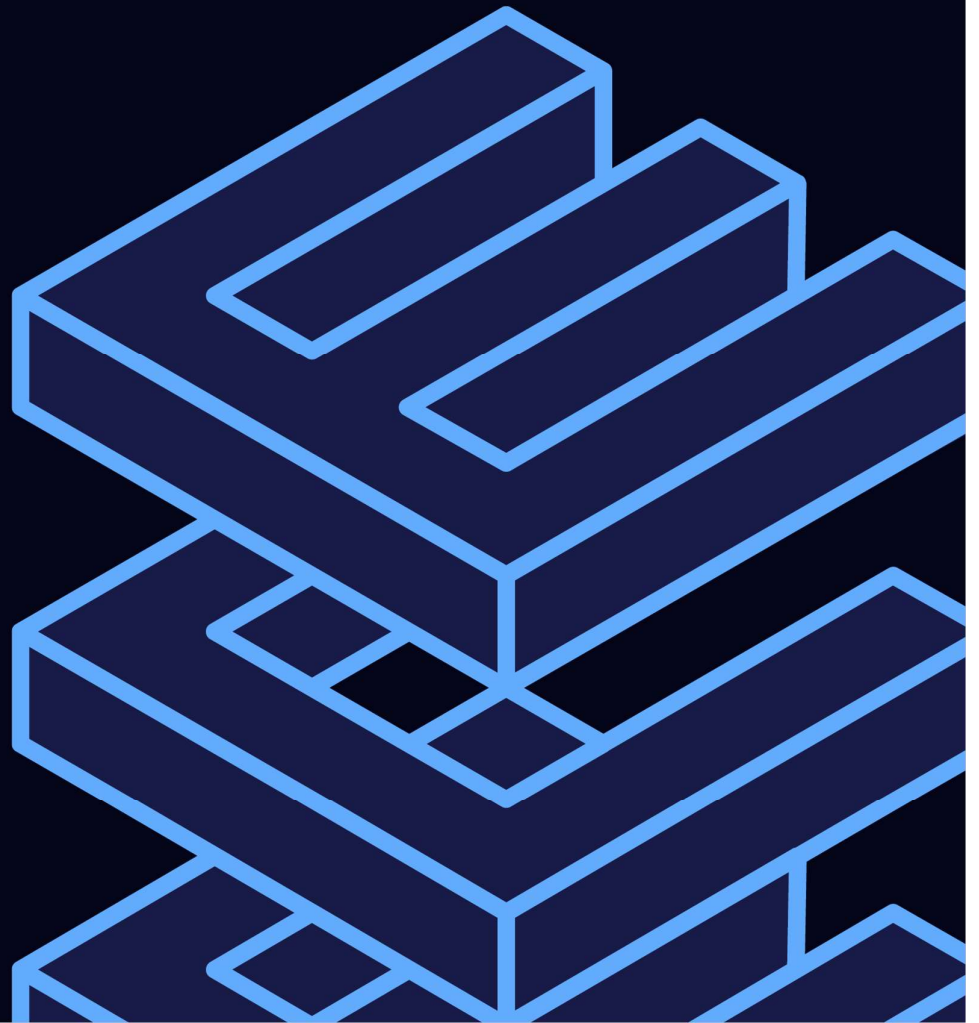


ECE Planning

Planning, Design and Access Statement

Nyetimber – New
Pressing Centre

July 2026



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Project Name: Nyetimber – New Pressing Centre

Location: Nyetimber, Knowe Top Farm, Broadford
Bridge Road

Client: Nyetimber Ltd

File Reference: P2334

Issue	Date	Author	Checked	Notes
1	23/06/2026	M Garrad	P Carnell	Client Issue
2	16/07/2026	P Carnell	S Sykes	Draft Planning Issue
3	20/07/2026	P Carnell	S Sykes	Planning Issue

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1. Introduction

- 1.1. This Planning Statement has been prepared on behalf of Nyetimber Ltd in support of a Full Application in order to enable the construction of a new agricultural building to function as a pressing centre in support of the existing viticultural use on the site. The description of development for the proposal reads:

'Construction of a pressing centre building including associated access, hardstanding and landscaping'

- 1.2. The proposal seeks to deliver a new pressing centre facility at Nyetimber's West Chiltington headquarters. The building would be located in close proximity to Nyetimber's existing pressing centre building at Knowe Top Farm. The proposal would allow for greater operational efficiencies, support the existing agricultural (viticulture) use of the site, and deliver benefits to the wider local rural economy. The proposed building has been sensitively designed and considered in order to respect the existing countryside setting.
- 1.3. It is noted that the emerging Horsham Plan offers specific support for viticulture/ wine production in the district, reflecting its increasingly important role in the rural economy.
- 1.4. This statement will cover the relevant planning policy and guidance, considering the effects of the proposed development on the rural setting, its relationship with existing neighbouring properties and the highways implications of the scheme.
- 1.5. The application for Full Planning permission is supported by the following documents and drawings/plans:
- Application Forms and CIL Forms
 - Suite of Existing and Proposed Architectural Drawings including Location and Block Plans
 - Planning, Design & Access Statement
 - Landscape Visual Impact Assessment
 - Ecology Surveys and BNG Metric/Plan
 - Transport Statement
 - Drainage Strategy
 - Energy/Sustainability Statement
 - Noise Assessment
 - Air Quality Assessment
 - Historic Environment Desk-Based Assessment
 - Arboricultural Survey and Impact Assessment

2. The Site

- 2.1. The application submission relates to a parcel of land located to the north of the existing pressing centre at the former Knowe Top Farm. The site lies to the east of Broadford Bridge Road, which runs north–south between West Chiltington and Broadford Bridge. Knowe Top is part of the wider Nyetimber estate at West Chiltington. Nyetimber has more than 300Ha of land under vine across West Sussex, Kent and Hampshire, but its headquarters is at West Chiltington.
- 2.2. The wider West Chiltington site (which includes the Nyetimber Manor land and Knowe Top Farm) extends to approximately 198 hectares and is primarily used for agricultural purposes, including viticulture, wine production and ancillary agricultural land management.

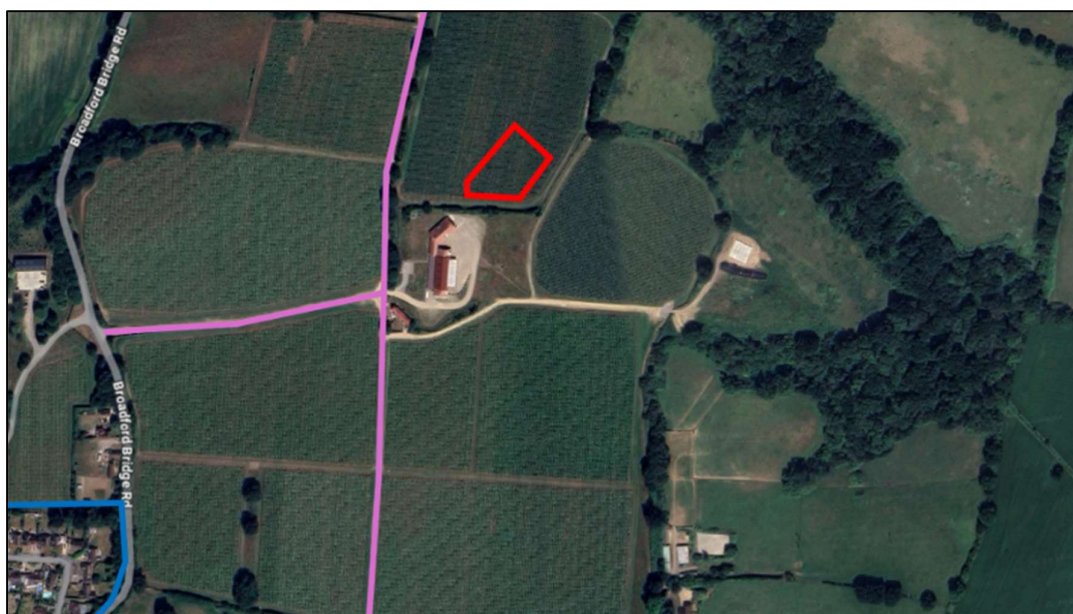


Figure 1 - Site Location Plan, Rights of Way shown in purple, West Chiltington Boundary - shown in blue

- 2.3. Access to the site is taken from Broadford Bridge Road to the west and is surrounded predominantly by agricultural land. It is situated approximately 500 metres north-east of the West Chiltington built-up area boundary as shown in Figure 1. The site is therefore considered to be located within the countryside.
- 2.4. Existing development on the wider site includes the established pressing centre, approved in 2015 under planning permission DC/14/2741 (amended by DC/16/2052), together with associated hardstanding. There are two cottages located to the south-west of the pressing centre, permitted in 2019 under planning permission DC/19/1540. These are owned by Nyetimber and occupied by staff who work at the wider site.
- 2.5. The existing pressing centre and vineyard building located to the south is finished in a mixture of red brick, wooden weatherboard and tile. The building has a typical rural typology and form and is well screened by established planting along Broadford Bridge Road, as well as the raised grass verge to the west. The two cottages are smaller in scale than the pressing centre and sited away to the south-west, though read in conjunction with the pressing centre. The materials and form are considered complementary to the pressing centre.



Figure 2 - Image of the existing access route from Broadford Bridge Road

- 2.6. Vehicular access to the existing pressing centre and cottages is provided via a single metalled access located to the west of the pressing centre. This access extends approximately 300 metres between the pressing centre and Broadford Bridge Road. A public right of way is present to the west of the pressing centre, running north-south across the wider site. A further public right of way runs along the site access.
- 2.7. The proposed development area forms part of the vineyard and is separated from the pressing centre by an existing hedgerow. Woodland (designated ancient) is located approximately 457m to the east of the site.
- 2.8. The site is not located within a Conservation Area or any special designated areas. A Grade II listed building (Huntleys) is located approximately 450 metres to the south-west of the site.

