

Development and Planning in the South Downs National Park

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2nd May 2018



1. Introduction
2. Case Studies – Working with the National Park Authority
3. Conclusions



Case Studies



Rathfinny Wine Estate, Alfriston

Rathfinny Farm

- **240 Hectares**
- **Arable**
- **Mostly south facing**
- **Two dwellings**
- **Farm buildings**
- **Ruined farm buildings**
- **Single track access**
- **Limited public access**



Rathfinny Farm, Spring 2011



Rathfinny Farm, Summer 2011



Rathfinny Farm, Summer 2011

Rathfinny Wine Estate – Proposals

- **400 acres planted with vines**
- **Production of 1 million bottles of wine per annum**
- **Vine planting from 2012**
- **Winery required by 2013**

Rathfinny Wine Estate – Requirements

- **New build Estate office**
- **Winery to be constructed in three phases**
- **Refurbished and extended vineyard manager's house**
- **Seasonal workers' accommodation**
- **New Estate access**

VINE PLANTING & DEVELOPMENT PROGRAMME



Rathfinny Estate

Vine planting and build programme

A1 Administration and estate vehicle secure parking
NEW BUILD
Q4 2011

A2 The Lodge
Vineyard Manager & family accommodation - Remodelled existing building.
planning consent approved
Q4 2011

B Rathfinny House - Owners accommodation - family home
Demolish existing house
NEW BUILD
Q4 2012

C1 Winery & Plant Storage
Phased NEW BUILD of two buildings from
Q2 2013

C2 Bottling, Storage and packing
Phased remodelling of existing from
Q1 2014

C3 Existing cow shed and plant storage to be demolished and replaced with Phase Two
Q1 2016

C4 Existing grain dryer, proposed bottling and storage
Phased NEW BUILD from
Q2 2016

D Workers accommodation
Phased remodelling of existing flint barn from
Q1 2014

SC Sunny Cottage, residential property owned by others

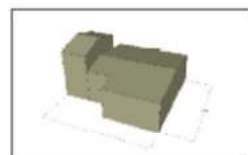
Proposed new buildings will be sited within existing building plots and clusters.

Rathfinny Estate boundary line

Proposed new access route



C3



C4



C2



A1

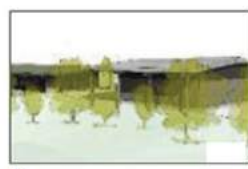


A2



D

Architect - Anthony Shewen



C1



C1



B



B

MARTIN SWATTON DESIGN

07721 610806
martin@martinswaton.com

VINE PLANTING TIMETABLE



We will plant 160 hectares (395 acres) of vines during the period 2012 – 2019. In 2012 three predominant sparkling varieties (Chardonnay, Pinot Noir and Pinot Meunier) will make up 74% of plantings with still varieties Riesling and Pinot Gris making up the balance. To date 72,000 vines have been ordered and paid for and are growing at a nursery in Germany. (see photos) These vines will be delivered for planting in spring 2012. A similar number have been ordered for planting in 2013. Plantings in 2013 – 2019 are intended to be 100% sparkling varieties.



