

Hamish Evans
Planning Officer
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

30th June 2026

Dear Mr Evans

DM/26/1402

Proposed farm abbatoir and animal processing facility located within existing agricultural building

Application for a Lawful Development Certificate for a Proposed Use or Development, Town and Country Planning Act 1990

Naked Farm, Warninglid

I refer to the above application for a lawful development certificate for a proposed use for an abattoir at Naked Farm.

I do not consider that based on the information provided by the applicant that the proposed use of an existing building, by virtue of its scale and likely manner of operation, can be deemed a lawful use of the existing agricultural building. I consider that without significant restriction it can be operated in such a way as to not be ancillary to the main agricultural use

The submitted Vision document notes the aspirations for the Lydhurst Estate, comprising Naked Farm. This includes a Market Garden; the rearing of rare heritage and conventional livestock breeds, covering goats, sheep, cattle, water buffalo, deer and chickens; orchard and forestry. As suggested by the Naked Farm web-site produce is intended to be sold direct to consumers. However, this is clearly intended to comprise both produce from the farm, but also goods sourced elsewhere, including recipe boxes.

Whilst I do not object to the principle of the building, or part of, being used as an abattoir, I am concerned that the proposed scale of the abattoir, and the associated

Naked Farm retail operation will inevitably lead to animals being processed on the site from other farms. And the additional possibility of animals only being reared on the farm for a short period before being processed. This would only exacerbate the inevitable odour, noise and vehicle movements associated with animal processing.

Should that become the case then there is the prospect of a material change of use of the building (or part thereof) from agricultural to a sui generis/industrial use. The facility would not be ancillary to the main agricultural use. Such a position would of course be difficult to monitor and police and so I consider that it is key that the nature and capacity of the facility is such that it reflects the proposed ancillary role.

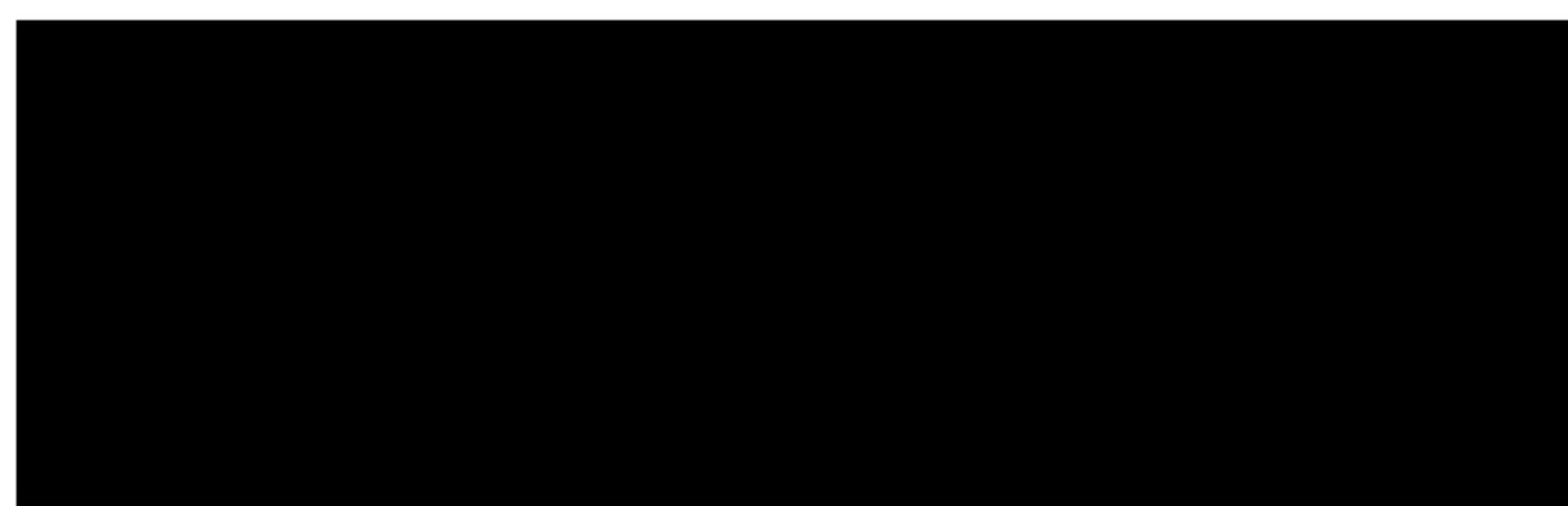
In that context I consider that to justify the position taken by the applicant that the facility is ancillary, insufficient evidence is provided on the production capacity and role of the facility.

Further information that is required to 'precisely' describe the use, in line with Planning Practice Guidance on the matter, includes the hours and days of operation (presumably given the modest size of the livestock herd it would only be used intermittently); that it will only cater for fully 'home grown' livestock and thereby no live livestock will be brought to the facility from off-site or reared before processing for only a short period.

In the absence of that information and in accordance with s192(2) of the 1990 Act the application should be refused.

I look forward to reviewing the matter further once this information is received.

Yours sincerely

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