

# Planning Statement

## Town and Country Planning (General Permitted Development) (England) Order 2015

**Agricultural Prior Notification Application for erection of a new tractor  
shed and extensions to existing barns at Black Barn Farm, Madehurst  
Road, Madehurst, BN18 0NJ**

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February 2024

Version  
FINAL

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## 1. INTRODUCTION

- 1.1. This Planning Statement is submitted in respect of an Agricultural Prior Notification application for extensions to existing agricultural buildings plus the erection of a new agricultural building to support the growth in vineyard and winery operations at Black Barn Farm, Madehurst Road, Madehurst.
- 1.2. In addition to this Statement, the application comprises the following plans and documents:
  - Application Forms
  - Location Plan;
  - Site Plan;
  - Proposed Floor Plans; and
  - Proposed Elevations.
- 1.3. The applicant's agricultural unit is split across two sites. The first at Black Barn Farm, is the subject of this application, where there is an established vineyard that in total extends to some 24 hectares (60 acres). The second site is located at Malthouse Farm, Streat, where they own a further 18 hectares. The two sites are operated as a single business under the name Artelium Wine Estate.
- 1.4. Across the two sites approximately 24 hectares have been planted with vines to-date (16 hectares at Black Barn Farm and 8 hectares at Madehurst Farm). A further 7 hectares of vines will be planted at Madehurst in Spring 2024 bringing the total area of planted vines to 31 hectares.
- 1.5. There are two agricultural buildings on the applicant's land at Black Barn Farm. The first ('Barn A') has been built to a high standard and is used for storage of the applicant's wine products and the labelling, packaging and distribution of these wines. Planning permission for Barn A was approved under application SDNP/16/02572/FUL. The second ('Barn B') is in poor condition and is currently utilised for housing the tractors, plant and machinery used to manage the vineyards. These two existing barns were previously used in association with a dairy enterprise at the farm which has subsequently ceased.
- 1.6. Prior approval for extensions and alterations to Barn B was granted in September 2022 under application reference (SDNP/22/03963/APNB). This application provided for the renovation and extension of Barn B to form winery facilities for the making of the applicant's wine products on-site. The renovation and building works are scheduled to commence in Spring 2024 and will add 366 sqm to the gross external floor area. However the applicant seeks some minor alterations to the approved additions which are submitted for consideration as part of this application.
- 1.7. The renovation of Barn B to form the winemaking facilities creates a need for additional agricultural building space for the housing of the displaced tractors, plant and machinery necessary for the management of the vineyards.

- 1.8. Barn A, used for the storage, packaging and distribution of wines is now almost at full capacity. Additional storage space is needed to support the future production needs of the winery and to provide separate temperature-controlled areas for sparkling wines stored ‘on-lees’ and finished wines ready for distribution.
- 1.9. This application therefore also comprises proposals for a modest extension of Barn A for incremental storage and distribution capacity, plus the erection of Barn C, a small agricultural barn to be used for the housing of vineyard tractors, plant and machinery. Barn C will be located adjacent to Barn B to ensure the three buildings form a cluster suited to the site location, access and the agricultural use as vineyard and winery. The incremental gross external area associated with these new proposals is 630 sqm. The amendments to the alterations to Barn B previously approved do not result in any increase in floor space, but simply re-arrange the additions previously approved.
- 1.10. This application seeks a determination from the Local Planning Authority (LPA) as to whether prior approval is required of the siting, design and external appearance of the alterations and extensions to the existing buildings or the new tractor shed, in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015, and in particular under Class A, Part 6 of Schedule 2. This sets out that certain development works associated with agriculture are “permitted development”, but requires the submission of information to the LPA to enable them to determine whether prior approval is required with respect to specific details.
- 1.11. This report sets out a description of the site (Section 2); background to the holding (Section 3); details of the legislative background to agricultural permitted development rights (Section 4); description of the works (Section 5); consideration of whether the works are reasonably necessary for the purposes of agriculture within the unit (Section 6); an assessment of compliance of the scheme against the allowances and limitations of the General Permitted Development Order (Section 7); and considerations of siting, design and external appearance of the building (Section 8). A summary is provided at Section 9 .

