

FAO Chris Bartlett by email  
Chris.bartlett@westsussex.gov.uk

Dear Mr Bartlett,

**Re: Rock Common Quarry, The Hollow, Washington, RH20 3DA  
Planning Application WSCC/028/21**

I am writing in support of the above application that will, if consented, both deliver an exceptional restoration solution for the Rock Common Quarry and make an important contribution to the local area, and South Downs National Park, through wider economic, environmental, and social outcomes arising from the delivery of the vision and objectives set out within the Whole Estate Plan for the Wiston Estate.

This Whole Estate Plan was produced in response to Policy SD25 of the adopted Local Development Plan for the South Downs National Park. The Plan was formerly endorsed by the South Downs National Park Authority in July 2017 and subsequently become a material consideration for planning decisions arising from it [taken by the National Park Authority]<sup>1</sup>.

The principle of applying weight to endorsed Whole Estate Plans is explained in the Local Development Plan [paragraph 7.15] as follows:

**Policy SD25 recognises that Whole Estate Plans may be able to demonstrate particular material considerations, relating to the purposes and special qualities of the National Park that justify development outside of settlement boundaries.**

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<sup>1</sup> See commentary from the National Park Authority [here](#).

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The vision set out in the Whole Estate Plan is that by 2030 Wiston [the estate] will be:

- A place for people: with housing and facilities that meet the needs of those of all ages and backgrounds, where all can enjoy and develop relationships with each other, their neighbours, their community, and the land on which they live.
- A place for nature: where careful stewardship enables and enhances networks of habitat set within valued landscape and heritage.
- A place for productivity, craftsmanship and business: where people can come together to add value, create the products and services that people want and generate the income required to support a good quality of life for themselves and their families.
- A place without waste: where everything matters and the potential of people, the land and our built environment is optimised
- A place for learning and exploration: where people benefit from time to think, to develop and exchange ideas and learn from each other, their shared experiences, history and the (built and natural) world around them.

A complete version of the Whole Estate Plan can be downloaded from the South Downs National Park Authority Website via this [link](#).

Since the endorsement of the Whole Estate Plan the Estate has developed its enterprise and has completed one of the Plan's two major projects to upgrade its Wiston Estate Winery, introduce a direct sales facility, event venue and restaurant [Chalk] at its North Farm, Washington site.

This has helped the estate business increased its contribution to the local economy, creating 32 jobs and increasing its supplier base to over 500 businesses [many of which are local]. in the last 18 months.

The Estate's investment and creation of new business has made a direct contribution to the objectives and specifically Theme 3 of the Council's Economy Plan Reset 2020 – 2024 by creating a new viticulture tourism attraction, enterprise, and associated employment.

The restoration and re-purposing of Rock Common Quarry is the second of the Whole Estate Plan's major projects. Progress to deliver the Estate's vision for restoration and subsequent economic use will enable the Estate to deliver against its overarching vision and objectives and extend its contribution to the West Sussex economy.

It will do this by;

- introducing nature restoration, enabling natural processes and the delivery of a broader range of ecosystem services
- providing visitor accommodation and amenities outwith, but adjacent to the National Park, so releasing visitor pressure whilst providing a 'gateway' facility to enable people to access, experience, enjoy and appreciate its special characteristics,
- creating employment for local communities,
- generating revenue that the Estate will use to help conserve and maintain its heritage assets and protected landscapes including the Grade I listed Wiston House, the 37 other listed buildings, 13 scheduled ancient monuments, 495 hectares of woodland and over 40 protected species it hosts, and.
- creating an access point for visitors to a series of land-based experiences including Knepp Wildland and the Wiston Estate Winery.

These benefits should be considered within the planning balancing exercise that your authority will undertake to inform the determination of the application.

Added to this, whilst we do not argue that the inclusion of the Rock Common Project within the endorsed Wiston Whole Estate Plan should be in any way considered to be determinative, we do represent that it should be considered as a material consideration in determining this application.

We will be pleased to answer any queries arising from this representation that you may have.

Yours faithfully,

Robert Hindle BSc (Hons) MRICS for Rural Solutions Limited