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## **PLANNING, DESIGN AND ACCESS STATEMENT**

relating to:

### **PROPOSED BARN AND AQUAPONIC FISH SHED WITH GREENHOUSE.**

on:

**Land at Bob Lane,  
Wineham Lane,  
Wineham,  
West Sussex.**

**June 2026.**

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### **6. Summary.**

## **1. The Property.**

**2.1.** The property comprise agricultural land located adjacent to Bob Lane and Wineham Lane, Wineham, West Sussex. The land extends to approximately 4.5 acres (1.82 hectares). The land holding is registered with The Department for Environment, Food and Rural Affairs (Defra) under the County Parish Holding (CPH) number **42/346/8103**.

**2.2.** The land lies to the east of Wineham Lane and is accessed through an existing track off the public highway. The land is currently unutilised for agricultural purposes, having been left to naturally regenerate over recent years.

### **3.**

**2.3.** Although not designed to be a field scale assessment, the Provisional Agricultural Land Classification (1983) identifies the land as predominantly as Grade 3. Grade 3 is described as good to moderate quality land, with moderate limitations that affect the choice of crops to be grown, timing and type of cultivation, harvesting or yield.

## **2. Resubmitted Application.**

**2.1.** Planning permission was refused for a larger development, planning application **DM/26/0780** on 9<sup>th</sup> June 2026. The reasons for the refusal were given as follows:

“The applicant has failed to demonstrate the proposed structures on site are reasonably necessary in connection with the proposed uses. The scale and design of the building, without adequate justification are considered to represent harmful intrusion of built form in the countryside, unnecessary for the purposes of agriculture and the proposal therefore fails to maintain or enhance the intrinsic beauty of the surrounding countryside contrary to policies DP12 and DP26 of the Mid Sussex District Plan 2014-2031 and Twineham Neighbourhood Plan policies TNP2 and TNP3”.

**2.2.** This resubmitted application is submitted with the following:

- i.** The design of the proposed building has been reduced in size.
- ii.** Additional information is provided to explain why this site has been chosen for the proposed aquaponics enterprise.

## **3. Proposed Development.**

**3.1.** The applicant proposes the construction of one agricultural building for an aquaponics business. The building will be constructed of steel and timber frames of vertical posts and roof beams, covered with part timber cladding, part plastic coated metal roof sheeting, green mesh and uPVC plastic sheeting.

**3.2.** The applicants propose to introduce an aquaponic business onto their property. This was originally proposed in 2018, following which the applicants were approached by third parties to acquire the land for a proposed energy storage system. This did not materialise. The applicants would like to progress their original proposal.

#### 4.

**3.3.** Following the refusal of planning application **DM/26/0780**, the applicants have reconsidered their needs for building space to operate their aquaponics business. This application proposed a smaller building. The covered area required for the fish tanks is the same. However, a smaller greenhouse and storage area is now proposed to start up the proposed enterprise.

**3.4.** The application is being submitted with the following drawings, plans and reports:

**Planning Design and Access Statement.**

**Location and Block Plans** – drawing no. **8536-LBP-B**.

**Elevations and Floor Plan** - drawing no. **8536-1-D**.

**Landscaping Plan** - drawing no. **8536-2-B**.

**Preliminary Ecological Appraisal.**

**Biodiversity Net Gain – Design Stage Assessment.**

**Statutory Biodiversity Metric** – Land at Wineham Lane.

**Statutory Biodiversity Metric** – Condition Assessment OF Land at Wineham Lane.

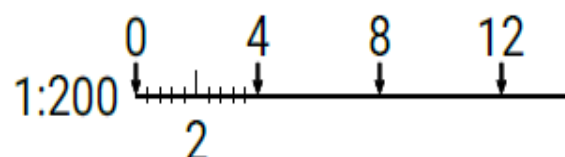
**UK Power Network Underground Cable Plan** – plan 7471.