Our vines in nursery in Germany

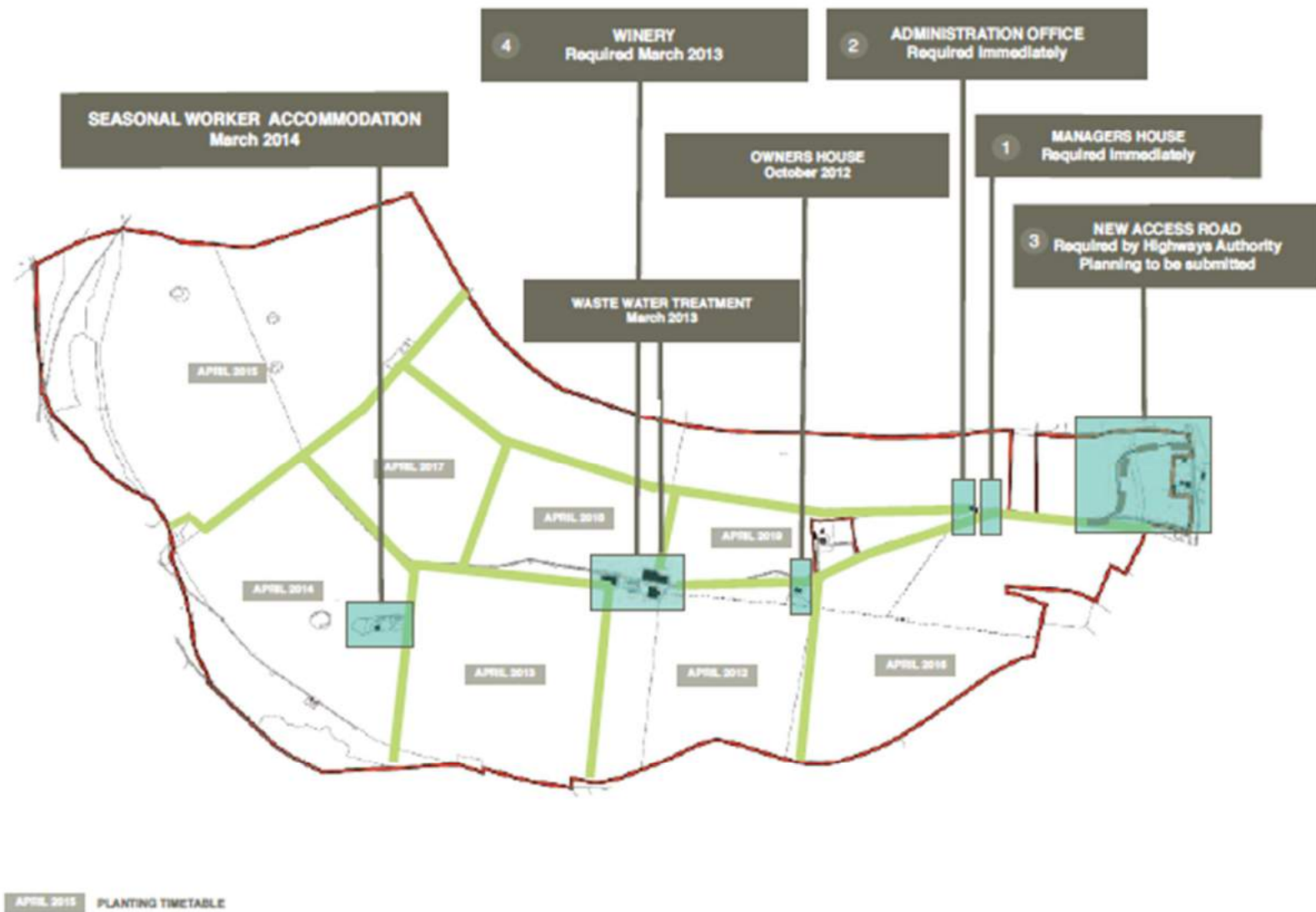


One year old vines



Two year old vines
(yielding 4-8 tonnes/Ha)

