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AGRICULTURAL BUILDING APPRAISAL

relating to:

PROPOSED CREAMERY.

at:

**The Naked Farm
(Formerly ‘The Lydhurst Estate’)
Warninglid,
West Sussex,
RH17 5TG.**

January 2026.

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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 building for use as a Creamery on land at The Naked Farm formerly the Lydhurst Estate, Warninglid. I am a consultant providing specialist rural and agricultural building advice to landowners, farmers and foresters.

1.2. I have over three 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. The property, known as The Naked Farm, comprises a large residential dwelling that is to be replaced by a new private house, 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 the estate is undulating and comprises the following:
Woodlands – 155.18 acres.
Pasture and arable land – 110.95 acres.
House, dwellings, buildings and access roads – 16.65 acres.

2.3. 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.

2.4. Lydhurst Estate was purchased by new owners in January 2025, the name has recently been changed to The Naked Farm. The estate is undergoing comprehensive repair work to the existing traditional estate buildings. Woodlands are now managed by an estate team of workers and new agricultural enterprises are to be introduced – please refer to **Lydhurst Estate – Vision Paper**, published in November 2024.

2.5. The estate is currently in the process of acquiring additional land nearby extending to approximately 300 acres (121 hectares) including farm buildings suitable for extending the livestock enterprises.

2.6. A sheep flock has already been introduced to the estate, and a planned dairy Cow, Goat & Buffalo enterprise will follow with the installation of milking equipment. Milk from the dairy herd will be converted in the proposed Creamery to butter, cheese and other dairy products.

2.7. As part of the development and improvement of the estate, the new owner has installed a woodchip powered boiler to provide heating and hot water to various buildings within the estate.

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3. Proposed Development.

3.1. The applicant proposes the construction of a creamery for processing dairy products. The applicants propose niche food manufacture of home-produced dairy products for sale direct to the public. This maybe to personal households direct from the estate or to local shops, pubs and hostilleries.

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

Location & Block Plan – drawing no. **8196/26/LBP.**

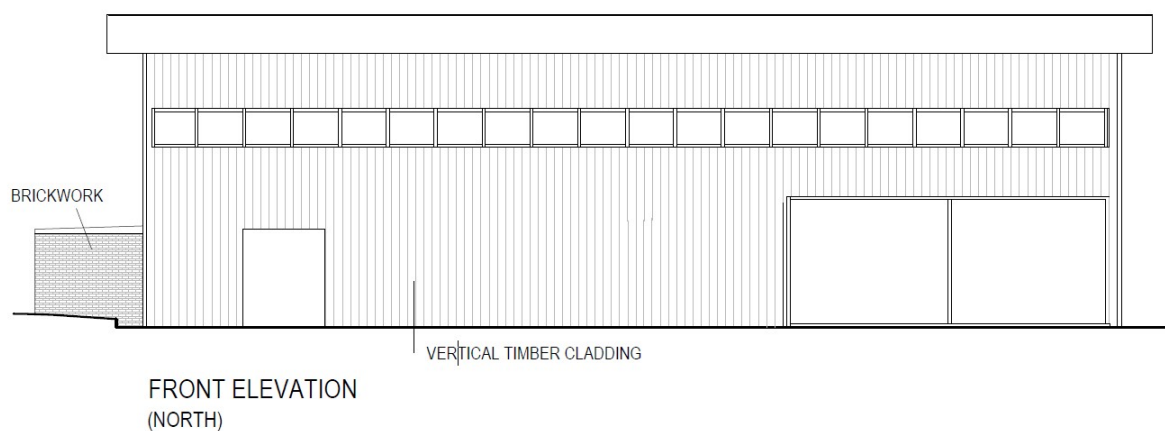
Estate Plan – drawing no. **8196/26/EP.**

