework.

2.6 The addition of the proposed small a/c compound and cooling equipment is essential for the viticulture use.

This has been sensitively incorporated as a fenced compound element to the north side of the barn, ensuring its character and appearance remains of a scale and type appropriate to its sensitive rural setting.

Environment and Landscape

2.7 The impact of the proposed development on the AONB landscape is an important consideration, having regard to Policy 32 and 33 of the District Framework. The compound maintains the low-key visual impact of the existing barn by virtue of its structure and choice of materials. It therefore achieves an overall appearance that conserves the rural character and sense of place of the area, subsequently avoiding conflict with the surrounding AONB landscape.

2.8 The proposal has been carefully considered to avoid conflict with the existing trees adjacent to the development site.

3. Conclusion

3.1 This development is necessary to support the ongoing successful operation of a rural business at Mannings Heath Golf Club and Wine Estate, and as such would secure a great deal of benefits for the local and wider District economy. This letter has identified a number of relevant planning policies with which the development accords, and it is therefore submitted that the development represents sustainable development in line with the aims of the National Planning Policy Framework and should be approved without delay.