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Agricultural Building Appraisal

relating to:

Proposed Agricultural Storage Barn

at:

**Lydhurst Estate,
Warninglid,
West Sussex,
RH17 5TG.**

August 2025.

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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 an agricultural building on land at 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 visited the site in August 2025, where the estate's agent outlined the owners' proposals and provided background information on this rural property.

2. The Property.

2.1. The property, known as Lydhurst Estate, comprises a large residential dwelling, 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.

3.

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 has recently been purchased by new owners in January 2025. 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.

3. Proposed Development.

3.1. The applicant proposes the construction of an agricultural building for the storage of machinery and equipment used in association with the management of woodland and the cultivation and maintenance of arable land planted with grassland leys and permanent pasture. As part of the proposed application, I have been provided with the following drawings and plans:

Drawing no. 8196/25/EP – Estate Plan.

Drawing no. 8196/25/LP - Location plan.

Drawing no. MW1247-G1 – Floor Plan.

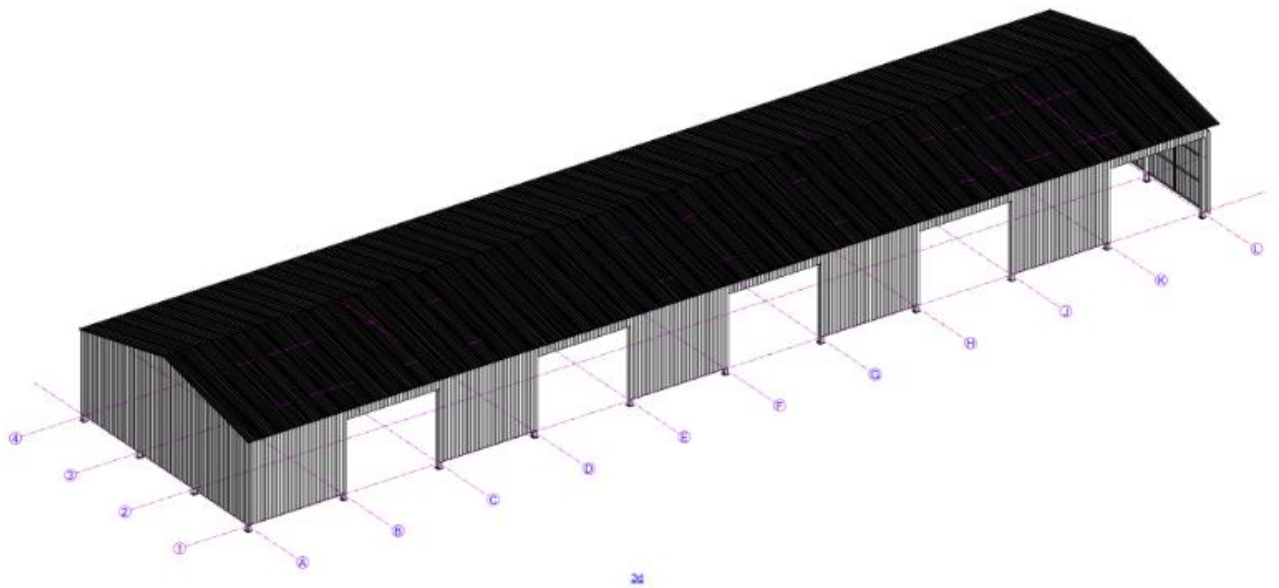
Drawing no. MW1247-G2 – 3D–Overview.

Drawing no. MW1247-G3 – 3D-Erection.