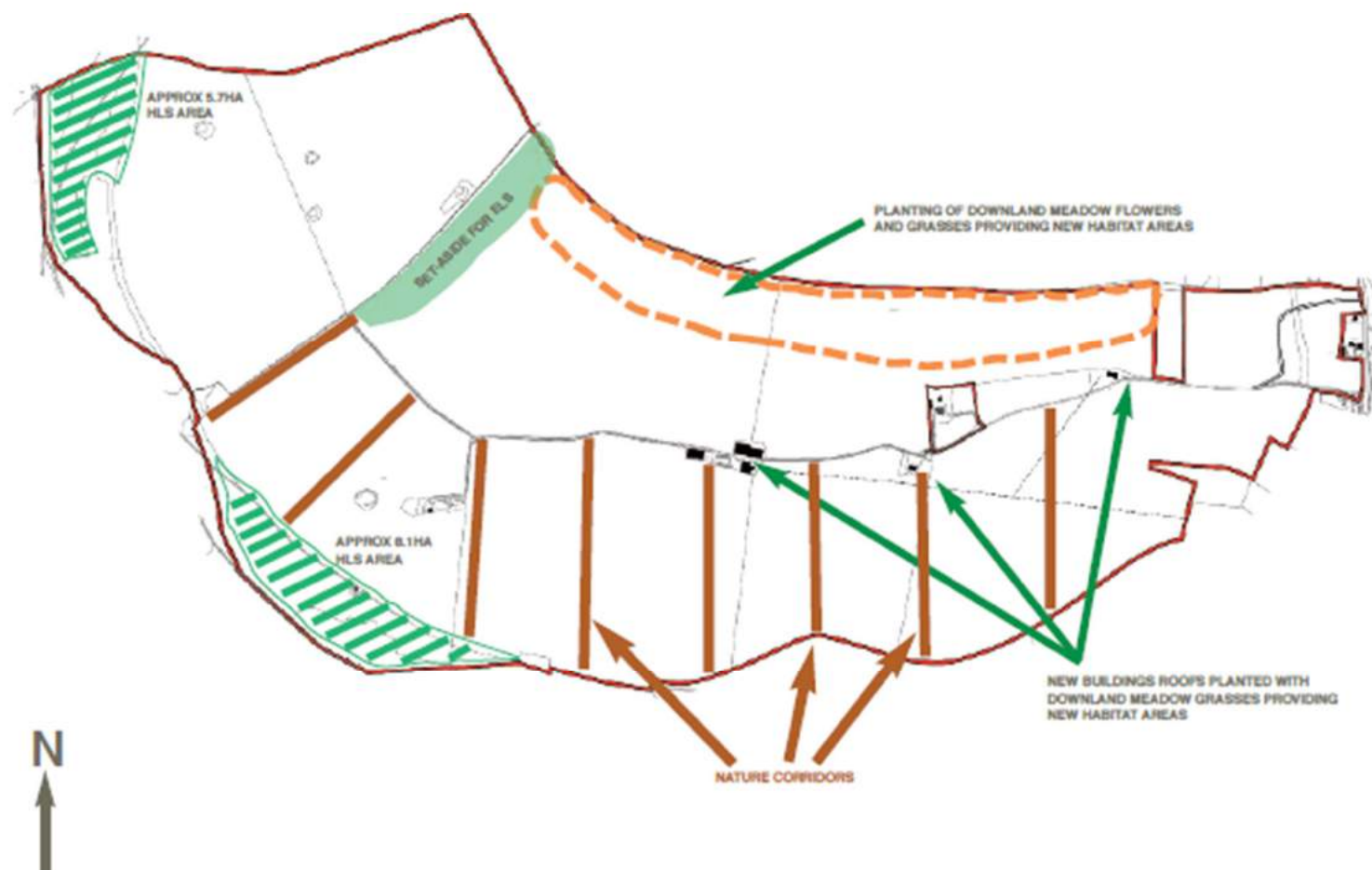
DEVELOPMENT TIMETABLE



Environmental Benefits

- **All processing of grapes on site**
- **Phased reduction in arable farming**
- **Restoration of chalk grassland**
- **Scrub clearance**
- **Enter to Higher Level Stewardship**
- **Rainwater harvesting and water recycling**
- **Extensive shelter belt planting**
- **Undergrounding of power cables**

ECOLOGY & BIODIVERSITY



Economic Benefits

- **Employment of 25 full-time staff by 2023**
- **Use of local suppliers**
- **Training programme and sponsorship**
- **Tourism**