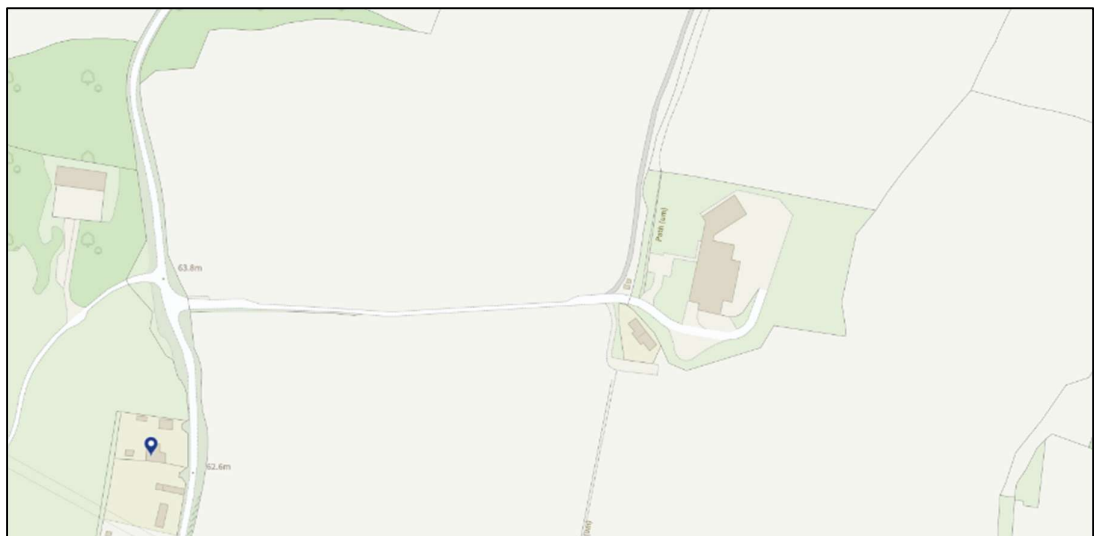


Figure 3 - Map from Historic England showing relationship with nearest Heritage Asset

- 2.9. The site lies within Flood Zone 1 at the lowest risk of flooding, it is noted that there are some identified surface water flooding issues on the existing pressing centre, but there is no risk on the Application Site.



Figure 4 - Surface Water Flooding information (Source EA Flood Map for Planning)

3. Planning History

- 3.1. A review of the Council's online planning register has been undertaken, the below are considered to be the most relevant planning applications pursuant to the site.
- 3.2. **DC/19/1540** – Demolition of existing residential bungalow and erection of a replacement two storey building comprising 2no. 3-bed dwellings for staff accommodation with associated parking. **Permitted** (20/12/2019).
- 3.3. The dwellings were constructed to appear subservient to the pressing centre and are complementary in terms of their materials and overall form. The dwellings are set some 40m from the existing pressing centre. It is noted that the dwellings include a condition which restricts their occupation to employees of the Nyetimber Estate.
- 3.4. **DC/16/2052** - Non material amendment to previously approved application DC/14/2741 (Demolition of agricultural sheds and erection of a pressing centre and vineyard building for Nyetimber Ltd) to reduce number of roof vents to 3, remove timber shutter doors, remove timber shutters from windows, alterations to main door in southern elevation, slight increase in height to retaining wall and addition of handrail, window design alterations, and slight increase in width of dormers and removal of timber shutters. **Permitted** (09/09/2016).
- 3.5. **DC/14/2741** – Demolition of agricultural sheds and erection of a pressing centre and vineyard building for Nyetimber Ltd. **Permitted** (15/05/2015).



Figure 5 - Image of existing pressing centre

- 3.6. This is the permission for the Existing Pressing Centre. The report for this permission concluded that the provision of the pressing centre would provide clear economic and social benefits, which weighed in favour of the original building.



Figure 6 – Aerial Image of existing pressing centre

Pre-application

- 3.7. A pre-application site visit was held on 3rd June 2026 with written feedback provided on 3rd July.
- 3.8. The pre-application noted that the principle of the proposed additional pressing centre, to further contribute to the existing rural enterprise, is likely to be acceptable in principle. The applicant was asked to set out the justification for the new facility which we have done in this statement.
- 3.9. It was also noted that the Council Landscape Officer has some concerns regarding the siting of the building and the scale of the concrete hardstanding. These matters are also addressed in this application.

4. The Proposal

- 4.1. The application seeks full planning permission for the proposed construction of a new pressing centre at the former Knowe Top Farm site. The proposed building would be located on an area currently under vineyard cultivation and would require the removal of a short section of existing hedgerow.
- 4.2. Nyetimber requires two pressing centres during harvest time to process the amount of grapes produced within its wider estate across Sussex, Hampshire and Kent. These centres are the purpose-built centre at Knowe Top and a rented facility located in Tillington, Petworth. The lease period for the rented facility is coming to an end which is providing Nyetimber the opportunity to invest in a second pressing centre at its West Chiltington headquarters.
- 4.3. The centralisation of its pressing operations would result in operational benefits for Nyetimber through pressing at a single site. These benefits are discussed later in this report.
- 4.4. The proposed pressing centre would measure approximately 63 metres in length and 22.5 metres in width and would incorporate a dual-pitched roof some 7 metres at eaves and approximately 8.2m at the ridge. The exterior cladding would be a dark grey (Goosewing Grey) with a dark red roof (Camelia). The colour of building materials proposed have been carefully considered to blend in with and complement the semi-rural location and adjacent Nyetimber Vineyard buildings.

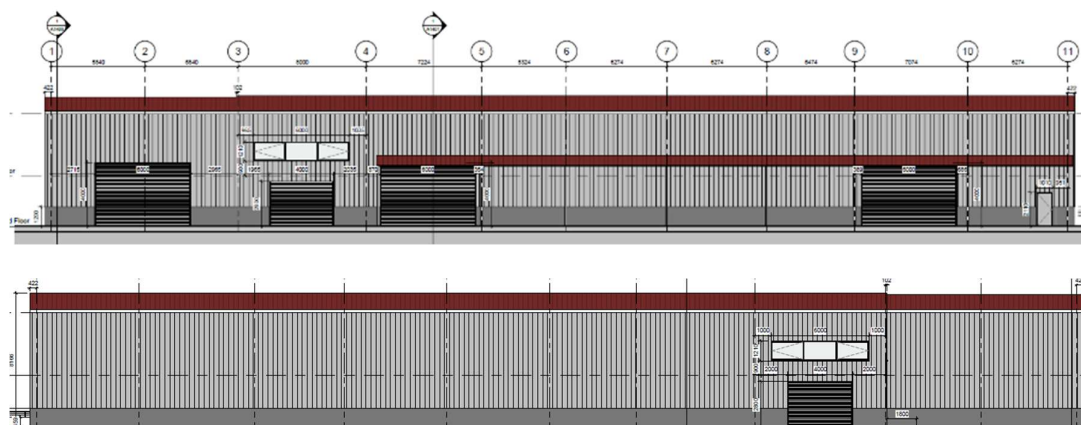


Figure 7 - Proposed Elevations

- 4.5. An area of hardstanding would be provided to serve the new pressing centre, the size of which has been kept to the minimum necessary to allow safe operation at the site.
- 4.6. The site would be connected with the existing pressing centre to the south via an access taken through the existing hedgerow. This would provide vehicular access through to Broadford Bridge Road.
- 4.7. The building is constructed to accommodate six presses and to ensure that the juice from subgroups of grapes is not mixed during the pressing process. The presses need to have walkway access given they are loaded from the top. Sufficient headroom is therefore needed to facilitate this process. The presses are located at the centre to keep building the height to the minimum possible. This was also the approach taken with the existing pressing centre.

- 4.8. The floor plans show twenty-nine 20 x 50hl settling tanks and fourteen 20 x 25hl tanks on which the pressed juice settles for up to 24 hours before being removed from site by tanker to the winery. The juice needs to be moved quickly from the tanks to make space for freshly pressed juice and to enable it to retain its quality therefore the collection point for the tankers needs to be close to the tanks.
- 4.9. The building also includes areas of ancillary staff mess, office, maintenance and storage to support the new pressing centre.
- 4.10. It is noted that, aside from limited access for cleaning and servicing, the pressing centre would operate for a relatively short period each year, typically approximately six weeks during the harvest season (September / October).

5. Policy Overview

5.1. Introduction

- 5.1.1. At the heart of the planning framework are Statutory Development plans, which seek to guide the decision-making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.1.2. In this case, the relevant Development Plan is the Horsham District Planning Framework (2015) and the West Chiltington Neighbourhood Plan (2026). It is noted that Horsham is at Regulation 19 stage with its emerging plan and therefore regard has been given to the emerging policy document.
- 5.1.3. Other material considerations include The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).
- 5.1.4. The main relevant policies to the development are set out below and have been fully considered in the preparation of this Planning, Design & Access Statement.

5.2. National Planning Policy Framework (NPPF)

- 5.2.1. Updated in December 2024, the following are considered the most relevant sections of the Framework applicable to the proposed development.
- Chapter 2 – Achieving Sustainable Development
 - Chapter 6 – Building a strong, competitive economy
 - Chapter 8 – Promoting healthy and safe communities
 - Chapter 11 – Making effective use of land
 - Chapter 12 - Achieving well-designed places
 - Chapter 14 - Meeting the challenge of climate change, flooding and coastal change
 - Chapter 15 - Conserving and enhancing the natural environment

5.3. Planning Practice Guidance (PPG)

- 5.3.1. The PPG was published by the Government in March 2014 and is updated regularly. The PPG supplement those overarching objectives of The Framework. The guidance provided by the PPG has been fully considered in the creation of this application and the proposed redevelopment is seen to be fully compliant with it.

5.4. Strategic Planning Policy – Horsham District Planning Framework (HDPF)

5.4.1. The Horsham District Planning Framework (HDPF) is the overarching planning document for Horsham district outside the South Downs National Park (SDNP), sets out the planning strategy for the years up to 2031 to deliver the social, economic and environmental needs of the HDPF plan area. The relevant policies within the HDPF are listed below:

- Policy 1 – Sustainable Development
- Policy 2 – Strategic Development
- Policy 7 – Economic Growth
- Policy 10 – Rural Economic Development
- Policy 24 – Environmental Protection
- Policy 25 – District Character and Natural Environment
- Policy 26 – Countryside Protection
- Policy 30 – Protected Landscapes
- Policy 31 – Green Infrastructure and Biodiversity
- Policy 32 – The Quality of New Development
- Policy 33 – Development Principles
- Policy 35 - Climate Change
- Policy 36 – Appropriate Energy Use
- Policy 37 – Sustainable Design and Construction
- Policy 38 – Flooding
- Policy 40 – Sustainable Transport
- Policy 41 - Parking

5.5. West Chiltonington Neighbourhood Plan (2026)

5.5.1. The West Chiltonington Neighbourhood Plan passed examination and was recommended to proceed to referendum in March 2026. Referendum was passed in June 2026 and the plan is now part of the Development Plan for Horsham. Relevant policies include:

- Policy H1 – Spatial Strategy and Built up Area Boundaries
- Policy H3 – Quality of Design
- Policy EH1 – Green Infrastructure and Ecosystem Services
- Policy EH2 – Flooding, Drainage and New Development
- Policy EH3 – Protection of Trees and Hedgerows
- Policy EH5 – Conserve and Enhance the Heritage Environment
- Policy EH6 – Dark Night Skies
- Policy EH8 – Landscape Character and Important Views
- Policy EH9 – Agricultural Land

6. Planning Appraisal

6.1. Introduction

6.1.1. The principal issues in relation to this proposal are as follows:

- Principle of Development
- Design, Form, Scale and Appearance
- Landscape and Biodiversity
- Trees
- Highways, Access and Transport
- Residential Amenity
- Drainage and Flooding
- Air Quality
- Sustainable Design
- Heritage and Archeology

6.2. Principle of Development

6.2.1. Paragraph 88 of the National Planning Policy Framework supports *"the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings."*

6.2.2. Paragraph 89 states that decisions should ensure *"development is sensitive to its surroundings"* and *"does not have an unacceptable impact on local roads."* Further, the use of *"sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist."*

6.2.3. This 'in principle' support is repeated at local level in the existing Horsham District Planning Framework (HDPF). Policy 10 notes that *"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."*

6.2.4. It also notes that, in the case of non-farming countryside-based enterprises, it should *"contribute to the wider rural economy"*. The Policy directs development to existing buildings where possible, but does support new buildings or development *"provided that it supports sustainable economic growth towards balanced living and working communities and criteria a) has been considered first."*

6.2.5. It is also noted that the emerging Horsham Plan offers specific support for viticulture / wine making in its new rural economic policy noting that wine growing *"is a growing industry in the District due to the nature of the soils and a favourable climate for wine production."* Further, the emerging policy notes that *"There is an ongoing need to enhance the rural economy. There are diverse businesses within the rural parts of the District including wine*

growing (viticulture) It is important that these businesses are supported and are able to grow and expand."

