

From: Planning
Sent: 11 May 2026 10:10
To: [REDACTED]
Subject: FW: DC/26/0272 Holmbush Farm

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Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
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From: Piers Calvert [REDACTED]
Sent: 30 April 2026 11:12
To: Sophie.Moore [REDACTED]
Subject: Re: DC/26/0272 Holmbush Farm

Morning Sophie,

The barn is intended to be used for all purposes consistent with the extant open educational farm permitted under DC/04/0146 within whose red line it sits. The previous building on this site was accessed as part of the educational farm, with arrival and parking occurring in the tea room car park, and customers accessed the building through the tea room. This access arrangement will likely stay the same, keeping users of the solar barn separate from the other commercial enterprises on the farm (but channeling them through the tea room).

The previous building on the same footprint played host to:

- livestock housing and lambing
- animals in pens for the public to see and pet (now not so straightforward because of E. coli concerns)
- static and dynamic education about the animals (signs and talks)
- demonstrations on goat milking, spinning, weaving
- public events such as sheep shearing (accessed independently from the tea room).
- halloween theatre shows and the like
- hogspudding castle play area
- tractor rides arena for the children
- staff room

These activities were all permitted under the original planning permission DC/04/0146, and we seek for the building to continue in the same use class as before. In particular we also seek confirmation that the classrooms we are building out upstairs can be used for the educational use that we have assumed is implicitly permitted under the open educational farm permission. It is hard to provide a list of exactly what classes and workshops will be going on up there because we are still evolving the concept, but things we envisage doing include forest school indoor space (on rainy days - schools are

already coming outside), talks about farming / nutrition / food, fermentation courses, beer tasting (brewed in a local brewery from our barley), farming industry courses.

Further to the farming focus, because the building is a very modern design and the roof IS the solar panels, we would like to take advantage of the space to also share with others the renewable / sustainable aspects of the building, and also the microgrid we have set up on the farm, which includes solar-powered EV chargers.

Regarding the hours of the above activities, we will get a better idea of once we are open and have some uptake. Whilst education focused towards children will obviously be during the daytime and generally at weekends or during school holidays, education directed towards adults will likely often be an evening class because they have to work during the daytime on weekdays.

The number of visitors might be anywhere from 10-100 people per day when it is up and running, depending on what we are doing. Visitors to the Holmbush Farm World open educational farm were regularly over 300, and at times reaching 1,000 on peak days.

I hope this helps. Let me know if more questions.

Thanks very much.

Piers

On 30 Apr 2026, at 09:46, Sophie.Moore [REDACTED] > wrote:

Morning Piers,

Apologies for coming back to you on this, but I was wondering if you could clarify some points for me. I have been reviewing the information you provided in response to WSCC Highways and I am a little confused as to what you are proposing at the site.

Your submitted Design & Access Statement infers that the agricultural barn will be used primarily to educate farm estates and other interested parties on sustainable energy technologies, however the information you provided to WSCC suggests that anyone visiting the site will be able to access the solar barn. Furthermore, information available on the Holmbush Farm website advertises the 'Solar Loft Classrooms' for general educational use.

Please could you provide me with a clear outline of what you are intending to use the agricultural barn for, which covers:

- The types of activity that will be occurring.
- The number of visitors expected (separate from that generated by uses already permitted on site), the likely visitor profile and whether these visits will be via formal booking or ad hoc.

- The intended hours of operation for the barn.

Kind regards,

Sophie Moore
Planning Officer

[REDACTED]
[REDACTED] [REDACTED]

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