**SOUTH EAST ELEVATION**



**NORTH EAST ELEVATION**



**PROPOSED AQUAPONIC FISH SHED AND GREENHOUSE.**

## 4. The Proposed Rural Business.

### 4.1. Aquaponics Business.

**4.1.1.** Aquaponics is a method of food production involving Aquaculture and Hydroponics which is the cultivation of fish with fruit and vegetables without soil. Aquaculture is the rearing of fish and Hydroponic is growing plants without soil. These combined together and re-circulating water becomes Aquaponic farming.

**4.1.2.** There are two types of Aquaponics, high-tech and low-tech. High-tech takes place inside a sealed building and uses exotic fish such as Tilapia who need strict temperature monitoring. Low-tech, the method to be undertaken takes place in a much less enclosed space and uses native species. Minimal energy is required as it only requires a pump combined with gravity. **PLEASE NOTE:** There is a big difference between **Aquaponics** and **Hydroponics** as Hydroponics are often sited within buildings to control temperature and fertilizer options often non-organic.

**4.1.3.** Low-tech aquaponics works with the local climatic seasons and utilises the use of purpose-built hybrid greenhouses complimenting natural biological chemistry. Tanks containing fish, in this case Rainbow Trout, will be fed with an organic certified fish food to provide a balanced diet for their species. Their waste will then be pumped through grow beds and provide food for floating plants such as salad crops and herbs. The process involves ‘nitrification’ which is where nitrites convert into nitrates. The water will be monitored several times a day to ensure that this process is proceeding and that nothing harmful makes its way into the fish tanks.

**4.1.4.** Salads will be harvested with their roots left on to enable the purchaser to keep them fresh as they eat them. Bio-filters will collect any surplus nutrients and can be used as a fertilizer on crops grown on the land. The food produced is very high yielding on the space that it uses and is of exceptional quality. The flavours are more intense and the health benefits very high. It is environmentally healthy for agricultural land and specifically there is no need for synthetic fertilisers.

## 6.

**4.1.5.** The proposed business involves two partially buried fish tanks for the hydroponic part of the operation. The method is clean and the height of the grow-beds can be utilized by someone using a wheelchair. The fish grow for 6 to 8 months from their original size of a fingerling (very young fish). The fingerlings will be sourced from chalk stream fisheries in Sussex and Hampshire.

**4.1.6.** Fish processing and plant preparation areas will be housed within the barn. Fish tanks that serve as isolation tanks during normal operations will be housed inside the barn and utilised for any harsh seasonal conditions. Isolation is used to climatise new fish stocks, quarantine and livestock protection.

**4.1.7.** There is an opportunity to utilise the remaining land in the manner of a 'Forest garden'. This will mean keeping the plants, bushes and trees that are already on the land plus growing tomatoes, cucumbers, cabbages, etc., within the gaps.

**4.1.8.** Hens will be allowed to roam the land to reduce infestation from pests and slugs. The hens will be housed in moveable timber chicken coops and egg sales will contribute to food produce sales.

**4.1.9.** The existing invertebrates, reptiles, amphibians, birds and mammals will not be affected and indeed their habitat and environment will be greatly enhanced. Please refer to the **Preliminary Ecological Appraisal**.

### **4.2. Business Plan.**

**4.2.1.** The products will be Rainbow Trout, salad crops, herbs, fruit, vegetables and eggs. The applicants have an offer from an organic wholesaler in Brighton to purchase as much as they can provide. It would be preferable to sell locally direct to customers.

**4.2.2.** Although it is not a requirement for the planning authority that financial information is needed with a planning application for an agricultural building, we do provide some data to demonstrate that the proposed business has been planned on a sound financial basis, as follows:

## 7.

### 4.2.3. Establishment Costs.

|                                              |                 |
|----------------------------------------------|-----------------|
| 1. Estimated Fees                            | £ 10,000        |
| 2. Building including fish tanks             | £ 30,000        |
| 3. Hardstanding and Landscaping              | £ 3,000         |
| 4. Materials for flow-beds                   | £ 4,000         |
| 5. Installation of electricity power supply  | £ 20,000        |
| <b>Initial estimated establishment costs</b> | <b>£ 67,000</b> |