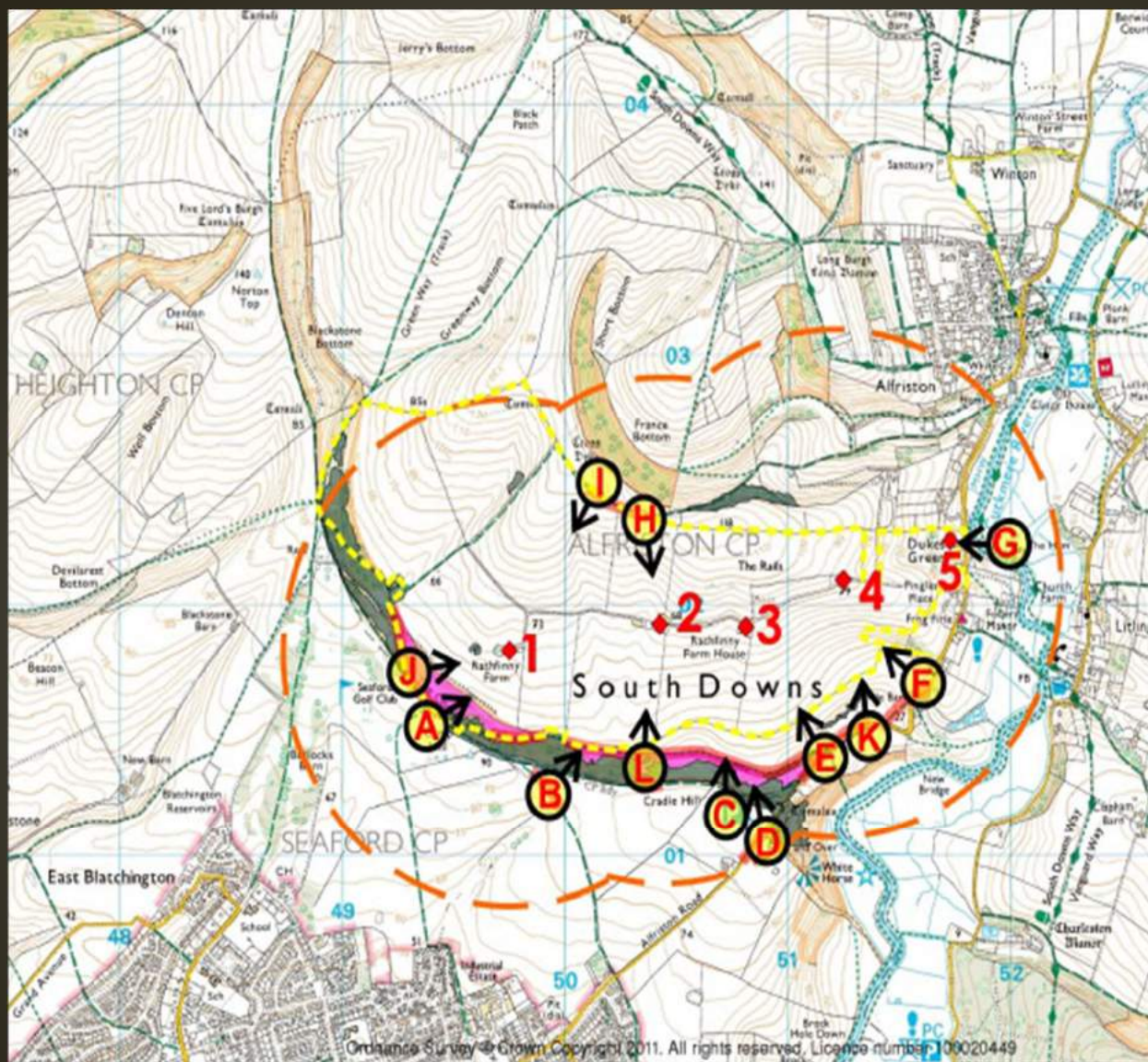
Rathfinny Estate Business Plan

Laurence Gould Partnership Limited
June 2011

Summary of the planned development and business strategy for the Rathfinny Estate.
© Laurence Gould Partnership, 2011

Delivering the Development

- **Public Consultation**
- **Pre-application consultation**
- **Surveys**
- **Quality of design**
- **Landscape Impact**
- **Demonstrating the need**
- **Demonstrating the benefits**



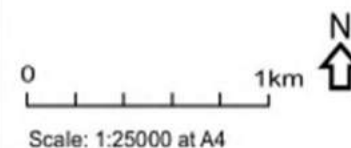
KEY TO SYMBOLS

- Ownership Boundary
- Existing building groups
- Public road or footpath with views of estate
- 1 kilometre radius from buildings
- Solid screen vegetation (woodland/ scrub)
- Potential viewpoint: letters refer to assessment table
- Open access land with views of the estate