## **2. SITE AND SURROUNDINGS**

- 2.1. Black Barn Farm is located to the immediate south of Madehurst. The landholding extends in all to some 24 hectares in a single block, formed of a number of distinct field parcels, bounded by hedgerows.
- 2.2. Access to the site is gained directly off the Madehurst Road which runs to the north west of the holding. Fairmile Bottom (A29) lies to the south/east the other side of the adjacent fields.
- 2.3. The applicant’s land slopes gently from north-west to south-east towards the A29, which runs along the bottom of Rewell Hill which rises up the other side of the road.
- 2.4. The access to the site off Madehurst Road is a shared private access track that extends for some 230 metres to the main farm “yard”. Here there are the two buildings that fall within the application holding, and a further group of buildings that falls outside the applicant’s tenancy. Just to the south of this barn is a residential property, Black Barn Farm House (also outside the applicant’s tenancy).

2.5. There are two public rights of way that cross the applicant's holding. Path no. 385 crosses the land in a north-west/south-east direction between the A29 to the small hamlet of dwellings that surround St Mary's Church to the north of the farm "yard". This PROW is positioned some 200 metres from the site the subject of this application and runs alongside a well established hedge line (see Figure 1).

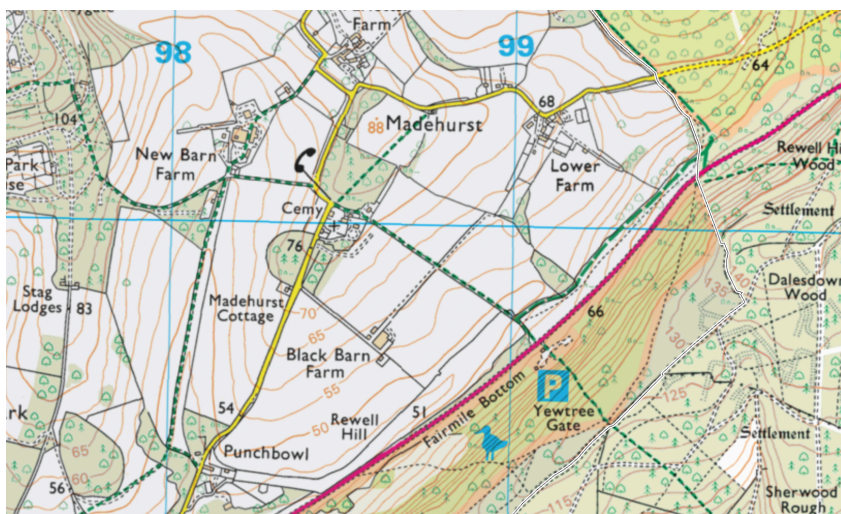


Figure 1 - Map to show location of PROWs in relation to applicant's holding. (Source: Bing Maps)

2.6. Footpath 383 is located to the north of the hamlet around St Mary's Church and crosses the applicant's land in a north-easterly direction to re-join the Madehurst Road just to the east of Madehurst (see Figure 1).

### 3. BACKGROUND

3.1. As set out above, Black Barn Farm was previously a dairy farm with a total area of 30 hectares. In February 2020 the applicant entered into a 25 year Farm Business Tenancy, for the purpose of growing grapes at the farm. Since then approximately 65,000 vines have been planted. A further 40,000 are planned to be planted in 2024.

3.2. Prior to entering into the tenancy at Black Barn Farm the applicant acquired Malthouse Farm, at Streat, where some 40,000 vines have been planted since 2017, with a further 5,000 vines to be planted in the future.

3.3. In 2020 an application for a certificate of lawfulness for the proposed use of an existing barn for the purposes of viticulture at Black Barn Farm was submitted to the South Downs National Planning Authority (SDNPA) for determination (application SDNP/20/02899/LDP refers). This application was subsequently withdrawn but in a letter dated 28th August 2020 from the SDNPA it was confirmed that the use of the barn for storage of tools and goods in connection with the viticulture business at Black Barn Farm, was an agricultural use of the building and therefore lawful. The barn the subject of that enquiry was constructed following the submission of a planning application in 2016 (application SDNP/16/02572/FUL refers).

3.4. The applicant has been producing wine since around 2014, initially using grapes sourced from partner vineyards in Sussex and Hampshire, but since 2020 using grapes grown within the holdings at Malthouse Farm and Black Barn Farm.

