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**AGRICULTURAL BUILDING PLANNING
STATEMENT**

relating to:

PROPOSED GREENHOUSE.

at:

**Naked Farm,
Warninglid,
West Sussex,
RH17 5TG.**

June 2026.

2.

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1. Introduction.

1.1. David Hall & Company is instructed by Evergreen Rural, agents for DAAAG Farming LLP, to undertake an appraisal of the need for a greenhouse on land at Naked Farm, Warninglid. I am a consultant providing specialist rural and agricultural building advice to landowners, farmers and foresters.

1.2. I have over four decades of industry experience, having worked in advisory and practical capacities for private companies and local authorities. I qualified as a Chartered Surveyor (MRICS) and as a Fellow of the Central Association of Agricultural Valuers (FAAV).

1.3. I have visited the site, where the estate's agent outlined the owners' proposals and provided background information on this rural property.

3.

2. The Property.

2.1. Naked Farm, formerly known as Lydhurst Estate, comprises a large residential dwelling under construction, other outlying dwellings, buildings and agricultural land extending to approximately 293 acres (118.5 hectares). The land lies to the west of Warninglid village. The property is accessed through the main entrance off “The Street” to the main house and off “Warninglid Lane” to the estate buildings.

2.2. The land forming Naked Farm is undulating and comprises the following:
Woodlands – 155.13 acres.

Pasture and arable land – 110.95 acres.

House, dwellings, buildings and access roads – 16.65 acres.

2.3. Naked Farm was purchased by the applicants in January 2025. The property is undergoing comprehensive repair work to the existing traditional estate buildings in addition to the construction of the new dwelling house. Woodlands and farmland are now managed by an estate team of workers and new agricultural enterprises are being introduced – please refer to the applicants original **Vision Paper**, published in November 2024.

2.4. As livestock are introduced and crops planted it is the applicant’s intention to sell food direct to local customers within a ten-mile radius in Mid-Sussex. Eggs, milk, meat, fruit and vegetables will be delivered direct from the farm on a daily basis. Please refer to Naked Farm’s website at <https://nakedfarm.co.uk/>

2.5. Although not designed to be a field scale assessment, the Provisional Agricultural Land Classification (1983) identifies the land as predominantly Grade 4. Grade 4 is described as agricultural land with limitations that restrict the range of crops or level of yields. It is mainly suited to grass with occasional arable crops. Like majority of Grade 4 land in Sussex the estate has large areas of woodland.

2.6. A dairy herd is close to being introduced with a new milking parlour. Milk will be transferred to the creamery where it will be converted to butter, cheese and other dairy products.

4.

3. Proposed Development.

3.1. The applicant proposes the construction of a greenhouse for the growing of salad crops, soft fruit and vegetables. This will be part of the applicant's production of home-produced niche food for sale direct to the public. This will be to personal households direct from the estate or to local shops, pubs and hostilleries. The aim is to serve a maximum of five hundred customers.

3.2. As part of the application, I have been provided with the following drawings and plans:

Location & Block Plan – drawing no. **8656/LP.**

Estate Plan – drawing no. **8656/EP.**

Proposed Block Plan – drawing no. **8656/100.**

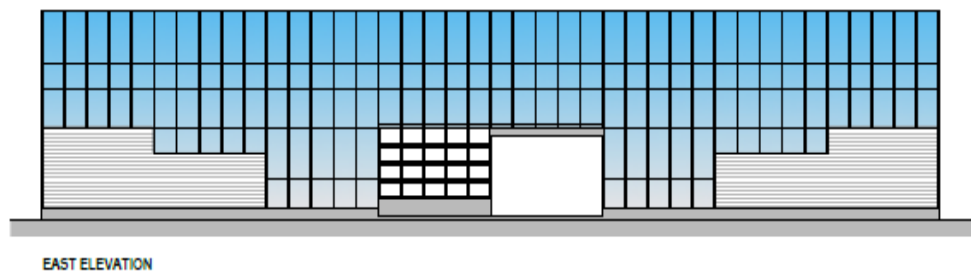
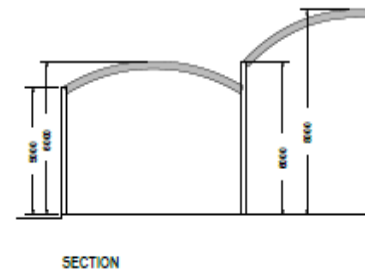
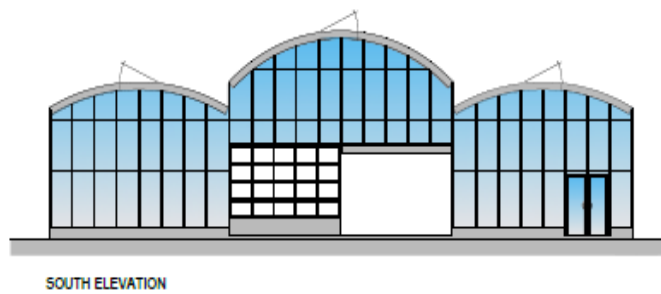
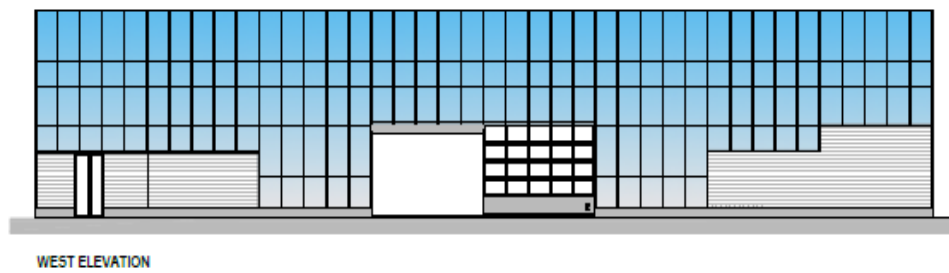
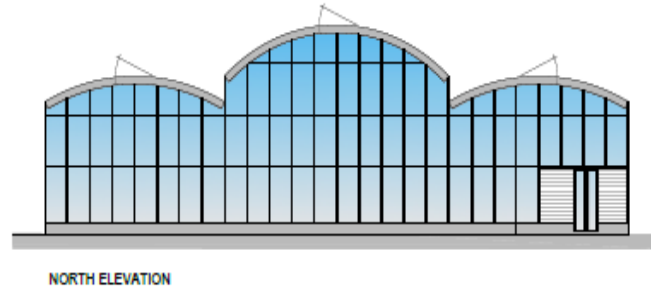
Proposed Greenhouse Elevations – drawing no. **8656/200.**