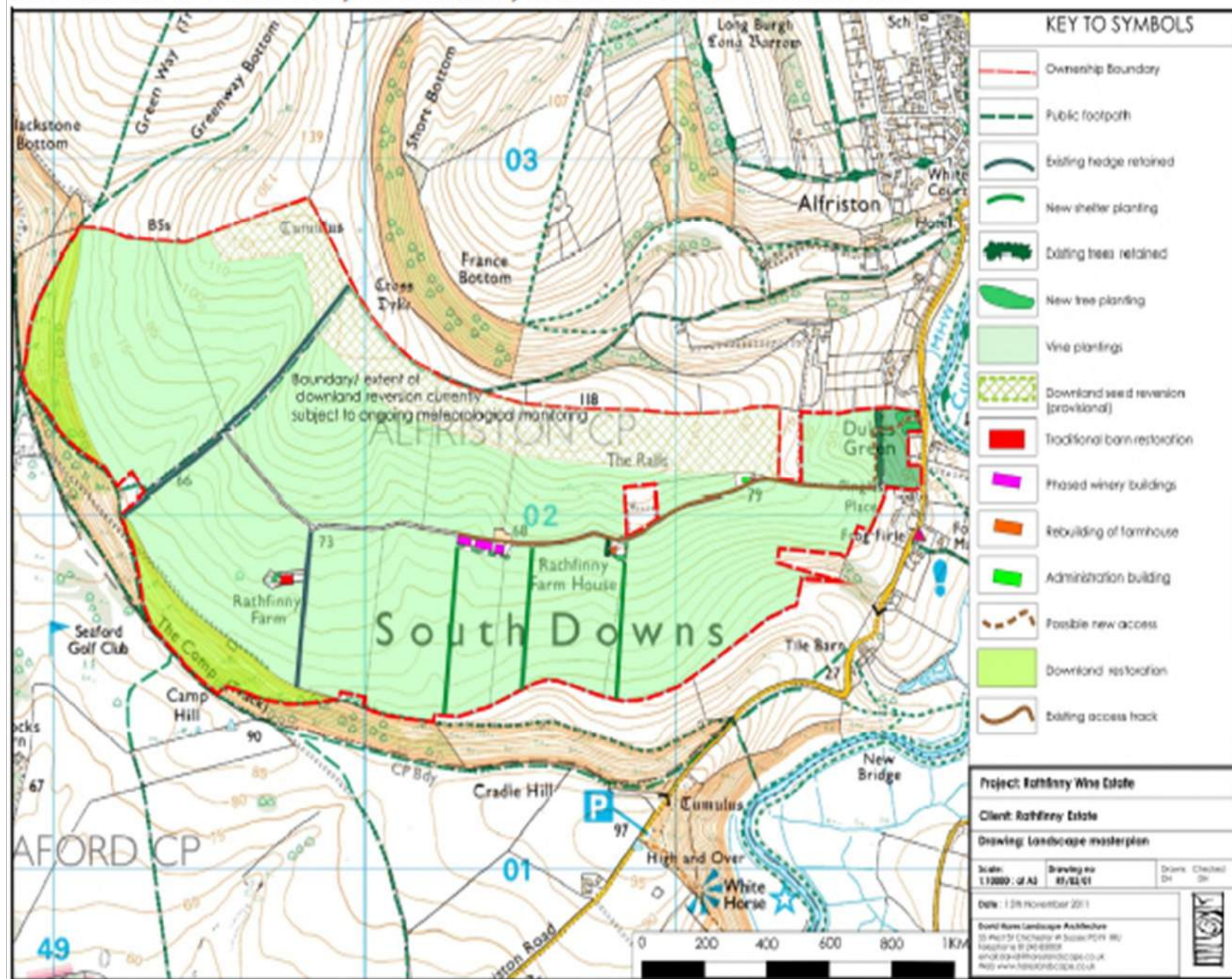
DEVELOPMENT PROJECTS

- 1: REBUILDING OF FLINT BARN COMPLEX
- 2: NEW WINERY & REBUILDING OF EXISTING FARM SHEDS
- 3: REBUILDING OF FARMHOUSE
- 4: NEW OFFICE
- 5: NEW ACCESS

RATHFINNY WINE ESTATE DEVELOPMENT PROPOSALS BASELINE VISUAL SURVEY



APPENDIX 5: CURRENT, EVOLVING, LANDSCAPE MASTERPLAN





Appendix 6D: Visualisation showing the phase I winery building from Viewpoint B.



Appendix 6E: Visualisation showing the phase I winery building from Viewpoint C.



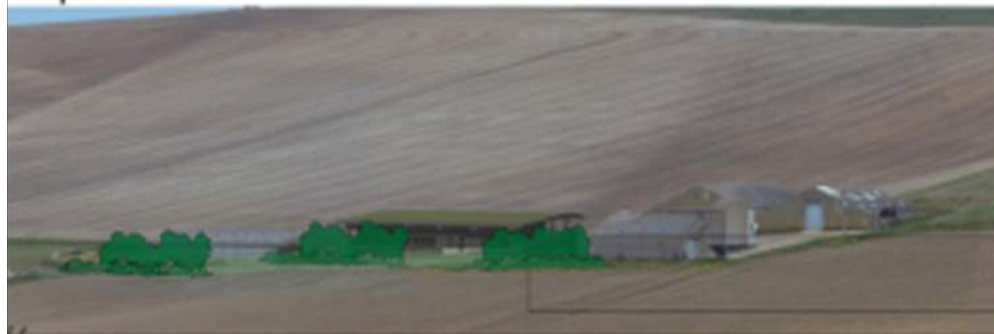
Appendix 6F: Visualisation showing the completed winery building from Viewpoint C.



Existing



Proposed



Subtle ground modelling helps to 'ground' building and screen lower levels and parking

Native tree and shrub planting helps to soften hard edges of new building. Planting can take place in advance of construction of phases 2 and 3



New winery building is sunk into existing slope clamp which reduces apparent building mass.

New winery provides linkage with existing covered yard building to tie together building grouping.