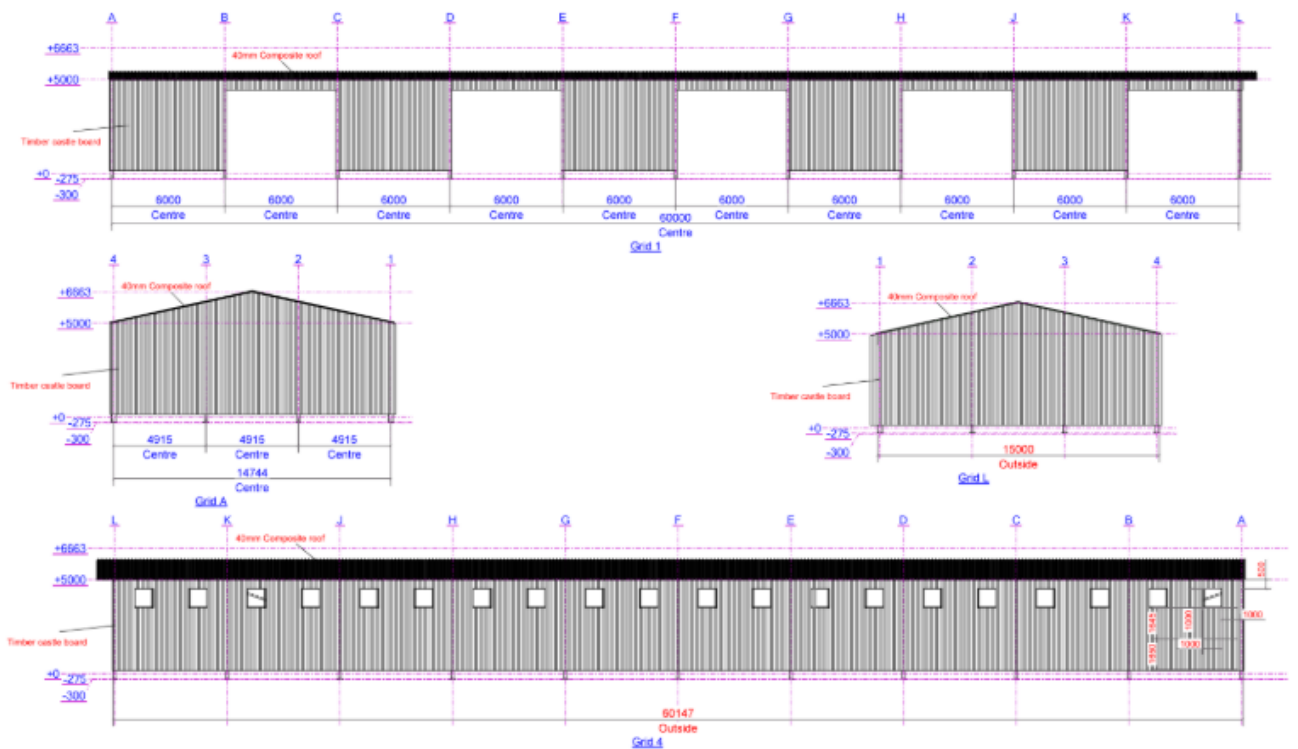
Drawing no. MW1247-G4 – Elevations.

3.2. The building will be constructed of a steel frame to a size 60 m long x 15 m wide and 6.66 m high to ridge. The building will be clad with timber castle board under a low dual pitched roof covered with 40 mm composite board. There will be five openings to the north elevation, onto a concrete apron for ease of access – **please refer to drawings below.**

4.



Drawing no MW1247-G3. 3D Overview of Building.



Drawing no. MW1247-G4. All Elevations.

5.

4. Planning Policy.

4.1. Lydhurst Estate 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;
- (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.

6.

- (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. Lydhurst Estate is equipped with two ranges of rural buildings. There is a large range of traditional, mainly brick and tiled, outbuildings 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.

7.

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 modern estate equipment.

5a.3. The new owner of Lydhurst wants to manage the large areas of woodland in a sustainable way by harvesting mature trees on the estate and converting to timber products. This requires tractors, harvesters, log loader and trailer, logging machinery, etc. In addition, tractors, cultivation and grassland equipment are used for maintenance of the arable and pastureland. These are all large and expensive items of equipment that need to be kept secure and undercover.

5a.4. The proposed location has been chosen to be located as near as possible to the existing range of buildings near to the main house and accessible to existing estate roads for access to the land. The estate road accessed off Warninglid Lane is secure with its own electronic gate.

5a.5. Alternative location at Barland's Farm is off-lying and away from the estate centre and adjacent to a public highway. This site at Barland's Farm has been discounted because it is isolated from the rest of the buildings in the estate and is in an open setting that could not be secured successfully.

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 agricultural storage building 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—

8.

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 Lydhurst Estate, 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 farm building is specifically designed for agricultural purposes and is of a modern design now commonly found on agricultural properties. **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 3km of any aerodrome. **Pass.**

9.

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 3km of any aerodrome and is 6.66 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 160 m away from 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 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.

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 225m 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, close to other 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 and woodland enterprises undertaken on the estate. It is to be close to estate roads for access purposes. Its proposed position is as near as possible to existing buildings on the estate.

5c.4.iii. Other sites have been considered within the estate. However, these have been discounted. The site at Barland’s Farm is remote from the main building centre and cannot be secured successfully. The chosen proposed site is secure, behind electronic entrance gates and accessible to all land within the estate.

11.

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 building is proposed near to mature hedgerows and trees to limit its impact on the landscape.

6. Conclusion.

6.1. The proposed agricultural storage building is reasonably necessary for this large rural estate. There are limited suitable buildings for the storage of large modern equipment to manage this estate in a new sustainable way compared to the previous owners' occupation. 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.
August 2025.