- 6.2.6. We note that this is emerging policy, but it is clear that the Council recognises the growing English Wine producing industry of which Nyetimber is a key component. Policy 10 notes that *"Sustainable rural economic development and enterprise within the District as a whole will be supported where it is shown to generate local employment opportunities and economic, social and environmental benefits for local communities."* Further, development will be supported where *"It does not prejudice, and contributes to, the diverse and sustainable farming enterprises within the District and It contributes to the sustainable custodianship of the countryside."*
- 6.2.7. Nyetimber is an important local employer and contributor to the local economy with a commitment to protecting and enhancing biodiversity across its wider estate. This is demonstrated by its ongoing re-wilding project which includes the wildlife ponds / scrapes being delivered to the eastern side of the estate (see planning permission reference DC/25/0595). The proposed new pressing centre is a key piece of infrastructure which is needed to support and secure the long-term future of the business.

Need

- 6.2.8. As noted earlier in this report, Nyetimber has two pressing centres which receive grapes from across its vineyards in Sussex, Kent and Hampshire. These are located at Knowe Top Farm (adjacent to the application site) and River Farm Barn, Tillington, Petworth. The Petworth facility is leased and is a considerable operating expense for Nyetimber.
- 6.2.9. There are two key drivers behind the need for a new facility.

Pressing Capacity

- 6.2.10. The table below shows the quantity of grapes which need processing across its Vineyards over the next ten years:

	'26	'27	'28	'29	'30	'31	'32	'33	'34	'35
mT grapes	3,070	4,048	4,082	4,082	4,082	4,082	4,082	4,082	4,082	4,082

Table 1 - Pressing Capacity

- 6.2.11. These figures are based on the latest estimates calculated using this year's growing season.
- 6.2.12. The current pressing capacity across Nyetimber's existing sites at Knowe Top and Tillington is 2,668 – 3,283 mT. Therefore Nyetimber is facing some pressing constraint from 2027 onward if it maintains the status quo. A new building to work alongside Knowe Top would provide sufficient capacity now and into the future providing long term security.

Tillington Lease

- 6.2.13. As noted earlier in this report, the lease on the building used for the Tillington press is coming to an end in 2028, and it is understood that the landlord is taking the building back into their agricultural operation. This is a potentially serious problem for Nyetimber given it would nearly halve its pressing capacity if no new site can be found.

6.2.14. However, it is also an opportunity for Nyetimber to invest in a new building at its headquarters site in West Chiltington, thereby consolidating the pressing operation, securing long term capacity, and realising a number of other key operational and financial benefits for the long term health of the business.

6.2.15. Operational benefits include the following:

- Streamlined grape reception and scheduling - A single pressing site allows coordinated delivery schedules from Sussex, Kent and Hampshire, reducing waiting times, duplication of intake procedures and bottlenecks that occur when two presses in different locations must be managed in parallel;
- Higher throughput - Modern presses can handle large volumes efficiently, often processing many tonnes per hour which suits a centralised facility (existing and proposed pressing centres at Knowe Top) handling all harvest fruit;
- More efficient use of staff - Staff can be concentrated at one site, enabling better shift planning, reduced travel between locations and less idle time waiting for fruit or equipment;
- A single pressing centre site makes it easier to implement and monitor health-and-safety protocols around machinery, CO₂ management and vehicle movements on site;
- Optimised use of press fractions - Central handling of free run and press juice fractions makes it easier to allocate higher quality juice to particular cuvées and manage blending strategies to maximise overall quality;
- Great waste efficiencies - Grape marc and other solids can be handled in one place, making it easier to implement solutions such as composting, etc
- Simplified compliance and inspections - Licensing, food safety compliance and environmental monitoring are easier to manage with two presses on one site than for two, reducing administrative overhead; and
- Ability to adapt processes more quickly - Process changes (e.g. different pressing programmes or increased whole cluster pressing) can be implemented uniformly and evaluated more easily in a single location.

6.2.16. The proposed new pressing centre will also deliver significant financial benefits including the following:

- Commercial and agricultural lease agreements are routinely subject to periodic rent reviews, with increases typically linked to the Retail or Consumer Price Index. The potential for escalating costs places sustained and growing pressure a business's profit margins in the medium to long term. The construction of its own pressing facility would remove an open-ended and unpredictable annual leasing cost with a fixed cost, thereby providing a degree of financial certainty that does not exist with a leased facility;
- The new purpose-built pressing centre would also be designed from the outset around Nyetimber's specific needs, using the experience and knowledge gained from operating the existing presses at Knowe Top, allowing workflow to be optimised for both speed and energy efficiency. This matters most during the harvest window where even a modest improvement of ten per cent in pressing

speed would allow grapes to be processed at the point of optimum ripeness. This has a direct impact on the quality of the resulting wine.

- Consolidation of operations into a single, well-designed facility allows Nyetimber to centralise its maintenance teams and spare-parts inventory, removing the cost and inefficiency of running duplicate resources across two sites.
- A purpose-built pressing centre becomes a tangible asset that sits on the business's balance sheet and grows in value over time, compared to the leased facility which is an ongoing (and uncertain) expense. This means Nyetimber is accumulating lasting financial strength, rather than simply meeting an ongoing overhead.
- Constructing and owning the new building removes any uncertainty of tenure, which is the most significant risk associated with leasing premises. Should a landlord, for example, choose to sell the site, change its use, or raise the rent to a level the business cannot sustain, Nyetimber could face the serious and costly prospect of having to relocate at short notice. The new pressing centre would remove this risk, ensuring Nyetimber has complete and permanent control over a key part of its production infrastructure, with no exposure to decisions made by a third-party landlord. This security underpins not only the day-to-day running of the business but also the confidence with which investors, lenders, and other stakeholders can view its long-term prospects.

6.2.17. The proposed pressing centre is therefore supported by planning policy at both national and local level. At the national level, Paragraph 88 of the NPPF expressly supports the sustainable growth and expansion of rural businesses through well-designed new buildings. The application represents a necessary and proportionate investment in the long-term infrastructure of an established and economically significant rural enterprise.

6.2.18. At the local level, Policy 10 of the HDPF supports sustainable rural economic development that generates employment opportunities and broader economic benefits for local communities, whilst the emerging Horsham Plan goes further still, specifically recognising viticulture as a growing industry within the district and stating that businesses such as Nyetimber should be supported in their ability to grow and expand. The proposed development satisfies both sets of policies by consolidating an existing operational function onto Nyetimber's established headquarters site at West Chiltington; a location that is already physically well-related to the existing pressing infrastructure at Knowe Top Farm.

6.2.19. The need for the development is clearly established. The proposed pressing centre directly replaces a leased facility at Tillington whose tenure is approaching expiry. Nyetimber will achieve meaningful operational efficiencies, including streamlined harvest logistics, better use of staff, improved quality control and simplified regulatory compliance, whilst also securing lasting financial benefits, through the construction of the new pressing centre.

6.2.20. The proposal therefore satisfies the policy requirement that development of this kind should support sustainable economic growth, contribute to the wider rural economy, and ensure that countryside-based enterprises are able to operate and invest with confidence.

Site Selection

6.2.21. Nyetimber has vineyards across Sussex, Hampshire and Kent. Land across all these locations was initially considered when the opportunity to deliver a new Pressing Centre was first considered, but the decision was made quickly to find a location at West

Chiltington. This is because of the operational efficiencies that can be delivered with the co-location of the presses, and also because West Chiltington is the home of Nyetimber.

- 6.2.22. Consideration was then given to the most appropriate location for the new press on the wider West Chiltington Estate. These locations are considered below.

Land to the east of the existing pressing centre



Figure 8 - Land east of pressing centre

- 6.2.23. The area to the east of the existing pressing centre was evaluated as part of the design evolution and site selection process for the proposed scheme. It is an area of relatively flat land with a grass / scrub surface which immediately abuts the hard surface area of the existing centre.
- 6.2.24. It is considered that the site could, in principle, provide sufficient spatial capacity to accommodate a pressing centre building itself. However, it was discounted as a viable location for a number of practical reasons.
- 6.2.25. The area does not provide adequate space to facilitate the safe and efficient manoeuvring of the heavy goods vehicles associated with the delivery of grapes and the removal of by-products from the pressing operation. The ability to accommodate such vehicular movements is a fundamental operational requirement of the facility, and the constraints of this location would render it unsuitable in this regard.