- 3.5. Historically, the applicant's wine products have been produced off-site at partner wineries in Kent and Sussex. The applicant is bringing the production entirely "in-house" with the creation of winemaking facilities at Black Barn Farm. The creation of winemaking facilities follows the submission of a Agricultural Prior Notification application in 2022 (application SDNP/22/03963/APNB refers) for the renovation and extension of Barn B to form a winery. The applicant expects the renovation works on Barn B to commence in Spring 2024, however is seeking some minor alterations to those approved works via this application.
- 3.6. The quantum of grapes harvested at the holding fluctuates annually depending on a number of factors, most significantly, climatic conditions, such as frosts (or the absence thereof) during the early part of the growing season. However, once the holding is fully planted up and in production, on an annual average basis the holding is expected to produce some 200 tonnes of grapes. This will enable the production of approximately 160,000 bottles per year.
- 3.7. The applicant has achieved notable success and growing recognition. In 2022 Artelium was awarded trophies at the annual WineGB awards ceremony for best producer in the south-east region, England's top sparkling wine, newcomer of the year, and Supreme Champion 2022. In the same year Artelium secured the IWC trophy for England's best still wine.

## **4. LEGISLATION**

- 4.1. The Town and Country Planning (General Permitted Development) (England) Order 2015<sup>1</sup> (GPDO) came into force on 15th April 2015.
- 4.2. Part 6 of Schedule 2 relates to agricultural and forestry development. Class A relates to agricultural development on 5 hectares or more. This notes that permitted development includes the carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area (Part 6, Class A (a)) works for the erection, extension or alteration of a building, which is reasonably necessary for the purposes of agriculture within that unit.
- 4.3. Class A.1 sets out a series of limitations to the permitted development, whilst Class A.2 sets out a series of conditions which must be adhered to, for the works to be considered permitted development.
- 4.4. Part 6, Class A.2(2)(i) states in relation to the "erection, extension or alteration of a building" that before beginning the development, an application must be submitted to the Local Planning Authority for a determination as to whether the prior approval of the Authority will be required as to the siting, design and external appearance of the building

## **5. PROPOSED DEVELOPMENT**

- 5.1. This application relates to works to extend Barn A for incremental storage and production capacity, plus the erection of a modest new building, Barn C, for housing of vineyard tractors, plant and machinery required in associated with the growing of grapes at the holding. Prior approval for alterations and extensions to Barn B has already been granted by virtue of the

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<sup>1</sup> Statutory Instrument 2015: No: 596

approval of application SDNP/22/03963/APNB however minor alterations to the approved scheme are also sought via this new application.

- 5.2. Barn A (the northernmost barn) is used for the storage of the applicant's wines along with the final stages of production of the stored wine (riddling, disgorging, labelling and packaging). Barn A is nearly full, so incremental storage and production capacity is needed.
- 5.3. The proposed extension is on the east side of Barn A and is attached to the existing building. The roof pitch matches the existing and the ridge line is lower due to the proposed extension being narrower than the existing building. The external area of the proposed extension to Barn A is 12m x 36m, resulting in incremental GEA of 432 sqm. The roller shutter door and personnel access doors will be consistent with those of the existing building.
- 5.4. The proposed materials of the Barn A extension, to match the existing building, are as follows:
  - Walls - 80mm Kingspan (or equivalent) insulated panels, in Merlin Grey (BS 18B25).
  - Roof - 120mm Kingspan (or equivalent) insulated panels in Goosewing Grey (BS 10A05).
  - Guttering - colour to match roof with black downpipes,
  - Roller Shutter Doors - Colour: Merlin Grey (BS 18B25) with security barriers in Goosewing Grey (BS 10A05)
  - Steel personnel doors and fire exits - Colour: Merlin Grey (BS 18B25)
- 5.5. The proposed construction of Barn C (to be sited to the east of Barn B) is to be used for housing tractors and associated plant and machinery for the agricultural management of the 23 hectares of vineyards at Black Barn Farm. The primary equipment housed in Barn C will be two vineyard tractors, two large trailed sprayers, plus a range of smaller equipment to include mowers, vine trimmers, tools and spares. The external area of the proposed extension to Barn C is 11m x 18m, resulting in incremental GEA of 198 sqm. The roller shutter door and personnel access doors will be consistent with those of Barn A and Barn B.
- 5.6. The proposed materials for the Barn C, to match the materials of Barn A and Barn B, and are as follows:
  - Walls - 80mm Kingspan (or equivalent) insulated panels, in Merlin Grey (BS 18B25).
  - Roof - 80mm Kingspan (or equivalent) insulated panels in Goosewing Grey (BS 10A05).
  - Guttering - colour to match roof with black downpipes,
  - Roller Shutter Doors - Colour: Merlin Grey (BS 18B25) with security barriers in Goosewing Grey (BS 10A05)
  - Steel personnel doors and fire exits - Colour: Merlin Grey (BS 18B25)