### 4.2.4. Operating Variable Costs (before labour) per annum.

|                                                                                                                              |                |
|------------------------------------------------------------------------------------------------------------------------------|----------------|
| 1. Annual cost of electricity, water, maintenance, feed, repairs, etc                                                        | £ 5,000        |
| 2. Feed and seeds                                                                                                            | £ 2,000        |
| 3. Capital Return on Establishment Costs at 5.50% approx.<br>(Rate of interest source The Agricultural Mortgage Corporation) | £ 3,685        |
| <b>Estimated variable costs per annum</b>                                                                                    | <b>£10,685</b> |

### 4.2.5. Anticipated Income per annum.

|                                     |                 |
|-------------------------------------|-----------------|
| Fish sales; 3000 at £6.00 each      | £ 18,000        |
| Salad plants; 2500 at £4.00 each    | £ 10,000        |
| Packets of herbs 3000 at £2.00 each | £ 6,000         |
| Tomatoes, cucumbers, cabbages       | £ 2,000         |
| Egg sales less feed costs           | £ 4,000         |
| <b>Estimated Total Sales</b>        | <b>£ 38,000</b> |

### 4.2.6. Labour Requirements.

The aquaponic business will initially employ two people. Once fully established the business will require additional workers. Further jobs will be created in the wider community in distribution and cooking. At least one of the jobs will be for a disabled person.

**4.2.7.** After two years of establishing the business, food packs will be made up for sale. Additional fish tanks could be installed and more growing beds added as the business develops. On this assumption it is anticipated that packs of fish, salad and herbs could be sold at £12 each.

## **8.**

### **4.3. Why This Particular Site Was Chosen For The Proposed Business.**

**4.3.1.** This site was chosen by the applicants prior to 2018 for the following reasons:

- i.** There is a lack of proximity to agricultural pesticides or genetically modified mono crops.
- ii.** The low-tech aquaponics must be sited on a field site as one of the by-products is an organic fertiliser for the land-based crops, 96% of a plant's nutritional requirement.
- iii.** The land is south facing with good daylight but in the hotter months the sun drops behind the South Downs with a significant drop in temperature, but light is not affected.
- iv.** The site is relatively close to large, populated conurbations for the sale of produce. No additional building is needed as the term "Direct to Customers" means to their premises on demand. The applicants have an organic supermarket client based in Brighton who has asked for all produce that can be supplied.
- v.** The land holding has a good existing vehicle access onto the public highway.
- vi.** The soil is very poor with most of the topsoil lost. It is a heavy clay base, and the Aquaponic waste will considerably restore the soil health very quickly. As to how the soil was lost is debatable but erosion is probably a factor, and the management plan will restore this land to beyond perfect conditions for food crops.
- vii.** The applicants finally decided to purchase the land due to a very good Pre Planning Application meeting on site with the planning officer Stuart Malcolm. They did fully understand that the advice provided no guarantees but was a sensible addition to their decision making.
- viii.** The delay establishing the applicant's proposed enterprise was due to the enquiry, by third parties to purchase the land for a proposed energy storage system, did not materialise.

## **5. Planning Assessment.**

### **5a. Agricultural Need.**

**5a.1.** The land adjacent to Wineham and Bob Lane, as shown on the application plan, has been allowed to regenerate and rewild naturally over the last eight years. The land is currently underutilised for agricultural purposes.

**5a.2.** The proposed development will reintroduce an agricultural business onto a small part of the land holding. Most of the land will be allowed to remain as naturally rewilded and regenerated land, with some additional planting of trees and shrubs, as recommended by the ecologist.

**5a.3.** The proposed use of the land will create a balance between productive agricultural use and the preservation of nature.

### **5b.Siting.**

#### **5b.1. Location of Proposed Building.**

**5b.1.1.** The building is proposed at the western end of the land holding near to an existing access off Wineham Lane. The proposed building is to be located near to the northern and western boundaries, yet far enough away to not affect any trees. The building is proposed near to mature hedgerows and trees to limit its impact on the landscape. The proposed building is far enough away to neither affect nor be visible to any residential dwellings.

