

Design and Access Statement, June 2026

Woodmancote Vineyard Limited

Proposed development of a single dwelling, on land at Hundred Steddle Barn, Brighton Road, Woodmancote, West Sussex.

Introduction

The site is located on a parcel of land at Hundred Steddle Barn within the Parish of Woodmancote and Horsham District Council (HDC) in the County of West Sussex. The proposal includes the development of a single dwelling with associated parking and generous open space. All matters to be reserved except for vehicular and pedestrian access which already exists. The following are key aspects of the site.

- The site is located adjacent to Hundred Steddle Barn, on the western boundary and A281 to the North, the land is bounded by established vines on its Southerly aspect with the Eastern edge bordered by a private access track directly on to A281.
- The site sits between larger properties in a rural setting and extends up to 0.1 hectares. See Fig. 3
- The site is currently utilised by Woodmancote Vineyard Limited for the open storage of agricultural materials, machinery, scrap metal and compost.
- The site is between larger properties and is loosely bounded by grassland, hedgerows other native planting and is currently enrolled for agricultural use.
- The visibility of the site is reduced from the main road by a steep bank of vegetation and benefits through an elevated but enclosed position.
- A steep incline along the northern boundary aids to 'set back' the site from both the road and surrounding area, facilitating screening.
- The site itself is largely flat with the exception of the northeastern corner which descends towards the main road.
- The site extends south-westerly towards, but not within the South Downs National Park.
- The topography of the area is typical of the South Downs, with sub soil consisting predominantly as sand.
- The site does not reside within the South Downs National Park (SDNP), a Conservation Area or Area of Outstanding National Beauty (AONB.)