3.3. The building will be constructed of a painted steel frame to a size 40 m long x 26 m wide and to maximum height 8 m. The construction of the greenhouse will comprise galvanised steel purlins supporting polycarbonate roof glazing. The walls will comprise insulated composite wall panels and glazing above. Automatic ridge vents will be installed for ventilation – **see drawing 8656/200, part copied below.**

3.4. The building is to be located on a gentle sloping site close to the centre of the estate buildings – **see drawing 8656/100.** The site of the proposed greenhouse has been chosen to have no impact upon adjacent mature trees which will be retained. The proposed greenhouse is to be located far enough away to prevent any root damage.

3.5. The greenhouse will be used to grow salad crops, vegetables and soft fruit, depending upon market demand in a heated and ventilated environment. All produced crops from the greenhouse will be prepared and delivered direct to the customer. The ethos for this agricultural holding is to bring farm-fresh quality food produce direct to the customers door without the need for “middlemen” nor long supply chains – “just real food from real farmers who care”.

5.



Proposed Greenhouse Elevations.

4. Planning Policy.

4.1. Naked Farm is located within the High Weald National Landscape (formerly AONB). However, unlike some other classes of permitted development, Class A is not precluded within National Parks or AONB/National Landscapes.

4.2. Permitted Development.

Class A – Agricultural Development on units of 5 hectares or more. This permitted development right (PDR) is set out within the April 2015 version of the General Permitted Development Order (as amended) (GPDO) and allows for certain developments on land used for the purposes of agriculture, subject to various exclusions and conditions. This PDR was recently amended (under SI 2024 N0.579, effective from 21 May 2024), including to increase the size of buildings that can be erected under this PDR to 1,500 square metres.

The text from the GPDO is copied below:

Class A – agricultural development on units of 5 hectares or more

Permitted development.

A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—

- (a) works for the erection, extension or alteration of a building; or
- (b) any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit.

Development not permitted.

A.1 Development is not permitted by Class A if—

- (a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area.
- (b) it would consist of the erection or extension of any 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.

- (c) it would consist of, or include the erection, extension or alteration of a dwelling.
- (d) it would involve the provision of a building, structure or works not designed for agricultural purposes.
- (e) 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 would exceed 1,000 square metres: or
 - (ii) any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres, calculated as described in paragraph D.1(2)(a) of this Part.
- (f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres.
- (g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres.
- (h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road.
- (i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an 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 400 metres of the curtilage of a protected building;
- (j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming.
- (k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—
 - (i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or
 - (ii) is or would be within 400 metres of the curtilage of a protected building: or
- (l) the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.

5. Appraisal.

5a. Agricultural Need.

5a.1. Naked Farm is equipped with two ranges of rural buildings. There is a large range of traditional, mainly brick and tiled outbuildings and newer buildings located close to the main house on the estate. There is a secondary off-lying steel framed building used for livestock, hay, straw and machinery storage located at the southern end of the estate at Barland's Farm.

5a.2. The traditional outbuildings along with other residential cottages are located mainly to the north of the main house. They were used as potting sheds, general storage buildings and other covered areas for working and managing the formal gardens and vegetable growing areas. These traditional buildings are being repaired and brought into active use as part of the development of Naked Farm. This will include a Creamery and Butchery for the processing of farm produce.

