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Halima Chowdhury
Planning Officer
Horsham District Council
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9 January 2026

By email to: Halima.Chowdhury@horsham.gov.uk

Dear Halima

Re: DC/25/1686, Johnsons Farm, Juggs Lane, West Chiltington

I write further to your request for further information in respect of the use of the building that is the subject of the above mentioned application, set out in an email dated 23 December 2025. Thank you for your patience while we sought further information over the holiday period.

In response to the specific questions asked:

What agriculture is proposed on the site?

As set out within the submitted Planning Statement (*SP2525 Johnsons Farm Planning Statement 251017*), Johnsons Farm is a roughly 0.6 ha parcel of land lying close to the edge of the settlement in this part of West Chiltington, which has been farmed by successive generations of the applicant's family.

Since no planning permission appears to exist for an alternative use of the land, it is therefore understood that its current use is agricultural.

As you will know, the definition of agriculture is set out at Section 336(1) of the Town and Country Planning Act 1990, as amended. This states:

“agriculture” includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and “agricultural” shall be construed accordingly;

As previously stated, the farm has reduced in size over previous generations, to the extent that the land is considered unlikely to support a viable farming enterprise in its own right. This being the case, and having inherited the land from his late grandfather, the applicant wishes to simply maintain the land for the benefit of local biodiversity and local amenity by maintaining it as a grassland meadow, including for the production of hay.

The ongoing use of the land as a grassland meadow requires regular maintenance and upkeep, including:

- Seasonal topping / mowing of the meadow and removal of silage/haylage.
- Controlling invasive weeds (e.g. bracken / thistle / ragwort) in order to prevent displacement of desirable meadow species.
- Maintaining and pruning trees
- Maintenance of boundary hedgerows, and controlling spread of scrub to boundaries.

This is also considered to be an appropriate use of the land, given the proximity of nearby residential properties – where a more intensive agricultural enterprise (e.g. poultry or pigs) would be likely to create environmental health issues.

What storage would that generate?

The above mentioned activities associated with the maintenance of the farm as a grassland meadow, produces the need for certain machinery to be stored on site. This includes:

- Mini-tractor type vehicle and trailer
- Tractor mounted mower
- Mini baler
- Strimmer
- Hedge trimmers
- Chain saw
- Various hand tools (e.g. rake, pitchfork etc).
- Ladders

As the applicant does not live on site, the above equipment and machinery need to be stored securely to prevent theft. It is also necessary to store equipment undercover in order to maximise its useful lifespan.

In addition to the storage requirement, space is required to maintain machinery and equipment needed for the maintenance of the land, and this space needs to be undercover in order to both maximise the lifespan of the equipment and maintain the welfare of people carrying out said maintenance.

Lastly, the building provides welfare and rest space for the applicant and any other persons working on the land.

Is the intention to not carry out car repairs from the building?

The applicant has confirmed that he will not be carrying out car repairs from the building. The applicant has also confirmed that he is happy to accept a planning condition that seeks to prevent any form of business operation, if it would give the Council greater confidence in its ability to control the use of the building.

I hope that the foregoing provides you with sufficient explanation as to the use of the retained building, but please do get in touch should you have any further questions.

Yours sincerely



Lee Scott

MRTPI

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