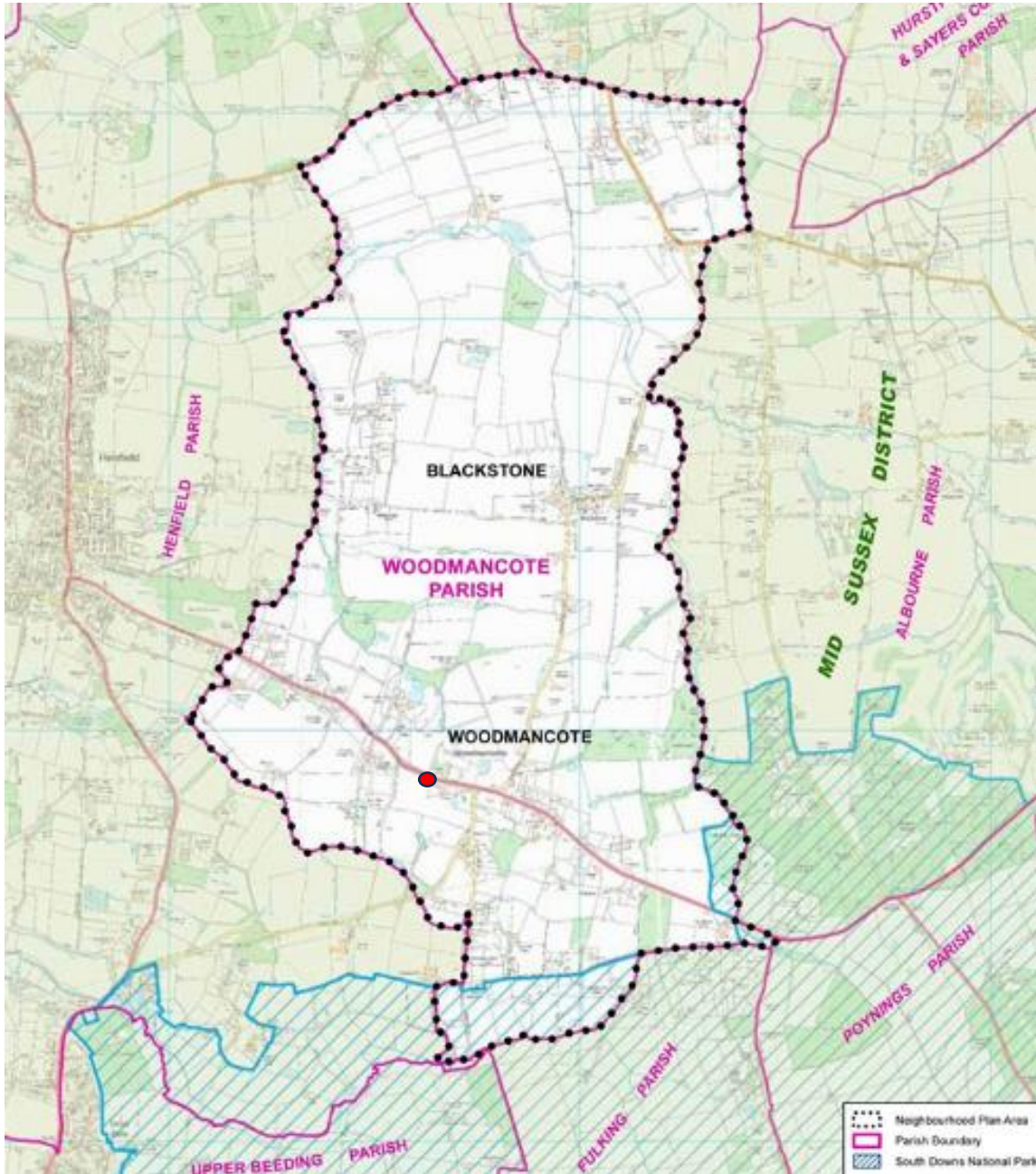


Fig. 1 . (Left) The site is located within the designated Woodmancote Parish Area as indicated by the annotation mark in red.

(Ref. Woodmancote Parish Neighbourhood Plan)



Fig. 2. (Above) Schematic site location outlined in red, demonstrating proximity to A281 (Brighton Road), Hundred Stedde Barn and Woodmancote Parish Church.



996.595 m²

0.001 km²

0.246 Acres

0.100 Hectares

10727.263 Feet²

Fig. 3. (Above) Plan view of proposed site (red outline), illustrating current position of existing agricultural storage building and open storage of materials, equipment and machinery. Site is fully encompassed within the boundaries of Hundred Stedde Barn and no adjoining boundaries exist to other residential properties.