**5b.1.2. PLEASE NOTE:** The previous application delegated report stated:  
*“Opposite the site to the west is a caravan park, which represents the closest neighbouring residential development. The proposed use of the site would be of a greater intensity than its current and historical use. However, on considering the scale of the growing space, size of the fish tanks and number of staff proposed to be employed, along with the separation distances to the caravan park and the existence of the roadway between the two, it is unlikely that the level of activity generated by the development would give rise to harming neighbouring amenity through noise and disturbance to a degree that could warrant refusal of planning permission. If the application were considered acceptable a condition to control hours of use could be used to ensure protection of neighbouring amenity”.*

## **10.**

### **5b.2. Heritage.**

**5b.2.1.** 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 building is The Royal Oak Inn, approx. 500 m to the southwest.

### **5b.3. Flooding.**

**5b.3.1.** 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. Design and Appearance.**

**5c.1.** The proposed building is designed specifically for the aquaponics business. The barn will be constructed of a steel frame with timber side cladding under a double pitched roof clad with profiled plastic-coated metal sheeting and is designed for the storage of machinery and equipment. The greenhouse and fish tanks will be constructed of timber with green mesh and plastic sheeting.

**5c.2.** During a previous pre-application site visit, an area of Ancient Woodland was identified at the eastern end of the land holding. The proposed building will not be located near this woodland. It was agreed that a buffer zone of 15 metres would be sufficient to not affect any existing trees or hedgerows.

**5c.3.** The proposed building will be of a low profile set with a mature hedgerow and mature trees to the north and west. The proposed building will not affect the trees whilst having a very low impact upon the landscape. Hardstanding will be laid between the existing access off the public highway and the proposed building for vehicles.

### **5d. Services.**

#### **5d.1. Energy – Electricity.**

**5d.1.1.** The aquaponic fish sheds and greenhouse use minimal power and make use of biochemistry and gravity. Where electrical pumps are used, they will be timed and of new low energy use type. Due to magnetic technology, they are also of low noise output. Low energy lighting will be used when necessary.

## **11.**

**5d.1.2.** The aquaponic process requires no supplementary heating nor cooling.

### **5d.2. Water.**

**5d.2.1.** Mains water will be connected to the proposed building, and all sanitary and water facilities will be of the latest efficient type. Rainwater harvesting techniques will be utilised to further prevent unnecessary use of mains water.

**5d.2.2.** Once the aquaponic system is charged the facility does not require further water consumption other than to replenish any loss due to natural evaporation. Any further water used on site for cleaning or maintenance purposes will be recycled and used via the mineralisation process on site.

**5d.2.3.** Additional minerals will be produced from organic waste created on-site. These will be combined with water harvested on-site and used as feed for additional planting.

### **5e. Waste Disposal.**

**5e.1.** This system of agriculture is known as “Closed Loop” whereby there is no waste. Once the system is charged the loss of water from evaporation is no more than 10% per year.

**5e.2.** There will be some waste from the fish when they are ethically slaughtered. For welfare reasons this will be carried out on site and the remains, after filleting will be disposed of in a bio-digestor installed on the site. This will be used as a natural fertilizer.

**5e.3.** The aquaponic farm is to be connected to an onsite drainage system for foul water disposal. This will be to a septic tank. None of this will have an impact on any existing mains drainage or water courses.

**5e.4.** No pesticides will be used with monitoring and sacrificial cropping used to keep down pests. It is planned to keep chickens who will be allowed to move through the sheds and surrounding land to also keep pests at bay on the ground and soil level.

## **5f. Ecological Appraisal.**

**5f.1.** A Preliminary Ecological Appraisal has been commissioned for submission with this application. The report summarises the land holding and proposed development as follows:

- The proposed development site is a former agricultural field.
- The proposal is to construct an agricultural building with associated access and parking.
- There are no protected sites within 500m of the site.
- There are priority habitats within 500m of the site. The nearest are a block of ancient woodland c. 165m to the east and a block of deciduous woodland c.75m to the south-west.
- The habitats within the red-line boundary are limited to ruderal habitat, bramble scrub and poor-quality grassland.
- The site lies within a red impact risk zone for great crested newts.
- There is habitat suitable for reptiles and common breeding birds.
- There were no signs of badgers on site.
- Hazel dormice and bat roosts may be present in the wooded areas along the boundary of the landholding, but the proposed development would have no adverse impact on this habitat or these species.