- 6.2.26. Furthermore, a detailed review of existing site infrastructure identified a significant concentration of below-ground services beneath this area. These are associated with the existing pressing centre and include gas tanks, foul and drainage water infrastructure (including rainwater harvesting reservoirs) and electrical and power supply conduits and power lines. Manholes and above ground features associated with this infrastructure are shown on the topographical survey, an annotated extract of which is below:

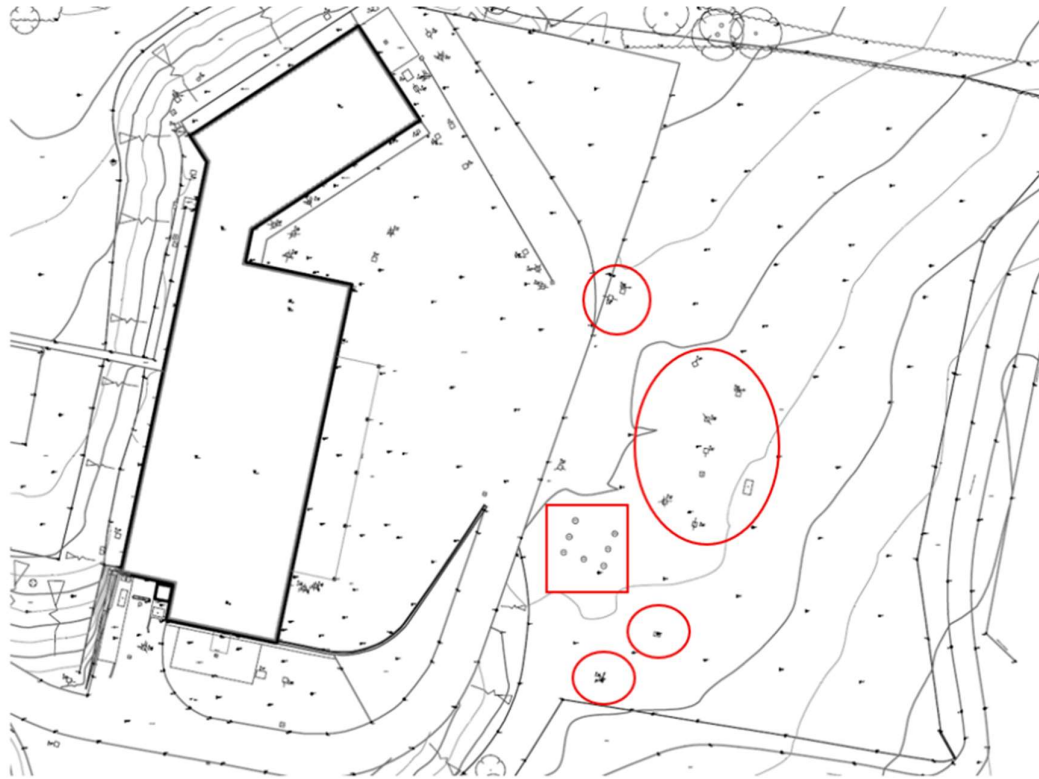


Figure 9 - Topographical survey extract

- 6.2.27. Access for these services needs to be provided year-round and the cost of moving or otherwise altering the in-situ infrastructure in this area is financially prohibitive.
- 6.2.28. The area to the east of the existing pressing centre is not considered to represent a suitable or deliverable alternative location for the proposed facility for these practical and technical reasons. It has therefore been discounted from further consideration as part of the site selection process.

Former West Chillington Golf Course

- 6.2.29. The site is within the wider Nyetimber Manor Estate since it was purchased by the business a number of years ago for additional vineyard land. There were two potential sites within this part of the wider estate considered for the new pressing centre.



Figure 10 - Former golf course site

- 6.2.30. The first is the former West Chillington Golf Club House. This was considered given it is the largest existing building on the wider Nyetimber Estate which does not have a current viticulture function.
- 6.2.31. The existing club house is approximately 45m long by 15 wide at its widest point meaning it would need considerable extension to provide the floorspace needed for the pressing centre. Further, it is only some 3m tall at its highest point. The building does not therefore possess sufficient existing floorspace or height to appropriately house the required pressing equipment.
- 6.2.32. The existing traditional brick and mortar construction of the building and its internal layout are also not considered conducive to a conversion even if it were large enough to provide the amount of floorspace required.
- 6.2.33. The site could only accommodate a pressing centre through the effective demolition of the existing building and re-build which would make the project financially unviable and also be contrary to the policy position of using retained buildings where possible.
- 6.2.34. Furthermore, this location is approximately 200 metres from the nearest residential property which may result in amenity impacts. It would also likely require the realignment of the existing site access road which currently winds through a number of existing mature trees. This would have arboriculture impacts in terms of tree removal and significant cut back to allow the passing of heavy vehicles.
- 6.2.35. Trees would also be impacted if the existing hardstanding parking area adjacent to the former clubhouse were to be widened to accommodate the necessary supporting yard / work area.
- 6.2.36. The former club house and its immediate environs is therefore not considered a suitable location for the new pressing centre.

- 6.2.37. The second site in this area is adjacent to a relatively recently constructed workshop that is utilised for the storage and maintenance of Nyetimber's agricultural machinery and equipment.

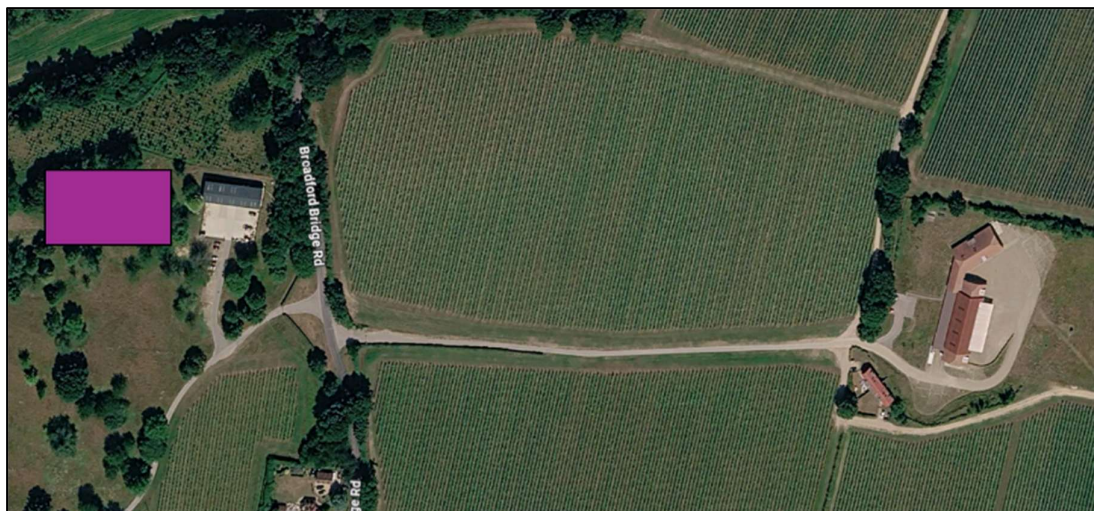


Figure 11 - Site adjacent to workshop

- 6.2.38. Development in this area would have benefit in terms of grouping buildings and activities together. However, the land needed to construct the building and hardstanding and realign the internal access road in this location to facilitate the safe manoeuvring of heavy tankers would result in the significant loss of trees and hedgerows than would be required under the proposed scheme.
- 6.2.39. It would also be under 200 metres from the nearest residential property which may result in adverse amenity impacts in terms of noise and disturbance during site operations at harvest.
- 6.2.40. For the reasons above, land within the former West Chilton Golf Course has been discounted as a potential site for the new pressing centre.

Land elsewhere within Nyetimber Manor Estate

- 6.2.41. There are a number of existing buildings within the Nyetimber Manor Estate but they are all in existing operation supporting the vineyard. Furthermore, there are a number of listed buildings in this part of the Estate (including the Manor itself and the Medieval Barn), the setting of which would be adversely impacted if a new pressing centre were built nearby.
- 6.2.42. Further, access on the western side of the Estate would need to be via Gay Street, the condition and width of which is not considered appropriate for the number of large tankers which would need to visit the site, even across the relatively short period of operation during harvest. There are also more residential properties in this area including the Manor itself and dwellings on Lower Jordan Lane which may result in amenity impacts.
- 6.2.43. This part of the site was therefore considered for completeness, but there is no suitable location here for the new pressing centre.

Near to the existing off-site bottling centre

- 6.2.44. Consideration was given to the possibility of relocating the proposed pressing centre away from the vineyard site and instead situating it at an industrial location in close proximity to Nyetimber's bottling plant at Manor Royal in Crawley.
- 6.2.45. However, it is considered that such an approach would be impractical, given the nature of the operational processes associated with the pressing centre. A key element of the facility's operation is the composting of grape spoil, including grape skins and other by-products of the pressing process, on site for subsequent reuse in the vineyard's grape production. This closed-loop approach creates a circular agricultural cycle that delivers clear economic and environmental benefits, minimising waste, reducing transportation requirements and supporting the sustainable management of the wider agricultural enterprise.
- 6.2.46. Relocating the pressing centre to an off-site commercial or industrial location would fundamentally undermine this process and would not be considered a viable or appropriate alternative.
- 6.2.47. Furthermore, it would require the lease of another suitably sized building so would not deliver the financial and operational benefits of the proposed building at Knowe Top Farm.

Summary

- 6.2.48. Consideration has been given to the re-use of existing buildings on site and development on land elsewhere within Nyetimber's land ownership in the area.
- 6.2.49. The specific operational requirements for a pressing centre in terms of height and size to accommodate pressing machinery and external hardstanding mean that there are no appropriate existing buildings within Nyetimber's Estate which could be converted and re-used.
- 6.2.50. Furthermore, other areas of the site which could in principle accommodate a new pressing centre are unsuitable given a number of site constraints including the presence of underground services and infrastructure, residential amenity concerns, heritage impact and suitability of access to the highway network.
- 6.2.51. As outlined earlier in this report, the proposed location would support the more practical and efficient day-to-day operation of the vineyard whilst also contributing to the local agricultural economy. The proposal delivers clear economic, social and environmental benefits; the chosen location would reduce overall vehicle movements within the wider highway network, support the site's existing circular agricultural cycle, and provide both construction and operational employment opportunities that will benefit the local economy.
- 6.2.52. Further, the chosen site location does not have the constraints identified at the other locations. This is discussed further in the following sections of this report.

6.3. Design, Form and Appearance

- 6.3.1. The design of the proposed pressing centre has opted for a traditional agricultural form, the scale of which is kept to the minimum necessary in order to achieve the operational needs of the building. The presses have a fixed size which dictates the building height needed to safely accommodate both the machinery and suitable headroom for operatives.

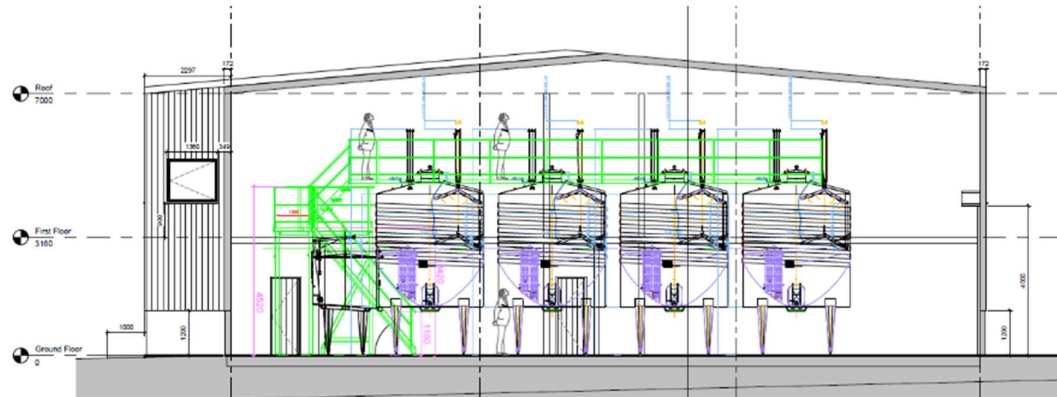


Figure 12 – Building section

- 6.3.2. The building height is the absolute minimum required to accommodate the proposed use, as demonstrated in Figure 11 above.
- 6.3.3. The proposal would read as an agricultural building, which is not out of character for the rural setting given similar forms are common within the area. A similar structure can be seen to the east of the site along West Chilton Road, for example, as indicated on the below image. This structure is far more prominent and closer to the public highway than the proposed scheme. This building was permitted by the LPA in 2020 under Planning Ref: DC/20/1495.