- 5.7. The ridge height and roof pitch of Barn C will match that of Barn B, ensuring no increase in overall height to the development. The location and proximity to the northeast of Barn B takes advantage of an existing hard standing yard and access road.
- 5.8. Barn B (the largest and central barn) is to be used for the pressing of the grapes, fermentation and blending of wines, and bottling. Agricultural Prior Notification application SDNP/22/03963/APNB approved renovation and extension works to this existing building, including a small extension on the northern elevation. A review of operating requirements has determined that this extension would be better placed more centrally on the northern elevation, and should be slightly longer but less wide. Other minor external alterations are also proposed in terms of location of doors/windows however in terms of overall increase in floor area, this remains as previous approved i.e. 366 sqm.
- 5.9. Taken together, the incremental GEA footprint of these proposals is as follows:
- Barn A – 432 sqm
  - Barn B - 336 sqm
  - Barn C – 198 sqm
  - Total – 996 sqm

## **6. ARE THE WORKS REASONABLY NECESSARY FOR THE PURPOSES OF AGRICULTURE**

- 6.1. Class A of Part 6 of Schedule 2 of the GPDO requires that the works proposed to be carried out under permitted development, must be *“reasonably necessary for the purposes of agriculture within that unit.”*
- 6.2. The definition of “agriculture” as set out in Section 336 of the Town and Country Planning Act 1990:
- “Includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadowland, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land or other agricultural purposes, and ‘agricultural’ shall be construed accordingly.”*
- 6.3. The growing of grapes is thus an agricultural activity.
- 6.4. The case of *Millington v Secretary of State for the Environment, Transport and the Regions* [1999] established through the Court of Appeal that the processing of grapes on the holding on which they were grown, to create wine is an ancillary agricultural activity. It sets out that the approach to consider is whether having regard to ordinary and reasonable practice; the creation of wine on a landholding used for growing grapes should:



- Be regarded as ordinarily incidental to the growing of grapes;
  - Be included in the general term agriculture;
  - Be regarded as ancillary to normal farming activities;
  - Be regarded as reasonably necessary to make the product marketable or disposable to profit; or
  - Be said to have come to the stage where the operations cannot reasonably be consequential on the agricultural operations of producing the crop.
- 6.5. In light of the decision of the Court of Appeal, the case was remitted to the Secretary of State with the Court making clear their opinion that the making of wine was a legitimately normal, ancillary activity for a farmer growing grapes on the holding.
- 6.6. The SDNPA has already accepted that the proposed works to Barn B are acceptable. The amendments sought by this application are simple design alterations that will assist in the internal operations of the building and do not alter its intended use. Given that the SDNPA has previously accepted very similar works to this building to be reasonably necessary for the purposes of agriculture within the unit there should be no reasons to come to an alternative view now.
- 6.7. This application proposes the construction of a modest agricultural building (Barn C) for housing of tractors and associated plant and machinery necessary for the growing and harvesting of grapes. The primary equipment housed in Barn C will be two vineyard tractors, two large trailed sprayers, plus a range of smaller equipment to include mowers, vine trimmers, tools and spares. As no other facilities are available for this purpose (following the renovation of Barn B for use as a winery), the construction of Barn C is demonstrably necessary to securely house the machinery essential for viticulture at Black Barn Farm. It is therefore considered that this is reasonably necessary for the purposes of agriculture within the unit.
- 6.8. This application also proposes a modest extension to the agricultural building (Barn A) used for the production and storage of wine produced within the unit. The current capacity of Barn A has capacity to store approximately 500,000 bottles of wine, but this is insufficient for the applicant's planned storage needs, and the current facility is near to full capacity. In this regard:
- Warming climate and better viticulture practices are improving vineyards yields. The 2023 harvest saw average yields more than 5 tonnes per acre in many well-run vineyards in the south-east.
  - The applicant expects the average grape yields within its agricultural unit to normalise at 3.5 tonnes per acre. Therefore, the 82 acres of vines (taking into account the additional 40,000 vines to be planted at Black Barn Farm in 2024) will yield an average of 280 tonnes of grapes per annum.
  - A tonne of pressed grapes will produce on average 800 bottles. Therefore, 280 tonnes of grapes from the unit will produce circa 225,000 bottles per annum.

