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PLANNING, DESIGN AND ACCESS STATEMENT

relating to:

**RETROSPECTIVE APPLICATION FOR CHANGE OF USE
OF BUILDING TO PLANT ROOM COMPRISING BIOMASS
BOILER, BACK-UP BOILER AND HOT WATER CYLINDERS
AND THE INSTALLATION OF A WOODCHIP HOPPER,
BIOMASS BOILER CHIMNEY AND BACK-UP BOILER
FLUE.**

at:

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

July 2026.

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1. Introduction.

1.1. David Hall & Company is instructed by Evergreen Rural, agents for DAAAG Farming LLP, to submit a retrospective planning application for the change of use of an agricultural building to a plant room comprising a biomass boiler, back-up boiler and hot water cylinders and the installation of a woodchip hopper, biomass boiler chimney and back-up boiler flue at the 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 applicant's agent outlined the owners' proposals and provided background information on this rural property.

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2. The Property.

2.1. Naked Farm, formerly known as Lydhurst Estate, comprises a large residential dwelling that is 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 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. The 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/>

3. Retrospective Development.

3.1. As part of the development and improvement of the estate, the applicants have installed a woodchip powered boiler to provide heating and hot water to various buildings and dwellings within the estate. Please refer to the submitted **Heat Main Service Layout** that shows the underground pipework layout to various buildings within the property.

3.2. This application is for retrospective planning permission for the change of use of a farm building to a plant room housing a biomass boiler, hot water cylinders and oil-fired back-up boiler.

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3.3. The boiler is fuelled by woodchips sourced from the estate woodland. The application includes the installation of an external hopper for receiving the woodchips and auger to the boiler. The biomass boiler chimney is constructed through the pitched roof to a height above the building ridge. A small back-up boiler flue protrudes under the building eaves on the southern elevation of the building.



Plant Room Comprising Biomass Boiler and Hot Water Cylinders.

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3.3. I have been provided with the following drawings and plans, which are submitted with this application:

Location & Block Plan – drawing no. **8657/LP**.

Estate Plan – drawing no. **8657/EP**.

Existing Drawing of Building – drawing no. **8657/EX**.

Elevations and Floor Plan – drawing no. **8657/100**.

Plant Technical Layout – drawing **T907-100-E**.

Heat Main Service Technical Layout – Underground Pipework Layout.

Vision Paper.

3.4. The heating system is installed following Government encouragement to move away from burning fossil fuels. The Renewable Heat Incentive (RHI) was a UK Government scheme aiming to encourage uptake of renewable heat technologies amongst householders, communities and businesses through financial incentives, and increase heating coming from renewable sources.

3.5. Naked Farm will use timber, in the form of woodchips sourced from the estate woodland, to burn within the boiler to provide heating and hot water to several buildings. The woodchips will be sourced from on-site sustainable woodland.

4. Planning Policy.

4.1. Naked Farm is located within the High Weald National Landscape (formerly AONB).

4.2. Local Planning Policy is detailed within the Mid Sussex District Council District Plan 2014-2031, that was adopted in March 2018. Policy DP40 states:

“The Mid Sussex Sustainable Energy Study (2014) assessed the potential for renewable energy schemes in Mid Sussex and concluded that the level of technical and capacity constraints in the district were likely to prevent major new renewable energy schemes from coming forward over the Plan period. Renewable energy schemes were likely to be relatively small-scale, and the local community could have a key role through Neighbourhood Plans or other local initiatives. Such projects could help support energy security, respond to fuel poverty, reduce carbon emissions and provide a longer-term financial return for communities.

6.

The National Planning Policy Framework (paragraph 17, NPPF) lists the use of renewable resources, including the development of renewable energy, as a core planning principle. Paragraph 97 of the NPPF requires local planning authorities to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily and support community-led initiatives for renewable and low carbon energy.”

4.3. DP40: Renewable Energy Schemes.

The relevant part of the adopted local plan policy under DP40 is detailed as follows:

Strategic Objectives: 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change.

Proposals for new renewable and low carbon energy projects (other than wind energy development), including community-led schemes, will be permitted provided that any adverse local impacts can be made acceptable, with particular regard to:

- Landscape and visual impacts, including cumulative impacts, such as on the setting of the South Downs National Park and High Weald Area of Outstanding Natural Beauty, and the appearance of existing buildings;
- Ecology and biodiversity, including protected species, and designated and non-designated wildlife sites;
- Residential amenity including visual intrusion, air, dust, noise, odour, traffic generation, recreation and access.

5. Planning Appraisal.

5.1. In accordance with the District Plan Policy DP40, the application takes account of the following.

5.2. Landscape and visual impacts, including cumulative impacts, such as on the setting of the High Weald Area of Outstanding Natural Beauty, and the appearance of existing buildings.

5.2.1. 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 375m to the northwest and five residential dwellings located in The Street to the east approximately 450 m away.

5.2.2. 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.

5.2.3. Siting.

- i. The building is an existing structure in the northern part of Naked Farm, within an existing range of estate buildings. The hopper and chimney flue is not visible from any neighbouring residential dwellings nor from the nearest public highway.
- ii. The plant room is in an existing building. The only new structures are the woodchip hopper with auger and the chimney.

5.2.4. Design and Appearance.

The existing building is not uncommon within the High Weald National Landscape. The new hopper and boiler flue are of dark colour, and their appearance is not obtrusive in this landscape. They are located far enough away to not affect nearby residential dwellings.

5.3. Ecology and biodiversity, including protected species, and designated and non-designated wildlife sites.

5.3.1. Biodiversity Net Gain is required under a statutory framework introduced by Section 7A of The Town and Country Planning Act 1990 (inserted by the Environment Act 2021). In this application the development is subject to the **de minimis exemption**. This development does not impact a priority habitat and impacts less than 25 square metres of onsite habitat.

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5.4. Residential amenity including visual intrusion, air, dust, noise, odour, traffic generation, recreation and access.

5.4.1. Residential amenity of neighbouring dwellings is not affected, either by visual, sound or smell. Traffic from estate vehicles is no different servicing the woodchip hopper compared to the use of the estate buildings by previous owners.

6. Conclusion.

6.1. The biomass boiler will burn an organic timber material derived from a living or recently living organism. As a major renewable energy source, it will be used to produce electricity and heat, playing a critical role in global decarbonisation.

6.2. The existing building within this large rural estate is ideal to be utilised for housing the boiler and associated equipment. The transfer from fossil fuels powering heating and hot water is being replaced by a biomass boiler powered from woodchips, a sustainable product from the property. Through sustainable woodland management the timber will be sourced from within Naked Farm.

6.3. The development complies with Local Plan Policy DP40 being a new renewable and low carbon energy project.

6.4. The development has no adverse local impacts on its setting within the High Weald National Landscape nor affect any neighbouring residential dwellings.

David Hall.
July 2026.