

Town and Country Planning Act 1990 (as amended)

Re

The stationing of a temporary dwelling to accommodate a rural worker

At

Winterfields Farm, Wigginholt, Pulborough, West Sussex RH20 2EJ

On Behalf of:

Mr Michael Sadler

**Prepared by
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December 2025



1.0 INTRODUCTION

- 1.1 This planning statement has been prepared by Batcheller Monkhouse on behalf of Mr Michael Sadler who owns and lives at Winterfields Farm, Wigginholt, Pulborough, West Sussex RH20 2EJ.
- 1.2 The writer is David Campion who is a Chartered Surveyor and a Fellow of the British Institute of Agricultural Consultants with extensive experience of rural and equestrian planning.
- 1.3 The statement details the proposals in the context of relevant planning policies and sets out the reasons why the development is justified.
- 1.4 The application is accompanied by plans and drawings prepared by local architects, Folkes Architects, referenced 25053 3.01, 3.02. 3.03 and 3.05.

2.0 THE PROPOSAL

- 2.1 By way of background, the applicant, Mr Michael Sadler, owns and lives at Winterfields Farm and is part owner of the nearby Ashleigh Stud in Storrington. Whilst still actively involved in the running of both enterprises, he is significantly beyond retirement age and now needs physical help with the running of both units, more particularly Winterfields Farm.
- 2.2 Winterfields Farm extends to 45 acres (18.2 hectares) of pasture which are used to graze sheep and to keep livery horses which are stabled in 14 boxes within a large steel framed building, part of which has been authorised for purposes associated with the applicant's crane hire business (DC/10/2547). A photograph of the stables appears over the page.



- 2.3 The livery enterprise is based on “part livery” which means that the applicant is responsible for some of the routine tasks associated with horse keeping to include, for example, feeding horses, mucking out the stables and turning out/bringing in horses from the fields.
- 2.4 Winterfeeds Farm is also used for the “turning away” of many of the 30 racehorses which are trained at Ashleigh House so that they can rest and recuperate after a long racing season. Although they are resting, these horses still require daily checking and veterinary treatments following illnesses and injury.
- 2.5 The farm no longer keeps breeding sheep, only store lambs kept during the winter months. These need regular checking, ill sheep need to be attended to and fences have to be maintained.
- 2.6 There is therefore an essential need for an employee to be immediately on hand to assist the applicant in these physical tasks.
- 2.7 It is fully understood that the immediate essential need does not equate to the justification for a permanent second dwelling at Winterfields Farm, hence the proposal to provide an easily movable structure on a temporary basis for 5 years to provide accommodation for a worker to provide the applicant with on-site assistance.

3.0 PLANNING POLICY ANALYSIS

- 3.1 The application seeks the change of use of land on which to station a dwelling for a temporary period of 5 years to meet an immediate essential need. The applicant is not seeking a permanent dwelling in the open countryside. For that reason, planning policies relating to new dwellings outside development boundaries do not apply.
- 3.2 It follows that this proposal needs to be seen in the planning context of a temporary change of use of land which supports an established rural enterprise. In this respect, the following policies within the South Downs Local Plan 2019 are particularly relevant.

Core Policy SD1: Sustainable Development wherein the SDNPA takes a positive approach to development that reflects the presumption in favour of sustainable development and works with applicants to find solutions to ensure that those development proposals can be approved without delay, unless material planning considerations indicate otherwise.

In this instance, the temporary nature of this development that meets a specific short term need demonstrably outweighs the great weight attached to consideration of permanent developments which have far greater potential to harm landscape, natural beauty, wildlife and cultural heritage of the National Park. (SD1 4(a)).

The temporary nature of the proposed change of use which places a mobile home on an area of concrete for a limited period of time has no impact on land and water environments, trees, wildlife corridors or habitats, conservation of water resources, flooding or climate change as identified in the TAN guidance supporting **Core Policy SD2: Ecosystems Services**.

However, the proposal supports a sustainable rural business (h), avoids employee travel to and from the farm and therefore minimises his/her carbon footprint by living on site (i) and Improves the health and wellbeing of the applicant who is unable to undertake all the physical tasks associated with running a farm (j).

Development Management Policy SD32: New Agricultural and Forestry Workers' Dwellings recognises that there will be occasions where temporary rural worker accommodation required by permitting such dwellings on established units which can easily be dismantled and taken away.

The National Planning Policy Framework 2024 is a material planning consideration wherein the following paragraphs support this proposal:

Paragraph 82 which, in respect of rural areas, says that the LPA should be responsive to local circumstances and support housing developments that reflect local needs

Paragraph 88 which encourages the sustainable growth and expansion of all types of business in rural areas.

Paragraph 124 which promotes an effective use of land in meeting the need for homes and other uses.

4.0 SUMMARY AND CONCLUSION

- 4.1 The development for which planning permission is sought involves the temporary stationing of a transportable dwelling on an established farming/equestrian unit to accommodate a farm worker so that he can assist the applicant with the physical work on the farm that, due to advancing years, he is unable to undertake on his own.
- 4.2 The development will allow the continuation of an established rural business in the short term thus retaining the agricultural integrity of Winterfields Farm and generating one full time job.
- 4.3 For reasons outlined in this statement, the development is sustainable and policy compliant. The Council is requested to grant planning permission to allow the stationing of a temporary dwelling of a period of 5 years in which to accommodate a rural worker employed at Winterfields Farm.

*Batcheller
Monkhouse*