Existing Drawing – drawing no. **8196/26/EX.**

Floor Plans – drawing no. **8196/26/1.**

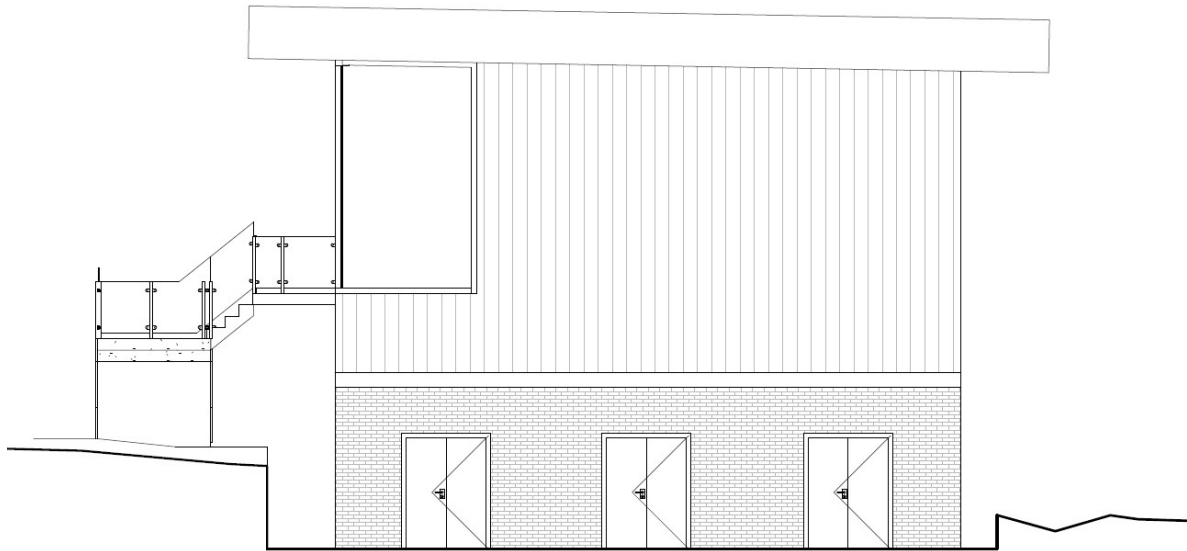
Elevations – drawing no. **8196/26/2.**

3.3. The building will be constructed of a steel frame to a size 33.3 m long x 11.0 m wide. The building will comprise two floors under a mono pitched roof of maximum 9.8 m height at the highest point. The building will be clad to the side with Vertical timber cladding with windows and various access points & brickwork. The roof will be clad with corrugated profiled metal sheeting with solar array panels. The front North elevation is shown in the **drawing below.**



5.

3.4. Internally the building will comprise a creamery & associated equipment, chillers, wash rooms, walk-in freezers, plant and switch rooms. The first floor will be accessed via an internal staircase as well as an external access shown on the Eastern Elevation - **drawing below.**



**SIDE ELEVATION
(EAST)**

3.4. The building is to be located on a generally level site within the centre of the original traditional estate buildings. The proposed creamery will replace an existing building that is to be demolished and removed off site. Please refer to the Existing Drawing numbered **8196/26/EX.**

4. Planning Policy.

4.1. The 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.

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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;
- (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

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- (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. The 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 previously used for housing livestock, hay and straw, etc located at the southern end of the estate at Barland's Farm.

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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 of low height, with limited size openings not suitable for a new creamery.

5a.3. The new owner of The Naked Farm wants to farm the land by marketing home produced agricultural produce from the property and direct to the customer. This vision incorporates making maximum use of the buildings and land to produce quality food products sold direct from the premises.

5a.4. The proposed location for the Creamery, within the existing range of traditional outbuildings, has been chosen to be as near as possible to these buildings and accessible to existing estate roads. The estate road accessed off Warninglid Lane is secure with its own electronic gate.

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 creamery 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.

The proposal lies within The 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.

9.

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 creamery 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 building 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 building 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.

The building is not within 3 km of any aerodrome and is 9.8 m high. **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 building is approximately 320 m away from the classified road known as Warninglid Lane. **Pass.**

10.

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 building 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 building 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 building 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 building 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.

11.

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 Warninglid Grange and The Old Grange, which are situated approximately 365m 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 building is proposed on the northern part of Lydhurst Estate, within the centre of the existing older estate buildings and internal estate roads. The proposed building is not visible from any nearby residential dwellings nor from the nearest public highway known as Warninglid Lane.

5c.4.ii. The location of the proposed building is logical to meet the needs of the agricultural enterprises undertaken on the estate. It is to be close to estate roads for access purposes. Its proposed position is near to existing buildings on the estate.

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

5c.4.iv. The proposed position of the agricultural building, next to existing buildings and easily accessible to the existing estate roads is logical and best for the proposed use.

5c.5. Design and Appearance.

5c.5.i. The design of the proposed building is not uncommon within the High Weald National Landscape. It is located far enough away to not affect nearby residential dwellings. The proposed location of the Creamery is within an existing cluster of buildings, which are all near the centre of the estate which is surrounded by mature hedgerows and trees to limit its impact on the landscape.

6. Conclusion.

6.1. The proposed building is reasonably necessary for this large rural estate. There are limited suitable buildings for the proposed Creamery. The new proposed building is designed and located as part of managing this estate in a new sustainable way, compared to the previous owners' occupation.

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

6.2. 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.

6.3. 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.

January 2026.