Horsham District Council

Miss Megan Wright
Walsingham Planning
Bourne House
Cores End Road
Bourne End
SL8 5AR

TOWN & COUNTRY PLANNING ACT 1990: S192 (as amended by S10 of THE PLANNING AND COMPENSATION ACT 1991)

TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

CERTIFICATE OF LAWFUL DEVELOPMENT OR USE (PROPOSED)

Application No: DC/25/0679

Horsham District Council hereby certifies that on 24/04/2025, the development described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged in red on the plan attached to this certificate was lawful within s192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

1 The proposed use of the buildings for viticulture, and specifically the production and storage of wine, would constitute an agricultural practice as defined by section 336(1) of the Town and Country Planning Act 1990.

FIRST SCHEDULE

Confirmation that use of the buildings for the production of wine from grapes grown on vineyards within the estate, and associated storage would not constitute development (Lawful Development Certificate - Proposed).

SECOND SCHEDULE

Mannings Heath Golf Club Hammerpond Road Mannings Heath West Sussex

Schedule of plans/document

This decision is based on the following schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Locality & Block Plans	24:33/17	24.04.2025

Note to Applicant
It is noted that the proposed floor plan indicates an extension to the northern elevation, the erection of additional walls to the east, and the installation of external plant to the south. These aspects are not shown on the plans under any previous approved applications and therefore would require the submission of a prior notification and full planning applications respectively.

Note to Applicant
The Applicant is advised that the determination of this Certificate of Lawful Development - Proposed relates solely to the activities as described within the description of development, and does not make an assessment or determination of any other activities that may be associated or proposed as part of the vineyard at Mannings Heath Golf Club, nor any operational development as indicated on the submitted plans.

Note to Applicant
Article 3(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended states that:

"Subject to the provisions of this Order and regulations 73 to 76 of the Conservation of Habitats and Species Regulations 2010 (general development orders), planning permission is hereby granted for the classes of development described as permitted development in Schedule 2."

Section 75 of the Conservation of Habitats and Species Regulations 2017 states that "it is a condition of any planning permission granted by a general development order made on or after 30th November 2017, that development which -

(a) Is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and

(b) Is not directly connected with or necessary to the management of the site, must not be begun until the developer has received written notification of the approval of the local planning authority under regulation 77 (approval of local planning authority)."

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Additional Notes

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the use or works specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, would not have been liable for enforcement action under Part 7 of the 1990 Act on that date.

3. This certificate applies only to the extent of the proposal described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable for enforcement action.

4. The effect of the certificate is also qualified by the proviso in Section 192 (4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.



Emma Parkes
Head of Development and Building Control

Date: 18/06/2025