Figure 13 - Location of similar building

- 6.3.4. The proposed pressing centre has been designed to ensure that the structure fulfils its primary purpose as an efficient operational facility whilst respecting the established architectural hierarchy of the estate. This is consistent with the National Design Guide (NDG) which promotes contextually responsive development.
- 6.3.5. The building adopts a simple, agricultural form that is reflective of the viticultural operations it accommodates, ensuring that it reads as an authentic expression of the site's working character rather than as an ornamental addition. In terms of both scale and aesthetic, the proposed building is intentionally subservient to the existing, more architecturally prominent pressing centre. This is shown in the below illustrative image which shows the proposed building in the foreground against the more prominent existing pressing centre and vineyard building.



Figure 14 - Illustrative image

- 6.3.6. The design strategy aligns with Horsham District Council's Local Plan policies relating to high-quality design in rural areas. In accordance with those policies, which seek development that respects the character and appearance of the countryside and resists overly domestic or suburban aesthetics, the proposal adopts a restrained material palette consistent with the rural agricultural vernacular whilst also responding to the existing adjacent pressing centre
- 6.3.7. The proposed materials shown are Kingspan cladding with 'Goosewing Grey' coloured walls and a dark red / copper roof (colour is called Carnelia). Door frames would be white to match windows with grey doors. We consider this is an appropriate colour palette though are open for discussion with the Council if it requires consideration of other options.
- 6.3.8. This approach, in our view, ensures the proposed building achieves a considered, understated presence, serving as a sympathetic backdrop to the primary pressing centre and avoiding any visual competition. The architectural significance of the principal building is thereby preserved as the focal point of the vineyard in this location.
- 6.3.9. The siting and massing of the building has been carefully considered in response to the NDG's principles relating to nature and resources. The adoption of an agricultural profile ensures the structure integrates sympathetically into the surrounding vineyard landscape, referencing the aesthetic of traditional farm buildings and avoiding the introduction of incongruous architectural elements.

- 6.3.10. The decision to cluster the proposed building near the existing pressing centre is driven by operational necessity. This approach avoids the dispersal of buildings across the wider vineyard, thereby preserving the open, undeveloped character of the rural landscape in a manner consistent with Horsham District Council's Landscape Character Assessments.
- 6.3.11. The proposal is further consistent with the NDG's principles relating to movement and place. The building's footprint has been determined solely by the spatial requirements of the pressing machinery and associated operational processes, ensuring that the volume is kept to the minimum necessary to fulfil its function.

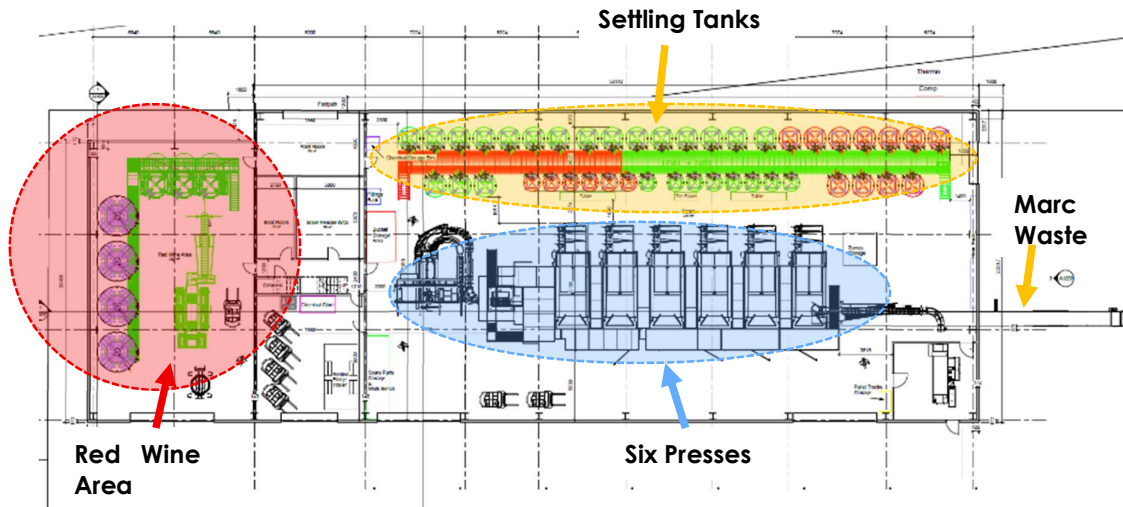


Figure 15 - Annotated Ground Floor Plan

- 6.3.12. The building has been designed to provide the minimum amount of floorspace required to accommodate the presses, settling tanks and red wine area, in addition to manoeuvring space required for plant, machinery and workers. The presses need to be in a linear formation to enable the grapes to be pressed efficiently and to minimise floorspace required.
- 6.3.13. This compact form ensures that the building does not impose an undue visual impact upon the wider landscape and horizon, maintaining the scenic value and sense of place characteristic of the Horsham countryside, whilst clearly defining the functional core of the vineyard as a coherent and cohesive unit.
- 6.3.14. The external yard space is also the minimum required to facilitate a safe working environment and provide the space required for vehicle manoeuvring and storage. This is shown in Figure 15 below:



Figure 16 - Hardstanding Area. See Transport Statement for more detail on swept path analysis

- 6.3.15. In summary, the design approach represents a considered balance between operational necessity and aesthetic restraint. By referencing the established agricultural character of the locality and demonstrating compliance with the design criteria set out in both national and local planning policy frameworks, the proposal illustrates that a building designed primarily for functional purposes can simultaneously achieve architectural harmony within its setting. The proposed structure is intentionally supportive and secondary in character, enriching the operational identity of the vineyard without detracting from the quality or prominence of the site's existing principal building.

6.4. Landscape

- 6.4.1. Policies 25, 32 and 33 of the Horsham District Planning Framework (HDPF) collectively promote development that protects, conserves and enhances the landscape character of the district, seeking to prevent harm arising from inappropriate development. These policies require proposals to give full consideration to the prevailing landscape characteristics of the area, with development expected to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Furthermore, buildings and structures should contribute positively to a sense of place and should be of a scale, massing and appearance that reflects a high standard of design and relates sympathetically to both the landscape and built surroundings.
- 6.4.2. The application is supported by a Landscape and Visual Impact Appraisal (LVIA) prepared by Ramsay & Co (July 2026) and the accompanying Landscape Layout Plan (Reference:

RCo608/Prelim-01), both of which are submitted as supporting documents to this application.

- 6.4.3. The application site is situated within a well-established vineyard landscape, characterised by medium-scale fields of vines interspersed with woodland blocks and field boundary hedgerows. The site falls within the Wealden Greensand National Character Area and is informed by two relevant landscape character assessments: Storrington Woods and Heaths (WG7) and Pulborough, Chiltington and Thakeham Farmlands (F1). These assessments identify the rural and undulating character of the area, where historic field patterns and woodland shaws contribute to a prevailing sense of tranquillity.
- 6.4.4. The key landscape constraints associated with the site relate principally to the preservation of the rural character of the countryside location and the existing on-site mature hedgerows and trees, which perform an important function as ecological corridors.
- 6.4.5. The submitted LVIA concludes that the site's topography and existing vegetation afford a high degree of natural screening, effectively containing the Zone of Theoretical Visibility (ZTV) and ensuring that the proposed development does not compromise the scenic integrity of either the wider landscape or the National Park, the boundary of which is more than 5km to the south. Indeed, the LVIA notes the difficulty in identifying the site from the National Park without the use of binoculars.
- 6.4.6. The design strategy prioritises the successful integration of the proposed pressing centre into its surroundings. This is achieved principally by clustering the new building in close proximity with the existing pressing centre, thereby avoiding any significant encroachment of built development into undeveloped countryside.
- 6.4.7. The proposed landscape scheme, as detailed in the Landscape Layout Plan (Reference: RCo608 / 01 Rev 02), incorporates the following mitigation measures:
 - Retention and Protection of Existing Vegetation: All existing boundary vegetation is to be retained and protected in accordance with recognised arboricultural standards. This will maintain the established green framework of the site. Only a minimal section of scrub vegetation is proposed to be removed, solely to facilitate the necessary access link between the proposed building, the existing pressing centre and on to the public highway;
 - Strategic Native Planting: Significant new ribbons of native species scrub and tree planting are proposed to the south-east and north-west of the new building. This planting is designed to soften the visual mass of the proposed structure and to establish a robust visual buffer in relation to public rights of way in the vicinity of the site. This would include a strengthening of the existing vegetation on the south east field boundary to provide additional screening;
 - Ecological Enhancement: Proposed areas of species-rich grassland, seeded with native grasses and wildflower mixes, are to be introduced in the immediate vicinity of the building, replacing areas of monocultural vine planting. This measure will deliver a demonstrable net gain in habitat value, consistent with the requirements of Horsham District Council Policy 31 and the national requirement to deliver 10% biodiversity net gain.
- 6.4.8. The proposal has been developed in accordance with the relevant provisions of both the NPPF and the HDPF. The proposal recognises and respects the intrinsic character and beauty of the countryside, employing a scale and built form that is sympathetic to the established agricultural character of the area.