- The average storage time from bottling to distribution (including less aging, disgorging, labelling, cork aging and a period of sales distribution) is approximately 4 years. The required storage capacity for the wines produced from the agriculture unit will grow to approximately 900,000 bottles (4 x 225,000). Therefore, the current storage of 500,000 bottles is insufficient, and capacity for an incremental 400,000 bottles is required.

- 6.9. The barn as extended is proposed to be used for the purposes of processing and storage of wine made from grapes grown on the applicant's agricultural unit, which consists of the land at both Black Barn Farm and Malthouse Farm. Whilst it is acknowledged that the two holdings that form the wider agricultural unit are quite dispersed, case law<sup>2</sup> has established that an agricultural use is not the same as a planning unit, may comprise more than one planning unit and land need not be contiguous to form part of the same agricultural unit. In this instance the grapes grown across the two sites are done so by the same applicant, under the same business name, for the purposes of being blended together to be sold as an Artelium product. Given the two sites are clearly "farmed" as a single business it is submitted that they can be viewed as a single agricultural unit and that the proposal will serve the agricultural needs of the unit as a whole.
- 6.10. As no other facilities are available for this planned storage of wine produced on the agricultural unit, the extension of Barn A is demonstrably necessary to securely store the applicant's wine products and to enable the secondary production activities (riddling, disgorging, labelling and packaging) to take place at the winery. It is therefore considered that the proposed extension of Barn A is reasonably necessary for the purposes of agriculture within the unit.

## **7. CONSIDERATION OF PROPOSED WORKS AGAINST ALLOWANCES AND LIMITATIONS OF THE GPDO**

- 7.1. Class A.1 sets out the limitations of development that is permitted under Class A of Part 6 of Schedule 2. Each of these are now considered in turn below.

**A.1(a) Development is not permitted if it would be carried out on a parcel of land forming part of the unit which is less than 1 hectare in area.**

- 7.2. The development proposed would be carried out on a parcel of land which is over 1 hectare in area.

**A.1(b) Development is not permitted if it would consist of the erection or extension of an agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins.**

- 7.3. There has been no development under Class Q or S of Part 3 on this unit within a period of 10 years preceding the date of this application.

**A.1(c) Development is not permitted if it would consist of, or include the erection, extension or alteration of a dwelling.**

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<sup>2</sup> Fuller v SSE and Dover DC [1987] JPL 854

- 7.4. The works do not relate to any dwelling.

**A.1(d) Development is not permitted if it would involve the provision of a building, structure or works not designed for agricultural purposes.**

- 7.5. The proposed works envisage the extension of existing buildings used for wine production and associated storage and the construction of a new agricultural building for housing viticulture plant and machinery. As set out in Section 6, the works are reasonably necessary for the purposes of agriculture. The buildings and proposed extensions are of functional, agrarian design.

**A.1(e) Development is not permitted if the ground area which would be covered by (i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or (ii) any building erected or extended or altered by virtue of Class A, would exceed 1,000m<sup>2</sup>, calculated as described in paragraph D.1(2)(a) of this Part.**

- 7.6. The proposed works envisage the extension of the existing buildings and construction of a new building that total 996 sqm (gross external).
- 7.7. Paragraph D.1(2)(a) of Part 6 of Schedule 2 sets out that for the purposes of Class A, an area “calculated as described in paragraph D.1(2)(a)” comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90m of the proposed development.
- 7.8. There have been no buildings, structures, works, plant machinery, ponds or tanks provided on the same unit within 90m of the proposed site of the proposed extension or tractor shed within the preceding 2 years. Whilst Prior Approval has been granted for extensions and alterations of Barn B, as set out above, in combination the proposed and approved floor area does not exceed 1000 sqm.

**A.1(f) Development is not permitted if the height of any part of any building, structure or works within 3km of the perimeter of any aerodrome would exceed 3m.**

- 7.9. The proposed works would be a maximum of some 6.2 metres in height. The works are not located within 3km of the perimeter of an aerodrome.