Detailed views

Rathfinny Estate Winery phase 1: Mitigation proposals



Rathfinny Lodge - Before



Rathfinny Lodge - After



Winery Phase 1 Site, Rathfinny Wine Estate



Winery Phase 1, Rathfinny Wine Estate



Winery Phase 1, Rathfinny Wine Estate



Winery Phase 1, Rathfinny Wine Estate



Winery Phase 1, Rathfinny Wine Estate



Estate Office, Rathfinny Wine Estate



Estate Office, Rathfinny Wine Estate



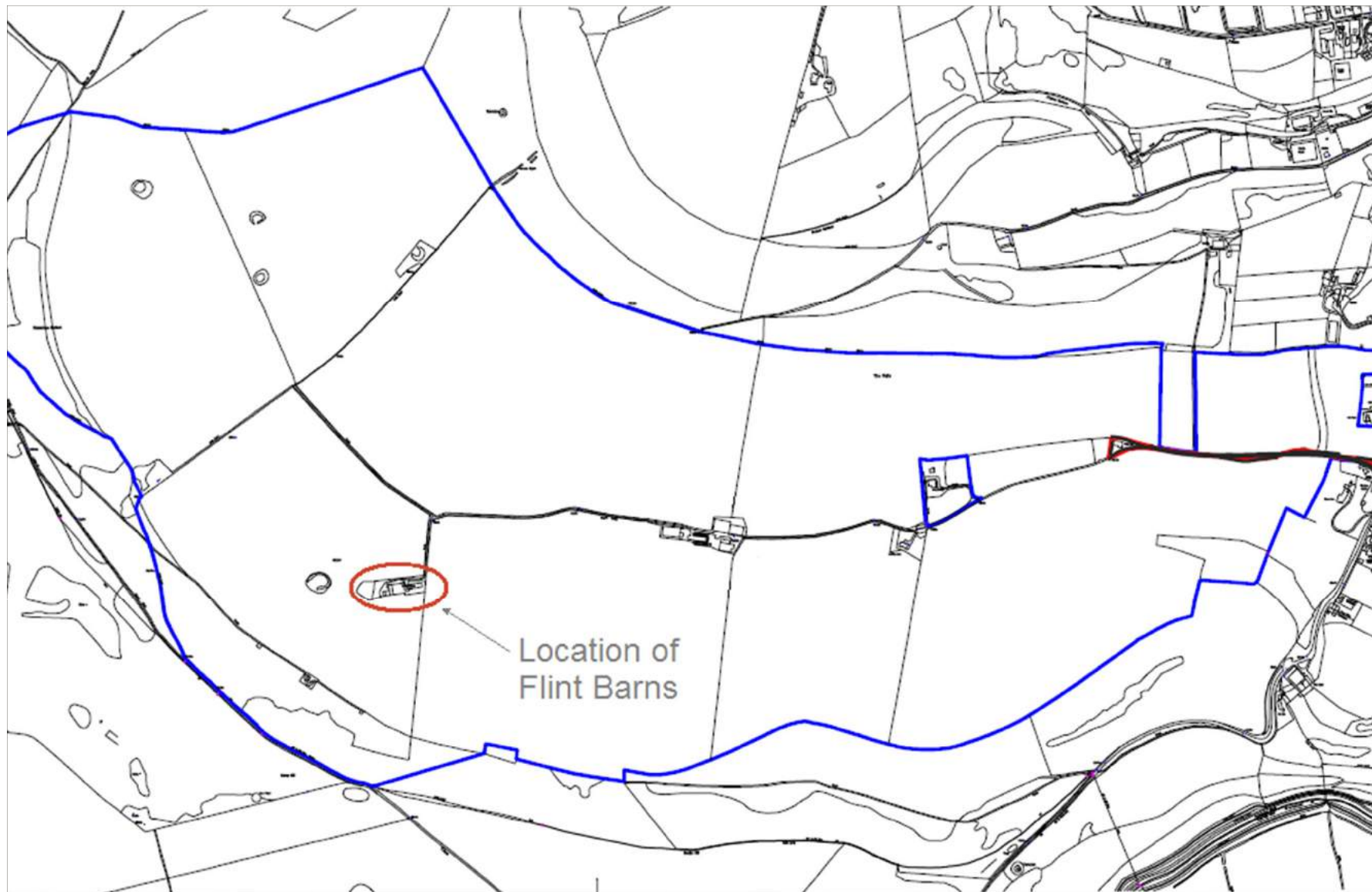
Flint Barns, Rathfinny Wine Estate



Flint Barns, Rathfinny Wine Estate



Flint Barns, Rathfinny Wine Estate



Flint Barns, Rathfinny Wine Estate

Archaeology South-East

ASE

RATHFINNY ESTATE, ALFRISTON,
EAST SUSSEX
BN26 5TU

(NGR TQ 488 018)

HISTORIC BUILDING ASSESSMENT



Commissioned by
The Rathfinny Estate
Report No. 2012053

Flint Barns, Rathfinny Estate

Historic Building Assessment Report

- The materials and design are consistent with the era of construction, contributing to the general character of the area.
- The historic core of the group represents a rare survival of an outfield farm and barn.
- The group of buildings represent the changing fate of farming from the late 18th century.

Flint Barns, Rathfinny Estate

The two statutory purposes of the SDNP designation:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of the area;
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

Flint Barns, Rathfinny Estate

Planning application description

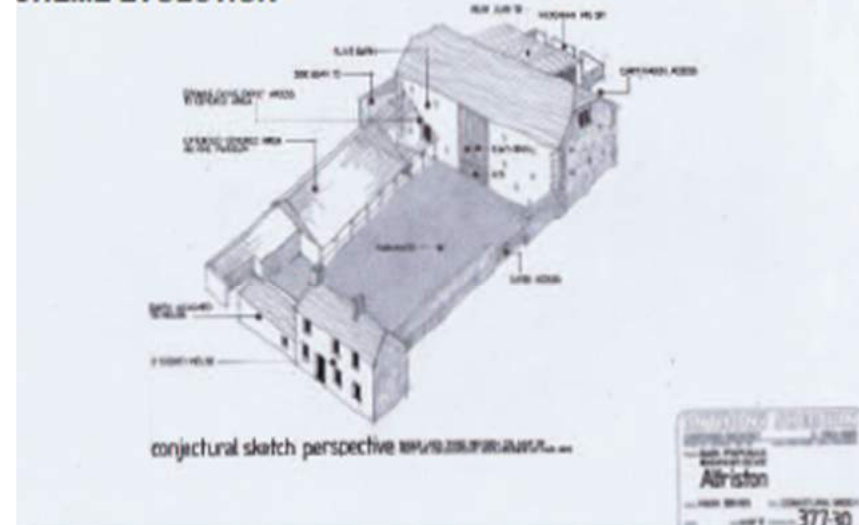
“Proposed restoration and renovation of the flint barns for a multi-functional use including for seasonal workers accommodation and on-site warden’s accommodation and for use by the wider community including for visiting school parties, ramblers and other interest groups.”



