

① X

The Chief Planning Officer  
Mid Sussex District Council  
Oaklands Road  
Haywards Heath  
RH16 1SS

29<sup>th</sup> April 2022

Dear Sirs,

**Re: Rock Lodge Vineyard RH17 7NG**

I write to you as the proprietor of BSW Building Services Limited and as the owner of the Vineyard Estate. BSW are the principle tenants of the vineyard buildings and the Vineyard Estate consisting of approximately 20 acres of vines and associated headlands is leased by Plumpton Agricultural College under a Farm Tenancy Agreement.

Last September BSW purchased an adjoining property, Rock Lodge Cottage, with its grounds totalling 2.4 acres. A garden area surrounding the cottage has recently been fenced/hedged, separating it from the rest of the land. The owners, BSW, have recently applied to extend the cottage and this Application Reference DEM/221/0655 which has been granted – see your letter dated 21<sup>st</sup> April 2022.

Within the above-mentioned garden area we have also demolished a single garage and a dilapidated poly tunnel approximately 5 metres wide x 15 metres long and have constructed a two car, open fronted, car port.

We have separated out a small building constructed approximately 20 years ago as a home office and, following refurbishment, have deployed it as a single person dwelling, which currently provides accommodation for a vineyard worker.

The remainder of the land consisting of a field of some 1.65 acres is under consideration by Plumpton College as a small addition to the vineyard or will otherwise be offered for rental strictly for agricultural purposes.

I am conscious that we require agreement and permission to redeploy the property as described above and am concerned to regularise the situation with your department. I am hoping to simply annex the field area (1.65sq. acres) to the existing vineyard property. I would like to separate the home office building (referred to as “Barries”) with its small garden and car park area under a separate title and BSW intend to retain the extended Rock Lodge Cottage, together with its garden and car port, as a company asset which will be offered for rental as a family home.

We would much appreciate if a member of your team could consider these factors and let us know your view and what steps to take to comply with planning requirements.

Please find herewith marked out location plans showing the existing vineyard premises and the additional grounds attached to Rock Lodge Cottage.

Thank you for your attention and we look forward to hearing from you in the near future.

Yours faithfully,

John Bellière  
**Director**