5a.3. The new owner of Naked Farm is farming the land to provide agricultural produce direct from the farm to the customer. This vision incorporates making maximum use of the buildings and land to produce quality food products sold direct to the consumer.

5b. Permitted Development Assessment.

5b.1. This section of the Statement provides an assessment against the various criteria listed under Class A of Part 6 (A.1) which establish whether the proposal accords with the requirements of the GPDO. It then goes on to consider how the proposal meets the requirement that any development under Class A be 'reasonably necessary for the purposes of agriculture'.

5b.2. The proposed greenhouse complies with the requirements of Class A of Part 6. The table below lists the requirements under Class A.1.

A.1 Development is not permitted by Class A if—

A.1(a) The development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area.

9.

The proposal lies within Naked Farm, totalling 118.5 hectares. **Pass.**

A.1(b) It would consist of the erection or extension of any 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.

No 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. **Pass.**

A.1(c) It would consist of, or include, the erection, extension or alteration of a dwelling.

The proposal does not include for the erection or otherwise alteration to a dwelling. **Pass.**

A.1(d) It would involve the provision of a building, structure or works not designed for agricultural purposes.

The proposed new greenhouse is specifically designed for agricultural purposes. **Pass.**

A.1(e) 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 would exceed 1,000 square metres; or (ii) any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres, calculated as described in paragraph D.1(2)(a) of this Part.

The proposed greenhouse does not exceed 1,500 square metres. **Pass.**

A.1(f) The height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres.

The proposed greenhouse is not located within 3 km of any aerodrome. **Pass.**

A.1(g) The height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres.

10.

The proposed greenhouse is not within 3 km of any aerodrome and is of maximum height of 8 metres. **Pass.**

A.1(h) Any part of the development would be within 25 metres of a metalled part of a trunk road or classified road.

The nearest part of the proposed greenhouse is approximately 29 m away from the metalled part of the classified road known as Warninglid Lane. **Pass.**

A.1(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an 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 400 metres of the curtilage of a protected building.

The proposed greenhouse is not intended to be used for accommodating livestock or slurry or sewage sludge. **Pass.**

A.1(j) It would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming.

The proposed greenhouse is not connected or related to fish farming. **Pass.**

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

The proposed greenhouse is not intended for the storage of fuel for or waste from a biomass boiler or an anaerobic digestion system. **Pass.**

A.1(l) The erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.

The proposed greenhouse will not be sited on, or within the curtilage of a scheduled monument. **Pass.**

5c. Planning Assessment; Siting, Design and Appearance.

5c.1. Assuming the Case Officer determines that the proposal does meet the legislation set out in Class A then we hope that they determine that Prior Approval is not required. However, should they deem that Prior Approval is required then they are required to determine if the proposal is acceptable in siting, design and appearance terms.

5c.2. Heritage.

The National Heritage List for England (NHLE) has been consulted, and this shows that there are no listed buildings within the application site. The nearest listed buildings are five residential dwellings located to the east in The Street, approximately 250 m away and two dwellings known as Warninglid Grange and The Old Grange, which are situated approximately 365 m to the northwest.

5c.3. Flooding.

As shown on the “Flood Map for Planning”, the site is situated within Flood Zone 1 (lowest probability). The same mapping also shows the site as being outside of any areas subject to surface water (pluvial) flooding.

5c.4. Siting.

5c.4.i. The greenhouse is proposed on the northern part of Naked Farm, close to the existing estate buildings and internal estate roads. To the north is a mature hedgerow with numerous mature trees nearby that reduces its impact upon the landscape.

5c.4.ii. The location of the proposed greenhouse is logical to meet the needs of the agricultural enterprises undertaken on Naked Farm. It is close to estate roads for access purposes. Its proposed position is near to existing buildings where agricultural products will be prepared ready for delivery to customers.

5c.4.iii. Other sites have been considered within the farm. However, these have been discounted.

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5c.5. Design and Appearance.

5c.5.i. The design of the proposed greenhouse is a typical glasshouse to be used to provide enhanced growing conditions for salad crops, soft fruit and vegetables. It is located far enough away to not affect nearby residential dwellings. The proposed location of the greenhouse is near to an existing cluster of buildings and is surrounded by mature hedgerows and trees to limit its impact on the landscape.

6. Conclusion.

6.1. The proposed greenhouse is reasonably necessary for the agricultural operations of Naked Farm, providing home produced food direct to the consumer. The proposed structure is designed for agricultural purposes and located in a logical position to work with the land and buildings on the property.

6.2. It is for practical and security purposes that any new buildings are located close to the existing building complex to the north of the main house, close to existing internal estate roads. Alternative sites for the proposed greenhouse have been considered and discounted.

6.3. The proposed development meets all criteria under Schedule 2, Part 6, Class A of the GPDO 2015 (as amended). The siting, design and scale are justified by the functional needs of the enterprise and the layout of the land.

6.4. The building responds to a site-specific agricultural need and presents no conflict with landscape character, biodiversity or heritage settings. Prior Approval should not be required and, if deemed necessary, should be granted.

David Hall.
June 2026.