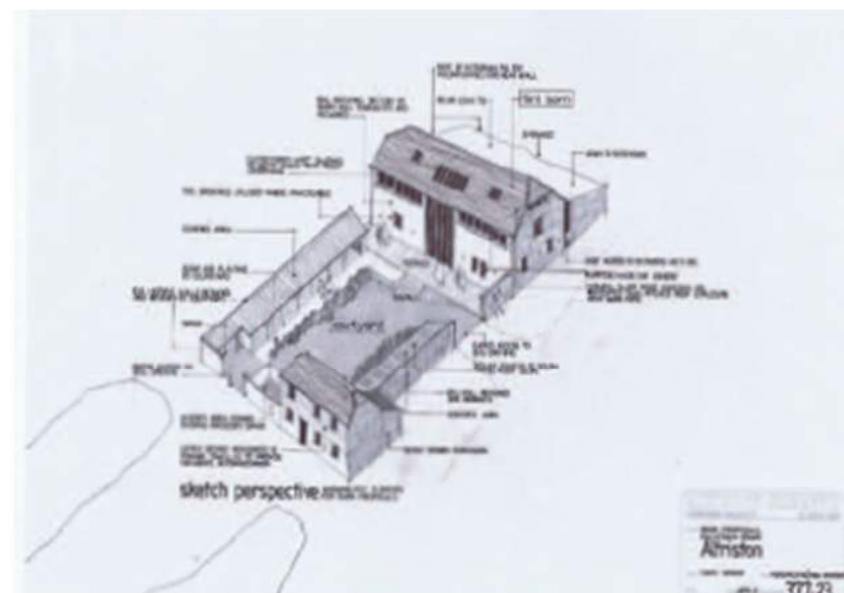
Flint Barns, Rathfinny Wine Estate

Rathfinny Trail

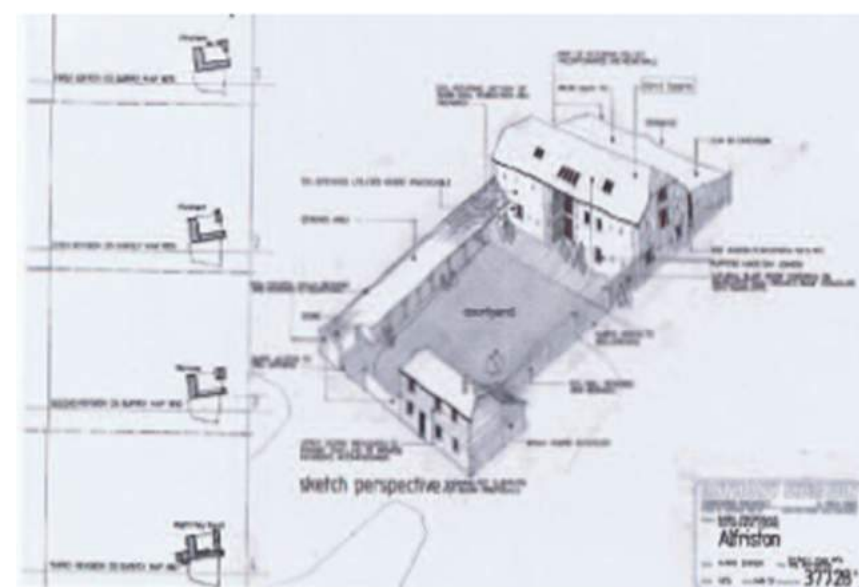
CHEME EVOLUTION



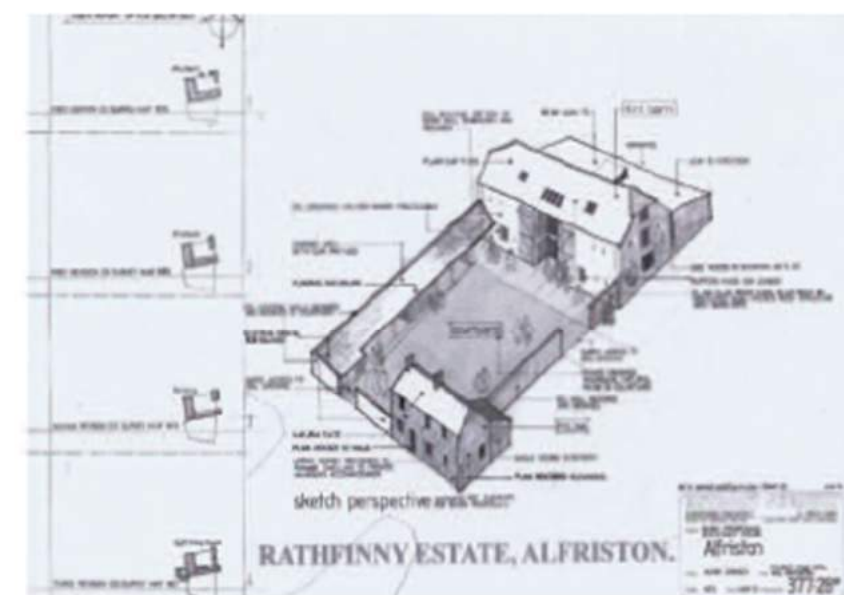
jectural sketch perspective circa.1927



Original scheme
Original proposal presented to the South Downs National
Park Authority at a meeting on 27th April 2012



y 2012 scheme
vised proposal provided to the South Downs National
rk Authority by email for consideration in May 2012