- 6.4.9. The proposal protects and enhances the landscape character of the site by clustering new development in close proximity to existing built facilities.
- 6.4.10. The wider site is an active working vineyard within which the presence of agricultural buildings to support the ongoing agricultural activity is not incongruous in the landscape.
- 6.4.11. We note the concerns expressed by the landscape officer during pre-application. We set out below how we have responded to these points:

- a) Consider siting the centre in proximity to the existing centre, within the same field parcel:
 - a. We have explained the site selection process earlier in this report. This includes the reasons why the field parcel immediately adjacent to the existing pressing centre is not a viable location for the proposed building.
- b) Consider a large reduction in hardstanding to only provide necessary area for the annual six-week period of operation, unless demonstrated otherwise:
 - a. The proposed hardstanding area is the minimum required to serve the pressing centre use. The amount of yard space needed is dictated by the access to the building required by tankers and other vehicles bringing grapes to the site, manoeuvring of at least 8 forklifts at any one time, removal of the juice once pressed, provision of parking space for staff members and outdoor storage requirements for pallets, crates and other material during the sites operational period. The vehicle tracking drawings provided in the Transport Statement demonstrate the maneuvering space needed to safely turn tankers on site so that they can access the loading area at the south of the building and safely exit site. Vehicles also need to access the red wine area to the north of the building in addition to the main press area in the middle.
- c) If levels permit, sensitive integration with the landform to allow for the perception of lower building heights and for the building to naturally assimilate within the receiving landscape.
 - a. Topographical information and sections showing levels is provided as part of the application. The proposed landscaping masterplan demonstrates that the building and hardstanding space will be well integrated into the landscape as the planning matures.
- d) An Environmental Colour Assessment (ECA) to be carried out and/or the use of materials closer to that approved under DC/14/2741.
 - a. A material palette has been chosen which seeks to complement the existing pressing centre building and sensitively blends with the environment. The applicant is happy to work further with the Council as necessary if an alternative colour scheme is requested.
- e) Extensive planting reflective of the local landscape character to screen urbanising form and re-enforce existing green infrastructure.
 - a. The landscape masterplan proposes planting on both east and west elevations to screen the development and re-enforce existing green infrastructure. Details of the planting (including species) can be secured by planning condition.
- f) Robust measures to minimise levels of light pollution and light spill, including shielding to limit visibility.

- a. Lighting at the site would be the minimum necessary for security and safety. This can be secured by planning condition in the same way as the permission for the existing pressing centre.
- 6.4.12. The landscape approach maintains the rural character of the wider site and prevents any incremental suburbanisation of the countryside in accordance with HDPF Policies 25 and 26.
- 6.4.13. Further, the proposed landscape scheme utilises and enhances existing natural screening which, together with the careful placement of the proposed building, ensures that no unacceptable harm is caused to the visual amenity of the area. This is in keeping with HDPF Policies 32 and 33:
- 6.4.14. In summary, through the careful retention of existing landscape features and the introduction of new native planting and habitat enhancement measures, the proposed development will be effectively and sympathetically assimilated into the surrounding landscape. The scheme gives full consideration to the sensitivity of the site's location whilst facilitating the sustainable operational growth of the vineyard. It is submitted that the proposal will result in no adverse long-term impact upon the landscape character of the area or upon the distant vistas and setting of the South Downs National Park.

6.5. Ecology and Biodiversity Net Gain

- 6.5.1. This section of the Planning Statement addresses the ecological baseline conditions and biodiversity implications at the site. The assessment draws upon a Preliminary Ecological Appraisal (PEA) and a Biodiversity Net Gain (BNG) Design Report, both prepared by Co-ecology Ltd.
- 6.5.2. A site survey undertaken in May 2026 established that the application site comprises primarily intensively managed vineyard (non-cereal crop) and modified grassland, both of which represent habitats of relatively low intrinsic ecological value. A 5-metre section of species-rich native hedgerow is present along the site boundary and is identified as a Priority Habitat.
- 6.5.3. Whilst the site sits within the broader landscape setting of the South Downs National Park and in relative proximity to a number of statutory designated sites (including the Arun Valley Special Area of Conservation, Special Protection Area and Ramsar site, together with several Sites of Special Scientific Interest) the PEA concludes that the small-scale, non-residential nature of the proposed development would not result in any adverse impact upon these designations. The site's overall potential to support protected species is considered limited, although the retained hedgerow provides a degree of ecological connectivity for foraging bats and nesting birds.
- 6.5.4. The proposals have been developed in accordance with the sequential mitigation hierarchy. The retention of existing significant trees and the avoidance of substantial hedgerow loss ensures that the development does not give rise to significant ecological harm, thereby according with paragraphs 174–175 of the NPPF.
- 6.5.5. Further, the development makes a positive contribution to local biodiversity through the integration of green infrastructure across the wider estate. The biodiversity gains will contribute to the wider, comprehensive rewilding programme being undertaken at the Nyetimber Estate, which will create new habitat and strengthen ecological linkages, in direct support of HDPF Policy 31.

- 6.5.6. The design reflects a commitment to sustainable development, respecting the established character of the West Chiltington landscape and embedding nature conservation within the long-term operational management of the vineyard.
- 6.5.7. A series of robust mitigation measures will be implemented throughout the construction phase to safeguard local fauna. These include:
- Installation of protective fencing around all retained hedgerows prior to and during construction works;
 - Scheduling of all vegetation clearance outside of the bird nesting season and the dormouse hibernation period, in accordance with the wildlife calendar; and
 - Any new lighting should follow current best practice guidance from the Bat Conservation Trust (BCT) and the Institute of Lighting Engineers (ILE) to protect commuting bat corridors.
- 6.5.8. In accordance with the mandatory requirements of the Environment Act 2021, the scheme is committed to delivering measurable Biodiversity Net Gain. The proposals have been developed so that it successfully:
- Avoids impacts upon high-distinctiveness habitats by minimising the overall development footprint;
 - Compensates for the unavoidable loss of a 5-metre section of hedgerow through the creation of a 71-metre section of species-rich native hedgerow with trees along the western boundary of the site; and
 - Enhances the ecological value of the site through the creation of 0.1263 hectares of mixed scrub, 0.0709 hectares of species-rich neutral grassland, and 0.0527 hectares of Sustainable Drainage Systems (SuDS).
- 6.5.9. The BNG assessment demonstrates a net gain of 12.84% in habitat units and 356.77% in hedgerow units. These gains form an integral part of a broader, long-term nature recovery and rewilding programme being overseen by the landowner across the wider estate.
- 6.5.10. The proposed pressing centre at Nyetimber Estate presents a clear opportunity to improve the ecological quality of the site. By replacing low-value agricultural land with a diverse mosaic of high-quality native habitats, the scheme surpasses the statutory Biodiversity Net Gain requirements. The proposals are therefore considered to be fully compliant with both national and local planning policy in respect of the protection and enhancement of the natural environment, and no objections on ecological grounds are anticipated.

6.6. Trees

- 6.6.1. The HDPF establishes a clear policy framework for the protection and retention of trees as part of new development proposals. Policies 26, 31 and 33 collectively encourage the retention of existing trees within development sites, with an overarching requirement that proposals are informed by, and sensitive to, the presence of trees on and adjacent to the site.
- 6.6.2. In accordance with the above policy requirements, the application is supported by a Tree Survey and Arboricultural Impact Assessment prepared by PJC Consultancy. The assessment examined the potential impact of the proposed development upon all trees present on the site, with a total of 11 trees identified and surveyed as part of this process.

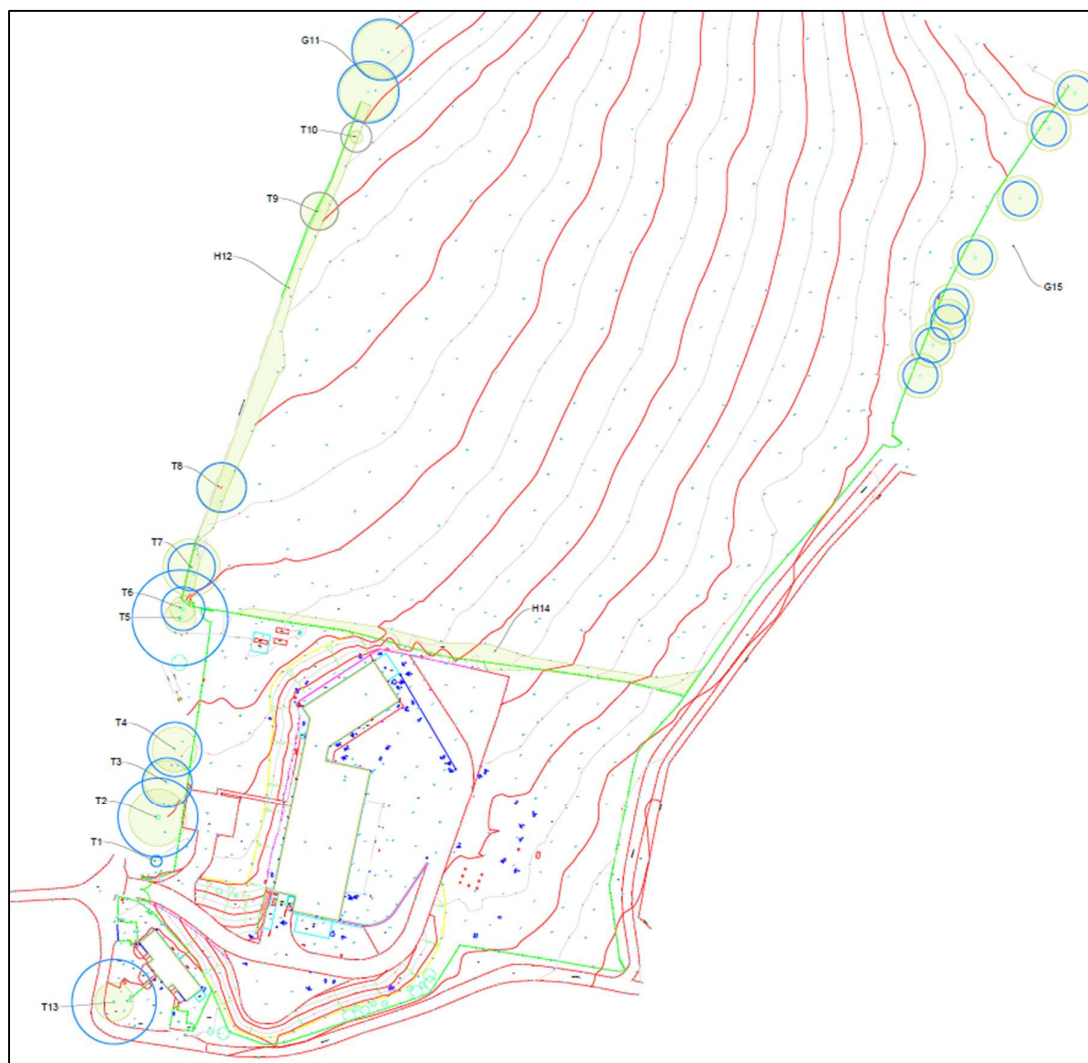


Figure 17 - Plan showing trees at application site

- 6.6.3. The survey established that the trees on site are primarily located along the eastern and western boundaries of the site. Given their peripheral positions in relation to the proposed development area, it has been determined that the scheme would not necessitate the removal or active management of any of the surveyed trees in order to facilitate the development. This conclusion has been confirmed through the findings of the Arboricultural Impact Assessment.
- 6.6.4. In light of the above, the proposed development is considered to be acceptable in arboricultural terms and accords with the requirements of Policies 26, 31 and 33 of the Horsham District Planning Framework.