Ref. [Freemaptools.com](https://www.freemaptools.com) ©

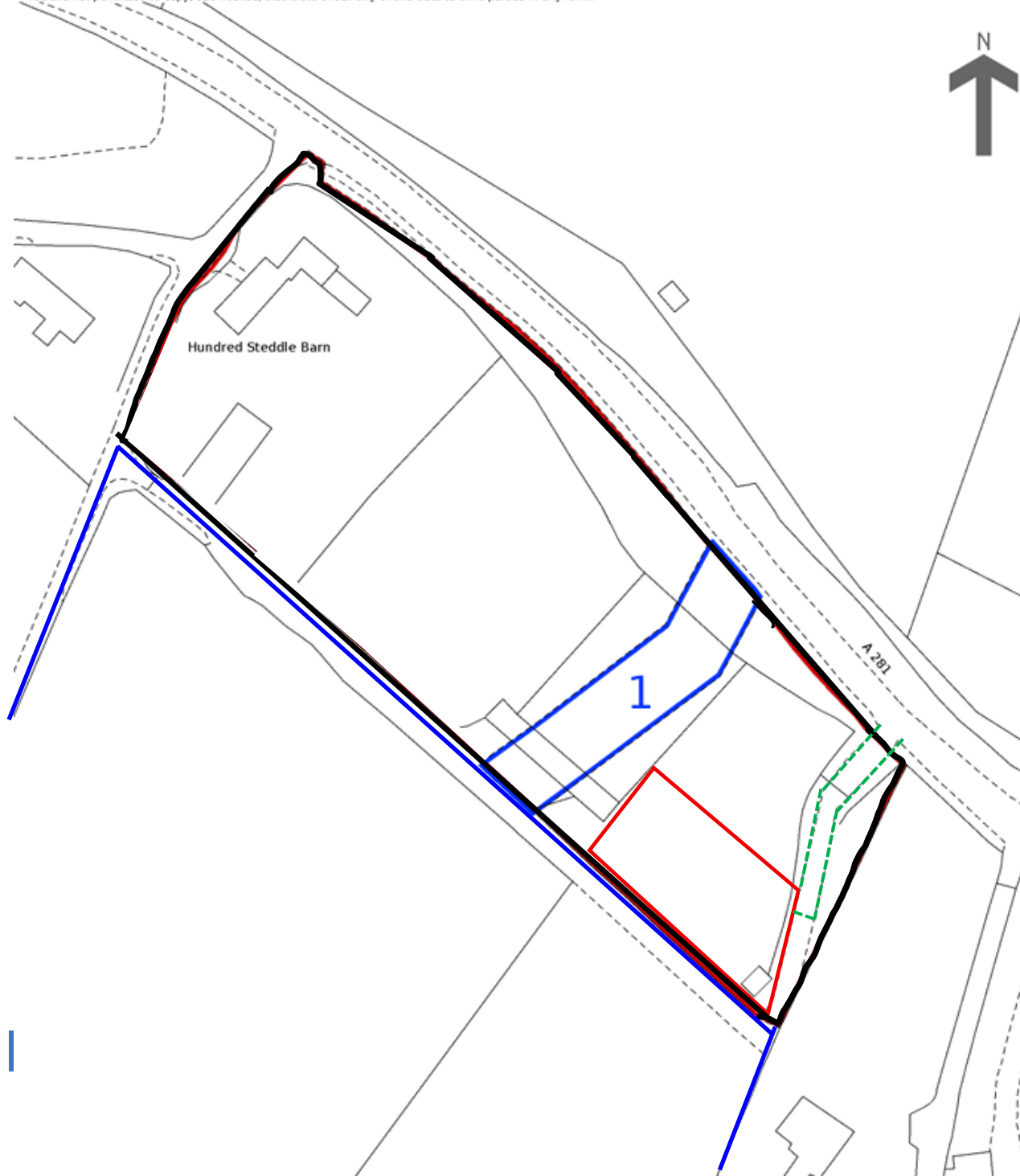


Fig. 4. (Left) Schematic representation of the proposed site boundary, encompassed within the layout of title plan WSX207603 associated with Hundred Steddle Barn.

Please refer to 'blue line boundaries' on title plan of application for full titles under ownership of Hundred Steddle Barn/Woodmancote Vineyard Limited

- Existing Title Boundary WSX207603
- Proposed Site Boundary
- 1 Land Leased to Rampion Offshore Wind
- Other Existing Title Boundaries Under Ownership
- - - Existing Site Access

Assessment

- The development of a single dwelling affords Woodmancote Vineyard Limited to achieve sustainable growth and reach its full business potential.
- The current wine production operation has the scope to contribute further to tourism and the wider rural economy. The main premises at Hundred Stedde Barn can potentially be utilised commercially for retail and operation of vineyard tours in the future, however, it currently provides accommodation for vineyard workers and restricts such business expansion. This proposal would represent the initial stage to provide residential accommodation for an essential rural worker, in the form of a vineyard manager. This worker would be taking majority control of this farm business and living permanently at Woodmancote Vineyard providing the opportunity to drive the principles behind rural economy growth. This development would allow Woodmancote Vineyard to facilitate growth and rural diversification, support rural tourism, expand the local food/drink sector.
- The devastating impact to vineyards through frost damage, widely identified within the industry in recent months, further reinforces the critical importance of on-site staff to implement business critical protection measures.
- A local and national need for additional homes currently exists, restrictive policies have historically prevented development and expansion within Woodmancote Parish, which is currently being reviewed. This proposal demonstrates an opportunity for people whose work provides important services to agriculture and the wider rural economy that need to live in the parish as a benefit.
- The proposed design will be in concordance to that outlined in the design statement within the WPNP, including high quality local vernacular building materials and finishes such as traditional masonry/oak frame/oak boarding construction with clay tiles.
- The site would permit adequate off-road car parking spaces in addition to provide additional parking provision to support road safety and avoid any levels of on road parking.
- Landscaping will focus on retaining and supplementing existing trees and hedges seeking to respect the topography and character of the parish avoiding any detrimental impact on the setting.
- The scheme layout benefits from an adequately sized and scaled site to maintain an appropriate distance between houses, specifically Kentons Farmhouse, avoiding a cramped development and harming the amenities of nearby residential properties.
- The site currently benefits from existing mains electricity (3 phase installed) and a separate metered mains water supply.

- Woodmancote has been determined as an unclassified settlement in the HDPF and following 2024 revisions demonstrates features of identified secondary settlements. This proposal enables a small-scale development within the settlement that can maintain character and function.
- The proposal will be sensitive to and ensure preservation of the setting of Grade II Listed heritage asset of Kentons Farmhouse.
- It is intended that the proposal will comply with The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016.) As such at this stage a Biodiversity Net Gain assessment is not required, however, this will be voluntarily conducted with reserved matters.

Local Amenities –

- The parish of Woodmancote benefits from a number of local amenities including a local farm shop, garden centre and café approximately 800m walk from the proposed site. The site is located adjacent to a bus route which operates daily, (Monday to Saturday with a limited service on Sunday) connecting Brighton in the Southeast and Horsham to the North West, including easy access to the local settlement of Henfield. The nearest bus stop is approximately 370m from the site. The parish church is conveniently accessible on the opposite side of the road within 50m from the site access. The parish also benefits from a number of additional local sporting facilities.
- Henfield is less than a 5-minute drive North West of the site. The town has abundant amenities including medical facilities, schools, supermarket(s) and other commercial and business hubs.