**5f.2.** The Conclusions and Recommendations from the appraisal are as follows:

- No further ecological surveys are required, unless eDNA testing of the nearby pond for great crested newts is preferred rather than opting to enter the District Licencing scheme.
- The habitats that would be lost are of limited ecological value and their loss can be compensated for and overall ecological enhancement through habitat creation on site and in the wider landholding.
- Potential harm to reptiles and breeding birds can be avoided through implementation of standard precautions and enhancing habitat elsewhere on site.

### 13.

- The proposal is subject to mandatory Biodiversity Net Gain. This can be delivered on-site and is addressed in a separate report.

**5f.3.** The remaining land will be kept as a 'Forest Garden'. The plants, bushes and trees on the remaining part of the land will be used to grow tomatoes, cucumbers, cabbages, etc., in the gaps. Vines grow up larger bushes and trees, provide shade for other crops etc. This method has been proved to work very well and produce high yields without mono-cropping.

**5f.4.** The existing invertebrates, reptiles, amphibians, birds and mammals will not be affected and indeed their habitat and environment will be greatly enhanced. Please refer to the **Preliminary Ecological Appraisal**.

**5f.5.** Additional planting of trees and shrubs will be undertaken as recommended by the ecologist and shown on the Landscape Plan, drawing no. **8536-2**.

**5f.6. PLEASE NOTE.** The previous application delegated report noted:

*"A Preliminary Ecological Appraisal and Precautionary Method Statement have been submitted in support of the application which confirms that there are no structures or trees that would require a further bat survey. This was agreed with by the Council's Ecology Consultant. Compliance with the Preliminary Ecological Appraisal was recommended by the Ecology Consultant through a condition should permission be granted."*

The delegated report also noted:

*"Following consultation with the Council's Ecology Consultant, it was commented that the proposed post intervention values were satisfactory and that a habitat management and monitoring plan was not required for the biodiversity gain plan".*

### **5g. Access and Traffic Movements.**

**5g.1.** It is anticipated that the proposed business will receive some deliveries of food and materials albeit they will be minimal. The applicants working on the holding will make two journeys per day.

## 14.

**5g.2.** It is calculated that the weekly movements of the applicants to and from the site, plus occasional deliveries will equate to approximately 40 to 50 journeys to and from the site per week.

**5g.3.** The traffic movements detailed above include the transportation of fish, salad produce and eggs by the applicants to retailers as part of their daily trips to and from the site.

**5g.4.** There is an existing access from Wineham Lane, as shown on the Block Plan drawing no. **8536-LBP**. The access is adequate for the proposed use of the land holding.

**5g.5.** No alterations are proposed to the existing access nor are there any considered necessary. The access will not need to be widened for the proposed use, and the existing hedgerow will not be impacted.

**5g.6. PLEASE NOTE.** The previous application delegated report noted:

*“In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.”*

*It is noted that the previous refusal cited the lack of highways information as a reason for refusal and that the Local Highway Authority had previously objected. Nevertheless, as noted within the Local Highway Authority response above, the further information submitted by the Applicant is considered to overcome this objection. It is therefore not considered to be reasonable to resist the proposed development on highways grounds.*

*Accordingly, the proposal is considered to comply with the provisions of policy DP21 of the District Plan.”*

## **5h. Other Matters.**

**5h.1.** There is an electrical cable underground through the applicant’s land holding – please refer to the accompanying plan from UK Power Networks. The proposed building will not be located over this underground cable.

## **6. Summary.**

**6.1.** The proposed agricultural building is reasonably necessary for the proposed aquaponics business. The site has been carefully chosen for the proposed aquaponics enterprise.

**6.2.** The building responds to a site-specific agricultural need and presents no conflict with landscape character, biodiversity, heritage settings nor neighbouring amenity.

**6.3.** Traffic movements to and from the site will be minimal and equate to the field being used for any other agricultural purpose.

**David Hall.**

**June 2026.**