6.7. Highways, Access and Transport

- 6.7.1. The site will utilise the existing access point off Broadford Bridge Road, which was previously upgraded and approved for heavy goods vehicle (HGV) movements in the application for the existing Knowe Top pressing centre. The access is therefore considered acceptable to accommodate movements associated with the proposed pressing centre.

- 6.7.2. The site layout has been designed to safely accommodate articulated HGVs and tankers, with swept path analysis confirming that delivery vehicles can manoeuvre within the site boundary without impacting the public highway. Emergency vehicle access, including for fire tenders, has been integrated into the design in accordance with Building Regulations.
- 6.7.3. A site-specific parking assessment was conducted in accordance with West Sussex County Council's guidance for non-residential developments. This concluded that 11 on-site parking spaces are needed to support 13 staff members per shift. This reflects a proven parking ratio from the adjacent operational centre. Parking provision includes: One blue badge bay; Active electric vehicle (EV) charging provision with additional passive ducting to ensure future-proofing; and adequate space for operational HGV and tanker loading/unloading.
- 6.7.4. The site would be operational for six weeks each year in September and October, with no activity generating vehicle trips during the rest of the year (over 10 months of the year). The development's impact on the local highway network is therefore minimal and localised, as confirmed by the provided trip generation assessment summarised below:
- **Peak Hour Impact:** The development will generate zero vehicle movements during the AM peak hour and only one HGV movement during the PM peak hour.
 - **Total Volume:** The proposal will generate a maximum of 62 two-way vehicle movements per day during the six-week operational season.
 - **Safety Record:** There is an existing pressing centre next to the proposed development which generates HGV trips during the same operational period in September and October each year. The review of the collision and casualty data showed that there are low frequency and number of collisions on Broadford Bridge Road, none of the collisions occurred during the period where the pressing centre is operational, and none of the collisions involved larger HGVs similar to those used by the pressing centre.
 - **Operational Management:** To ensure the safety of Broadford Bridge Road, Nyetimber employs a logistics management protocol where on-site staff maintain live communication with HGV drivers to prevent vehicle queuing or concurrent arrivals/departures on the access road.
- 6.7.5. The proposed development is well-suited to the site's rural location. By consolidating operations, the proposal removes pressing-related traffic from other areas of the road network and concentrates it at a location already proven suitable for such movements. As the residual cumulative impact on the road network is not "severe", and indeed, does not create an unacceptable safety risk, the proposal fully complies with Paragraph 116 of the NPPF.

6.8. Residential Amenity and Noise Impact

- 6.8.1. The proposed building would have a minimal impact upon the amenity of surrounding residential occupiers. The nearest residential property is located approximately 380 metres to the north-west along Broadford Bridge Road and is screened from the site by existing hedgerows. Given this separation distance and the degree of screening afforded by the intervening vegetation, the proposed development would not give rise to any adverse impact upon this neighbouring property in terms of loss of light, loss of privacy or any increased sense of enclosure.

- 6.8.2. The potential operational impacts of the scheme in terms of noise are assessed in detail within the acoustic report submitted as part of the application. The 2D noise model of the proposal is shown below:

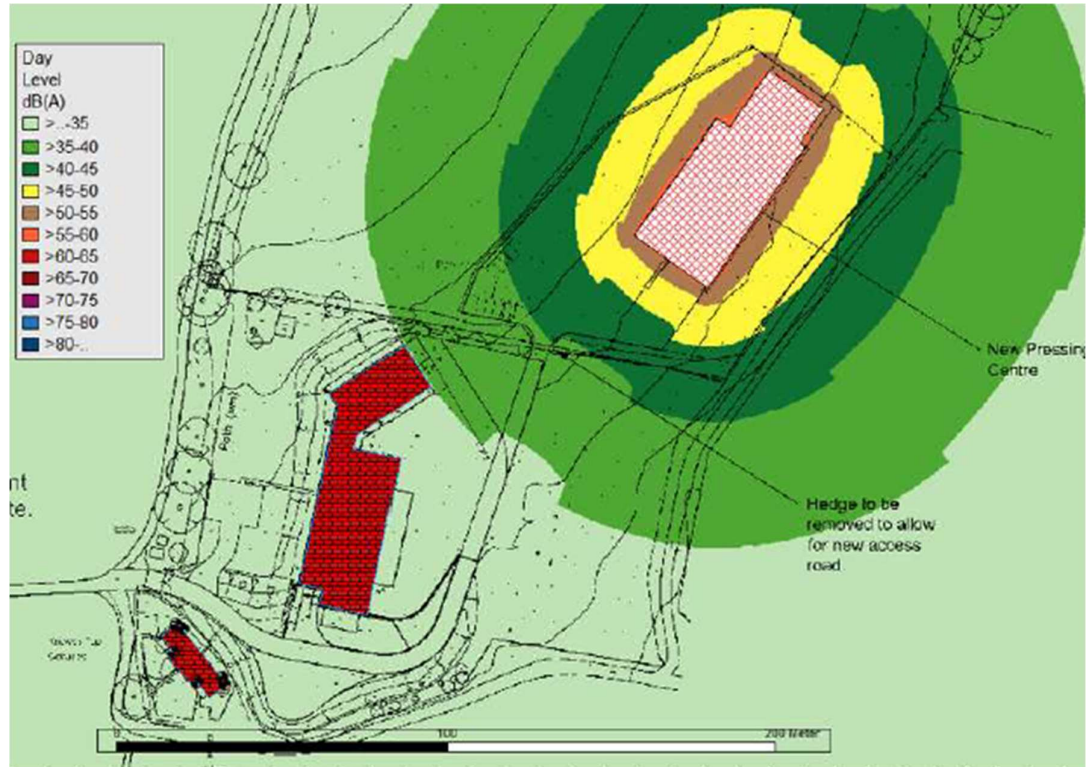


Figure 18 - Noise assessment

- 6.8.3. This shows that noise from site operations would not impact on any nearby residential receptor. The proposal has been fully assessed against the relevant standards and thresholds, and the development is not considered to result in any significant adverse impact upon the amenity of surrounding residential occupiers.
- 6.8.4. The proposed development has been considered in respect of its potential lighting impact upon the surrounding area. Any lighting associated with the development would be consistent with that already present at the existing pressing centre, which provides a useful and relevant point of comparison in assessing the likely lighting impact of the proposal.
- 6.8.5. It is not anticipated that the scheme would give rise to any unacceptable lighting impacts upon the surrounding area or neighbouring properties given the level of the proposed lighting and the precedent established by the existing use on the site.
- 6.8.6. It is considered that this matter can be appropriately addressed and controlled through the imposition of a pre-operation planning condition, requiring the submission and approval of a detailed lighting scheme prior to the first use of the development. This would ensure that any lighting associated with the proposal is designed and implemented in a manner that is sensitive to the surrounding environment and does not result in any adverse impacts. It is noted that this was the approach used in the original pressing centre application.
- 6.8.7. It is important to note that many of the operational impacts associated with the use of the site are already established in the context of the existing vineyard activities. Furthermore, the pressing centre itself would only be in active operation for a limited period during the

year, corresponding with the grape harvest season. The scope and duration of any potential amenity impacts are therefore extremely limited, and it is considered that the proposed development would not give rise to any unacceptable impacts upon residential amenity that would warrant the refusal of planning permission.

6.9. Drainage

- 6.9.1. The application site falls within Flood Zone 1 as defined by the Environment Agency, indicating that it carries the lowest probability of flooding from fluvial or tidal sources.
- 6.9.2. A site-specific Flood Risk Assessment (FRA) has been prepared in support of this application. The FRA concludes that the site is subject to a low to very low risk of flooding from all identified sources, including groundwater, surface water, and artificial drainage infrastructure. The FRA has informed the preparation of a drainage strategy that is appropriate to the nature and scale of the proposed development.
- 6.9.3. The surface water drainage strategy has been developed in accordance with the principles of Sustainable Drainage Systems (SuDS) and the requirements of both national planning policy and the Local Planning Authority. The strategy adopts a proactive and sustainable approach to surface water management, ensuring that the proposed development will not increase flood risk on or off site.
- 6.9.4. In accordance with the SuDS hierarchy, infiltration has been identified as the primary method of surface water disposal. Site-specific infiltration testing has confirmed that the underlying Hythe Formation sandstone geology provides suitable conditions for infiltration, with recorded infiltration rates of 2.44×10^{-5} m/s. This approach reduces reliance on the public sewer network and supports the management of surface water at source.
- 6.9.5. The drainage strategy incorporates a robust water quality management regime based on the 'Simple Index Approach'. Surface water runoff from hardstanding areas will be directed through hydrodynamic vortex separators (Downstream Defenders) prior to discharge. These devices are designed to remove suspended sediments, hydrocarbons, and heavy metals, thereby ensuring that only treated water enters the drainage system. Treated runoff will subsequently discharge into a gravel-filled rectangular soakaway with a capacity of 76.8 cubic metres.
- 6.9.6. The drainage network has been designed to accommodate storm events up to and including the 1 in 30-year return period, with an additional 40% allowance applied in recognition of future climate change projections. In the event of an extreme rainfall occurrence that exceeds the design capacity of the primary drainage system, an exceedance flow route has been incorporated into the design. Surface water flows will be safely conveyed via a ditch system in a north-easterly direction across land within the applicant's ownership, which is currently managed as a rewilding project. This arrangement ensures that exceedance flows are managed in a controlled manner, with no adverse impact on surrounding properties or downstream receptors.
- 6.9.7. The drainage strategy and FRA have been prepared with full regard to the requirements of the NPPF, the HDPF, and the West Chilton Neighbourhood Plan.
- 6.9.8. The proposals are consistent with the risk-based sequential approach required by the NPPF. The drainage strategy has been designed for the full lifetime of the development, incorporating appropriate climate change allowances and SuDS measures. The proposals therefore satisfy the requirements of paragraphs 170 to 182 of the NPPF, which seek to ensure that development is safe over its lifetime and does not increase flood risk elsewhere.

- 6.9.9. The strategy directly addresses the requirements of Strategic Policy 38 (Flooding) of the HDPF. The proposed drainage design replicates natural drainage patterns, integrates high-quality SuDS infrastructure, and delivers ancillary biodiversity benefits through the incorporation of the exceedance ditch.
- 6.9.10. The strategy accords with Policy EH2 of the West Chiltington Neighbourhood Plan, which requires that surface water runoff from previously undeveloped land is managed so as to return to, or achieve, pre-development greenfield runoff rates, insofar as is reasonably practicable. The infiltration-based drainage strategy satisfies this requirement.
- 6.9.11. The FRA demonstrates that the application site is subject to a negligible risk of flooding from all sources. The proposed surface water drainage strategy is technically robust, environmentally responsible, and fully compliant with the relevant requirements of national and local planning policy.
- 6.9.12. The strategy provides a high standard of water quality treatment, manages all surface water flows within the site and the applicant's wider land holding, and integrates SuDS infrastructure sympathetically within the vineyard landscape. In doing so, the drainage proposals deliver a multi-functional solution that meets the operational requirements of the development while making a positive contribution to the local environment. It is therefore concluded that there are no drainage or flood risk grounds on which this application should be refused.