Evaluation

- **Opportunities -**

- Represents a unique opportunity to support growth of a rural business and eventually contribute to rural tourism.
- To sensitively provide much needed affordable housing to the area.
- Produce a well-designed development sympathetically enhancing the local character and architectural identity of the area.
- Improve the current visual impact of site and reduce urbanisation.

- **Constraints –**

- Proximity to listed buildings to be respected including retention of all boundary planting to provide supplemental screening to heritage assets.
- Increase the biodiversity on the site through strategic and considerate planting and landscaping.
- Provide large green space to resident(s).
- Scale of proposals to be kept within the local built landscape to ensure sympathetic and seamless link to the existing settlement.

- Landscape and visual appraisal – Demolition and removal of the current storage on site.
- A full arboricultural and tree survey will be performed as required . The site does not currently contain any significant trees which are considered to cause issue, neither are any trees with TPOs present on the site.
- Vehicle access – Existing Access is achieved directly from the main carriageway, A281 (Brighton Road) onto an existing private vehicular track which extends directly to the proposed site.
- Access benefits from compliant and good visibility splays with sufficient turning opportunities to ensure a vehicle can exit in a forward gear.
- Archaeological assessment will be performed as necessary.
- The national design guide - The proposed development aims to address fully the ten key characteristics set out in the National Design Guide ensuring a good design providing an efficient, suitable and sustainable development enhancing the local area.

Design

- Initial/Pre application Layout – The residential proposal would use a similar cottage to the style of a company called *Border Oak*. Please refer to the following:-
- <https://www.borderoak.com/oak-frame-homes/cottages>

Appearance – The proposed development is intended to be of limited scale to retain the character and role of the Woodmancote Settlement and would use materials relative to the local area.

- Scale Parameters - Details of Scale Parameters

(Proposed approximations based upon schematic examples included)

- **Max Height – 7m**
- **Width (Lower to Upper) – 10.5 to 12.1m**
- **Depth (Lower to Upper) – 6m to 9.75m**
- Sustainable Design which will be managed at all stages by the owners of Woodmancote Vineyard Limited, in concordance with The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016.)
- Character - The proposed property would be sympathetic to the local character and enriched architectural distinctiveness of surrounding properties in Woodmancote Parish.
- Through careful landscaping and planting the property can be nestled within its surroundings, sensitive to reducing any visual impact to neighbouring properties, specifically Kentons Farmhouse and from the South Downs National Park.
- Proposed materials would include those reinforcing traditional methods including traditional Oak Frame, masonry construction, oak panels, timber windows and doors, clay roof tiles.
- The site is not particularly over-looked, but it would have an acceptable presence amidst distant views. As such a proposal sympathetic to the profile of local traditional houses is proposed.

Planning Context

- The proposal affords compliance with NPPF Policies, consideration of the relevant Horsham District Planning Framework policies, some of which are below and reflects the local needs of neighbourhood plans requirements.

Policy 16 – Windfall Site

The proposal identifies a windfall site under policy 16 and would meet the local need for housing in association with employment.

Policy 17 – Exceptions Housing Schemes

Identified local and national need for additional homes, restrictive policies have historically prevented development within Woodmancote Parish. Which demonstrates a need for people whose work provides important services and who need to live in the parish.

Policy 20 – Rural workers accommodation

There is a functional need for the accommodation in support of the established business.

Policy 26 – Countryside Protection

Essential development to its location and supports the needs of agriculture.

Of a scale appropriate to countryside character and location, whereby actively reducing the level of activity in the countryside and protects and enhances key features of the landscape character area in which it is located.

The development pattern will be protected and can enhance the ecological qualities and sensitivity to change through additional planting and landscaping, removal of stored materials and machinery, encouraging Biodiversity Net Gain through planting, trees and waterbodies.

Policy 27 – Settlement Coalescence

The proposal will not interrupt the separate identity of Woodmancote, and create a feeling of urbanisation. It will avoid detrimental change or impact on the concept of sense of leaving one place and arriving at another through using limited scale and roadside visibility shielding. The proposal would not join settlements and compromise the losing their individual sense of place.

The preservation of the network of fields, hedgerows would be practiced and conserved through retention or supplementary enhancement with no significant reduction in the openness and break between settlements. This proposal would constitute a development within the unclassified settlement and not between settlements.

Conclusion

The erection of a single dwelling, which retains the rural character of the district, sympathetically nestled within the confines of the proposed site would provide significant opportunities to *rural growth*, support *rural employment* and add to *rural diversification*.

A sustainable development in such a rural settlement can significantly facilitate growth and vitality, immediately through additional employment but also through provision of an attraction for local tourism, further promoting the opportunities to support other local services.