**A.1(g) Development is not permitted if the height of any part of the building or structural works, not within 3km of the perimeter of an aerodrome would exceed 12m.**

- 7.10. The ridge height of the proposed building would be a maximum of 6.2 metres in height.

**A.1(h) Development is not permitted if any part of the development would be within 25m of a metalled part of a trunk road or classified road.**

- 7.11. The site is located between Madehurst Road to the west, and Fairmile Bottom (A29) to the south-east. It is in excess of some 150m from Madehurst Road, and in excess of some 300m, from Fairmile Bottom.

**A.1(i) Development is not permitted if it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or any excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400m of the curtilage of a protected building.**

- 7.12. The proposed works envisage the extension of existing buildings used for wine production and storage and the construction of a new agricultural building for housing viticulture plant and machinery. It does not therefore relate to any works that would be used in association with either the accommodation of livestock or for the storage of slurry or sewage sludge.

**A.1(j) Development is not permitted if it would involve excavations or engineering operations on or over Article 2(4) land which are connected with fish farming.**

- 7.13. No part of the proposed works relate to fish farming.

**A.1(k) Development is not permitted for any building for storing fuel or waste from a biomass boiler or an anaerobic digestion system (i) that would be used for storing waste not produced by that boiler or system, or for the storing of fuel not produced on land within that unit; or (ii) is or would be within 400m of the curtilage of a protected building.**

- 7.14. The proposed works do not relate to a building that is to be used to store fuel or waste from a biomass boiler, or an anaerobic digestion system.

- 7.15. Works that are permitted under Class A of Part 6 of the GPDO are subject to a number of conditions, as set out in A.2 of the GPDO. Each of these are now considered in turn.

**A.2(1)(a) Where development is carried out within 400m of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry, or sewage sludge, for housing a biomass boiler, or an anaerobic digestion system for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine.**

- 7.16. Whilst the development is within 400m of a “protected building”, the development is not to be used for the accommodation of livestock, or for the storage of slurry or sewage sludge, or for housing a biomass boiler, or an anaerobic digestion system, or for the storage of fuel or waste from that boiler or system, or for housing a hydro-turbine.

**A.2(1)(b) Where the development involves (i) the extraction of any mineral from the land (including removal of any disused railway embankment); or (ii) the removal of any mineral from a mineral-working deposit, the mineral is not moved off the unit.**

- 7.17. The development does not involve the extraction of mineral from the land, or the removal of any mineral from a mineral-working deposit.

**A.2(1)(c) Waste materials are not brought on to the land from elsewhere except for deposit for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought are incorporated into the building or works in question.**

- 7.18. No waste materials are to be brought on to the land.

**A.2(4) Development consisting of the significant extension or the significant alteration of a building may only be carried out once by virtue of Class A(a).**

- 7.19. A “significant extension” is defined at D.1(1) as being:
- 7.20. *“any extension or alteration, as the case may be, of the building where the cubic content of the original building would be exceeded by more than 10% or the height of the building as extended or altered would exceed the height of the original building;”*
- 7.21. There has been no “significant extension” to Barn A or Barn B carried out under Class A(a) since their original construction.

## **8. SITING, DESIGN AND EXTERNAL APPEARANCE OF THE BUILDING**

- 8.1. Paragraph A.2(2)(a) states that development consisting of the erection, extension or alteration of a building, is permitted by Class A, subject to a number of conditions. These include that (2) (i) the developer must, before beginning the development, apply to the Local Planning Authority for a determination as to whether the prior approval of the Authority will be required as to the *“siting, design and external appearance of the building.”*