6.10. Air Quality

- 6.10.1. An Air Quality Assessment has been undertaken by Anderson Acoustics and is submitted in support of this application. The assessment concludes that the development is highly sustainable from an air quality perspective and complies with all relevant national and local planning policies, including the HDPF and the Air Quality and Emissions Mitigation Guidance for Sussex.
- 6.10.2. The site is located in a rural area, well outside of any Air Quality Management Areas (AQMAs). Existing baseline pollutant concentrations (NO₂, PM₁₀, and PM_{2.5}) are well within national air quality objectives. The site is inherently suitable for the proposed use with no mitigation required for future users' exposure.
- 6.10.3. The seasonal nature of the operations (where the site will be fully active for only 6 weeks per year) means that the development will not cause a significant increase in local traffic. A worst-case scenario was modelled in order to ensure a robust assessment, yet even in this context, the air quality impact is judged to be "*not significant*."
- 6.10.4. The building design incorporates modern, low-emission technology, including the use of air source heat pumps for heating and hot water, thereby eliminating combustion-related emissions.
- 6.10.5. A Construction Dust Risk Assessment was carried out, identifying a 'Low Risk' of dust impacts. A comprehensive Dust Management Plan (DMP) has been prepared (see Table 8.1 of the report) to ensure that standard best-practice mitigation measures are implemented during the construction process, ensuring no negative impact on neighbouring properties.
- 6.10.6. An Emissions Mitigation Assessment was conducted, calculating a 5-year damage cost for traffic emissions to be £261.89. The development's commitment to sustainable design, including active and passive electric vehicle (EV) charging infrastructure and cycle

storage, significantly exceeds the value of this requirement, confirming the development provides a proportional and robust air quality contribution.

- 6.10.7. The assessment demonstrates that the proposed Pressing Centre will have a "not significant" impact on local air quality. Through the adoption of non-combustion heating, support for sustainable transport (EV charging and cycle storage), and a commitment to rigorous dust management during construction, the development aligns fully with environmental protection policies and is appropriate for its rural location.

6.11. Sustainable Design

- 6.11.1. The design adopts the 'Lean, Clean, Green' energy hierarchy, prioritising significant energy demand reduction through fabric-first design principles:
- **Fabric Performance:** The building will utilise high-performance thermal insulation (roof U-value 0.09 W/m²K; external walls 0.18 W/m²K) and high-efficiency glazing to minimise heat loss and solar gain; and
 - **Air Permeability:** The structure is specified to achieve an air tightness level of 5.0m³/m²/hour@50Pa or better, representing a significant improvement upon standard Building Regulations requirements.
- 6.11.2. The development is also committed to the elimination of fossil fuel use. The facility will utilise high-efficiency air-to-air Variable Refrigerant Flow (VRF) heat pumps, with an anticipated Seasonal Coefficient of Performance exceeding 400%, to meet all space heating and cooling requirements.
- 6.11.3. Lighting and equipment throughout the facility will be high-efficiency. Hot water will be provided via point-of-use electric heating, thereby eliminating storage heat loss.
- 6.11.4. An assessment of the pressing processes has been undertaken to estimate unregulated energy demands. The proposals target high-efficiency machinery to achieve a benchmark of approximately 0.1kWh per litre of processed fruit. The mechanical systems and operational layout have been designed to manage effectively the seasonal intensity of energy use during the harvest period.
- 6.11.5. The proposals demonstrate full alignment with the Horsham District Planning Framework. The building incorporates climate-resilient design, reducing energy use through considered construction techniques and future-proofing the development against an increasingly decarbonising grid, in accordance with Policy 35.
- 6.11.6. The development follows the energy hierarchy and avoids the use of fossil fuels in its entirety and incorporates low-impact materials, high energy efficiency, and modern standards for water efficiency and lighting, ensuring a sustainable long-term asset. This complies with Policies 36 and 37 of the HDPF.
- 6.11.7. The proposed pressing centre demonstrates a robust commitment to environmental responsibility. Through the integration of fabric-first construction with low-carbon heating technologies and the provision for on-site renewable energy generation, the development is future-proofed against evolving Building Regulations requirements and contributes positively towards the Council's carbon reduction objectives.

6.12. Heritage and Archaeology

- 6.12.1. Policy 21 of the Horsham District Local Plan 2030-2040 sets out how the Council will preserve and enhance its historic environment through positive management of development affecting designated and non-designated heritage assets, and their settings.
- 6.13. The application is supported by an Archaeological and Heritage Assessment, which confirms that the Study Site contains no designated archaeological heritage assets, and none have been identified within the 1km study area. The nearest designated archaeological heritage asset is located approximately 2.8km to the west of the Study Site. A review of available satellite and aerial imagery has revealed no features of archaeological origin visible across the Study Site, and accordingly, the site is considered to present a generally low archaeological potential
- 6.14. There remains a limited possibility that post-medieval archaeology may be encountered during groundworks, given the presence of historic field boundaries identified on historic mapping. However, any such remains, should they be present, are likely to be of local significance only and would be capable of being appropriately managed through standard archaeological conditions, if required by the Local Planning Authority.
- 6.15. The Study Site contains no listed buildings. The nearest designated heritage asset is the Grade II Listed Building, Huntleys (NHLE 1354117), situated approximately 457m to the south-west of the principal development area. Due to the intervening distance and existing screening, there is no meaningful intervisibility between the Study Site and this, or any other relevant listed building. As such, the significance of these heritage assets would be preserved, and the proposed development would not result in any adverse impact upon their setting.
- 6.16. The proposed development is not anticipated to result in any significant archaeological or heritage impacts. The Study Site has a generally low archaeological potential, with no designated assets present on or near the site. The setting and significance of the nearest listed building, Huntleys, would be preserved by virtue of distance and natural screening.

7. Conclusion

- 7.1. This Planning, Design and Access Statement has been prepared on behalf of Nyetimber Ltd in support of a Full Application in order to enable the construction of a pressing centre building.
- 7.2. The proposed pressing centre at Knowe Top Farm represents a well-considered, necessary and policy-compliant development that will secure the long-term operational and financial sustainability of Nyetimber's established vineyard business. The application has been developed with care and in close engagement with the Local Planning Authority, and the accompanying supporting documentation demonstrates that the proposal responds thoughtfully and comprehensively to all the principal planning considerations.
- 7.3. The principle of development is firmly established. The proposal is directly supported by Paragraph 88 of the National Planning Policy Framework, Policy 10 of the Horsham District Planning Framework, and the emerging Horsham Plan, which specifically recognises viticulture as a growing and economically important industry within the district.
- 7.4. A thorough site selection process has been undertaken and demonstrates clearly that the chosen location at Knowe Top Farm is the only viable option within Nyetimber's land ownership, offering the operational co-location benefits and highway suitability that alternative sites were unable to provide. The need for the development is established: the proposed building directly replaces a leased facility whose tenure is approaching expiry, and its construction will deliver measurable operational efficiencies and long-term financial benefits that are essential to the continued growth and viability of the business.
- 7.5. The design of the proposed building is restrained, functional and appropriate to its rural agricultural setting. The structure adopts a simple agricultural form, utilises a sympathetic material palette and is intentionally subservient in scale and appearance to the existing pressing centre. The siting clusters new development alongside existing built infrastructure, avoiding any unnecessary encroachment into the open countryside and preserving the character of the wider vineyard landscape.
- 7.6. The Landscape and Visual Impact Appraisal confirms that the site's topography and existing vegetation provide a high degree of natural screening and that the proposed development will have no adverse impact upon the character of the wider landscape or the setting of the South Downs National Park. The landscape scheme introduces significant areas of new native planting and species-rich grassland that will enhance the visual integration of the building over time and reinforce the existing green infrastructure of the site.
- 7.7. In ecological terms, the proposal delivers a measurable and meaningful Biodiversity Net Gain of 12.84% in habitat units and 356.77% in hedgerow units, comfortably exceeding the statutory ten per cent requirement. These gains complement the wider rewilding programme already under way across the Nyetimber Estate and reinforce the business's genuine commitment to the sustainable custodianship of the countryside.
- 7.8. The arboricultural assessment confirms that no trees will be removed as a result of the development, with all surveyed specimens retained and protected throughout construction and beyond.
- 7.9. The highways assessment demonstrates that the development will have a minimal and acceptable impact on the local road network. The existing access off Broadford Bridge Road has already been upgraded to accommodate heavy goods vehicle movements associated with the existing pressing centre, and swept path analysis confirms that the site

layout safely accommodates all anticipated vehicle types. The pressing centre will be operational for only six weeks per year, generating a maximum of sixty-two two-way vehicle movements per day during that period. The residual cumulative impact on the highway network is not severe and does not give rise to any unacceptable safety concerns, in full accordance with Paragraph 116 of the NPPF.

- 7.10. The nearest residential property is approximately 380 metres from the application site, and the acoustic assessment confirms that noise from site operations will not give rise to any adverse impact upon neighbouring residential receptors. The site's very limited operational season further constrains the scope and duration of any potential amenity effects. Lighting can be appropriately controlled by planning condition, consistent with the approach taken for the existing pressing centre, and no unacceptable impacts on residential amenity are anticipated.
- 7.11. The drainage strategy is technically robust and fully compliant with national and local planning policy. The site lies within Flood Zone 1 and carries a negligible risk of flooding from all identified sources. An infiltration-based Sustainable Drainage System has been designed to accommodate storm events up to the one in thirty-year return period with a forty per cent climate change allowance, and a managed exceedance route has been provided across the applicant's land. The air quality assessment confirms that the development will have a not significant impact on local air quality, and the incorporation of air source heat pumps, electric vehicle charging infrastructure and cycle storage demonstrates a clear commitment to sustainable design.
- 7.12. Finally, the archaeological and heritage assessment concludes that the site has a generally low archaeological potential, contains no designated heritage assets and that the setting and significance of the nearest listed building, located some 457 metres from the site, will be fully preserved by virtue of distance and natural screening.
- 7.13. Taken together, the evidence presented in this statement and the accompanying technical assessments demonstrates that the proposed pressing centre is a necessary, well-designed and carefully considered development that satisfies the requirements of national and local planning policy across all relevant material considerations. There are no grounds on which the application should be refused, and it is respectfully requested that the Local Planning Authority resolve to grant planning permission accordingly.