June 2012 scheme
Final scheme for the planning application submission



Flint Barns, Rathfinny Wine Estate Planning Application Drawing



Flint Barns, Rathfinny Wine Estate



Flint Barns, Rathfinny Wine Estate



Flint Barns, Rathfinny Wine Estate



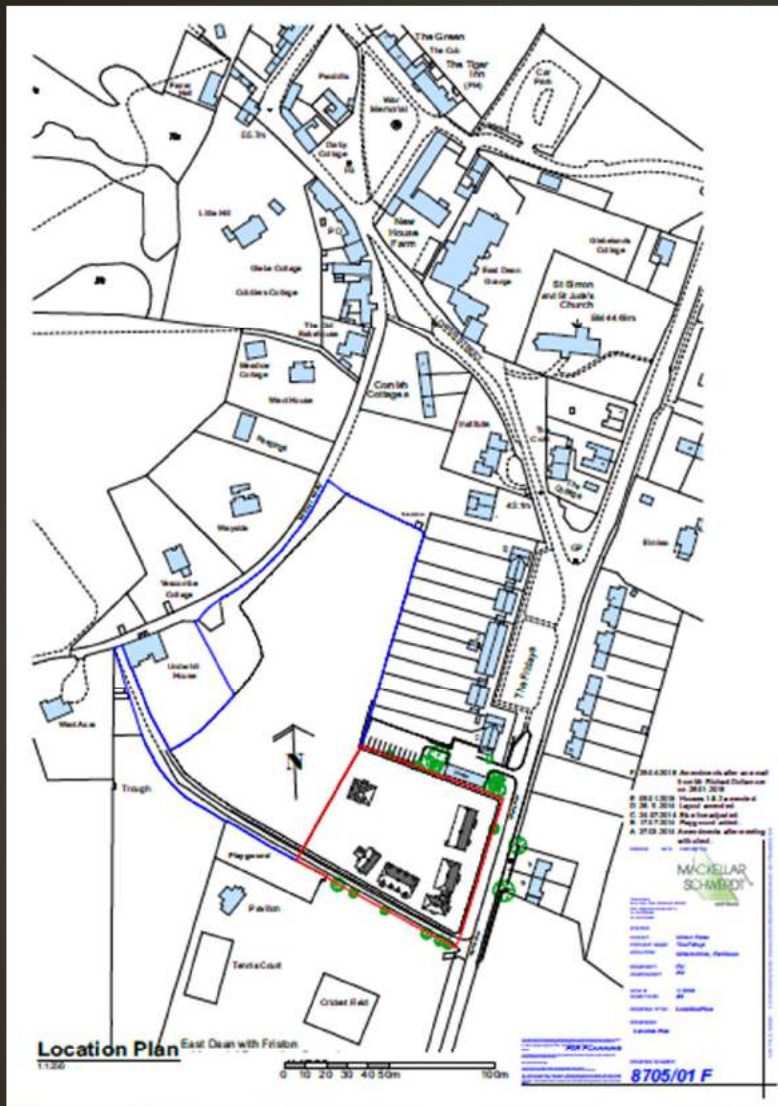
Flint Barns, Rathfinny Wine Estate



Land at The Fridays, East Dean

Land at The Fridays, East Dean

- Housing allocation for East Dean
- SHLAA submission
- Pre-application consultation
- Commitment to good quality design
- Attention to landscape and visual impact
- Surveys
- Public consultation
- Demonstrating it was the best option



Land at The Fridays, East Dean



Land at The Fridays, East Dean



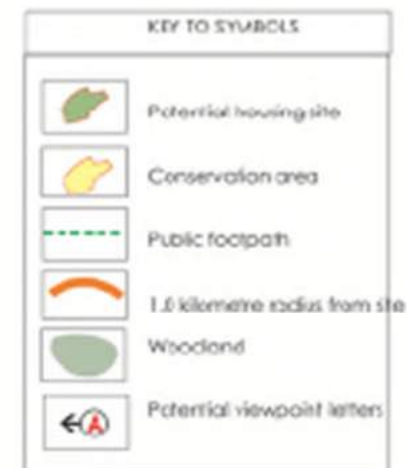
Land at The Fridays, East Dean



PARKER DANN

Chartered Town Planning Consultants

APPENDIX 5: PHOTOGRAPHIC LOCATIONS AND PHOTOGRAPHS



0 1km

Scale: 1:12500 at A3



Potential housing site
Redays Field
East Dean
Sussex
Viewpoint positions



Land at The Fridays, East Dean



Land at The Fridays, East Dean



Conclusions