### **Siting**

- 8.2. The proposal is for the extension to existing buildings and erection of a modest agricultural building set within an existing enclave of agricultural buildings.
- 8.3. The proposed works will not significantly increase the overall envelope of the built form within the existing farmyard.
- 8.4. The extension of the east elevation of Barn A is 12 metres wide and runs the 36-metre length of the existing building. It will be tucked into the slope of the adjacent land and set to the rear of an existing, much more sizeable building.
- 8.5. Extensions to Barn B have already been permitted. The main amendment sought by this application is the relocation of a small extension on the northern elevation of the building. The revised addition is slightly longer but less wide than that previously permitted and more centrally located on the elevation. It is also proposed to elongate the previously proposed canopy on the southern elevation and introduce a new canopy on the northern elevation. The impact of these works is very similar to that which has already been accepted by the SDNPA.
- 8.6. The erection of Barn C to the east of Barn B would result in a small expansion of built form at the site. However, in comparison to the built form of Barn A and Barn B, the size of Barn C is modest (11 metres x 18 metres) and will be built in line with Barn B, to the same height and in proximity to the existing areas of hardstanding to the east of Barn B.
- 8.7. The proposed location of Barn C takes advantage of the existing access road to the south of Barn B. Therefore, no additional access roads or tracks are needed.
- 8.8. Overall the proposed works are well contained within the built form of the existing buildings, the yards and access roads and therefore will have minimal impact on the wider landscape.

- 8.9. The closest public views of the site are from the PROW to the east, and the A29 to the south. The PROW runs alongside, but the other side, of a well established mature hedge that largely filters views of the site. The largest element of the proposed additions follow the form of existing buildings and therefore will not significantly alter or harm views from the PROW.
- 8.10. The A29 is also well screened and passing views will only be glimpsed views, with the neighbouring buildings in the foreground remaining the more prominent features.
- 8.11. Any views of the additions from higher land above the A29 will also be seen in the context of the existing surrounding buildings.
- 8.12. The proposals utilise the existing access arrangements and keeping the proposed works well related to the existing buildings avoids the need for substantial large scale new development elsewhere.
- 8.13. Owing to the topography of the land, a small amount of excavation will be necessary to accommodate the north-east extension of Barn A only. The other works are to be accommodated within existing yards, requiring the creation of no additional areas of hardstanding.
- 8.14. The proposals amount to a modest 30% increase to the footprint of the buildings (as approved to be extended). The additions are well related to the existing structure and those surrounding it and therefore will have limited impact on the wider landscape.

### Design And External Appearance

- 8.15. Barns A and B are currently of functional, agrarian design and character. The proposed works simply replicate the same design and roof form across the proposed additions.
- 8.16. The extension to Barn A will be clad in materials to match the existing building, using insulated panels in a colour finish of Merlin and Goosewing Grey. The lighter grey colour is specifically chosen to assist with passive cooling of the building. As before it is proposed to re-clad the entire buildings in material to match Barn A.
- 8.17. The materials, colour and appearance of the new tractor shed (Barn C) will directly respond to the existing materials and design of Barn A and the materials to be used in Barn B, This will provide visual cohesion between all the buildings and result in an overall visual improvement to the site.
- 8.18. Having regard to the design and external appearance of the proposed building and extensions to Barns A and B it is considered they are appropriate to the setting, are of functional, agricultural purpose, and would have no undue impact on visual amenity or landscape character.

## 9. SUMMARY

- 9.1. It is considered that the provision of additional production and storage capacity and the erection of a modest agricultural barn to house plant and machinery, are both necessary for the viticulture activities at Black Barn Farm and comprise a scheme that falls wholly within the

allowances of the Town and Country Planning (General Permitted Development) (England) Order 2015. The works are reasonably necessary for the purposes of agriculture, with case law having established the production of wine from grapes grown on the holding is an ancillary agricultural activity.

- 9.2. Prior approval as already been granted for works to Barn B and the amendments sought by this submission are minor in nature, do not increase the footprint of the building beyond what has already been deemed to be acceptable and will not cause harm to wider character of the area.
- 9.3. The quantum of floorspace is wholly justified having regard to the production requirements linked to the of the quantum of grapes grown at the wider holding and the volume of bottles produced per annum requiring storage. The proposed agricultural plant and machinery building is modest in size and is sited in a functional position within the existing yard and curtilage of existing buildings. The design and external appearance of the building is utilitarian and agrarian, and fit for purpose.
- 9.4. The proposed works would have minimal impact on the wider landscape, in particular long range views, being well contained within the existing enclave of buildings. Closer range views are glimpsed only given the surrounding topography and mature landscape setting, and would be of functional agricultural buildings in an agricultural setting. It is considered the scheme would have no undue impact on the wider landscape character.
- 9.5. It is therefore respectfully submitted that no further prior approval should be required from the Local Planning Authority for the undertaking of these works.
- 9.6. In accordance with the requirements of the GPDO, the Local Planning Authority are requested to issue a positive determination of the application proposal within 28 days of receipt of the submissions.