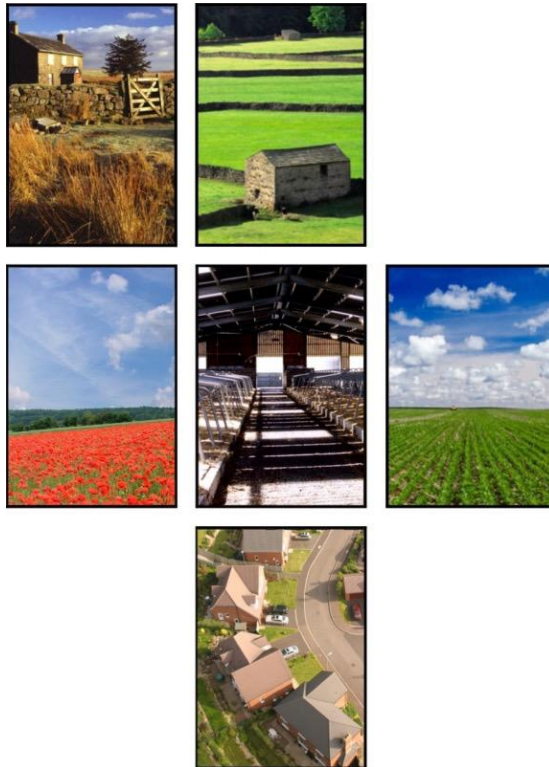


PLANNING STATEMENT
Proposed Temporary Rural Worker's Dwelling
Pinkhurst Stud
Pinkhurst Lane
Slinfold
West Sussex RH13 0QR
Prepared in Support of the Resubmission of Planning Application DC/25/2089



The objective for rural business is to sustain a balanced outcome, a delicate relationship between productive activity which includes farming and rural enterprise and the conservation of the environment both historic and landscape needs to be maintained. The rural economy is a constantly changing paradigm and should be nurtured, supported and promoted because it forms the core of the nation.

Prepared For:
Mr and Mrs Richard Bell,

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1. EXECUTIVE SUMMARY

This Planning Statement has been prepared in support of the resubmission of planning application DC/25/2089 for the temporary siting of a static caravan to provide accommodation for an essential rural worker at Pinkhurst Stud, Pinkhurst Lane, Slinfold.

The previous application established that the principle of providing accommodation for the management of the agricultural enterprise was capable of support, subject to further evidence regarding the operational requirements and financial viability of the business. The Council's agricultural consultant identified a number of matters requiring clarification, principally relating to enterprise projections, cashflow forecasting, land management and the continued development of the holding.

The consultant nevertheless accepted that there was the potential for an essential need to arise during the proposed three-year period, acknowledged the welfare demands of the enterprise and confirmed that no suitable alternative accommodation had been identified within the locality.

The proposal represents a proportionate and policy-compliant form of development that would facilitate the continued establishment of a diversified agricultural enterprise whilst remaining temporary, reversible and visually contained within the existing farmstead.

2. INTRODUCTION

This Planning Statement accompanies a full planning application seeking temporary planning permission for the siting of a static caravan for occupation by the operators of Pinkhurst Stud in connection with the management of the agricultural enterprise.

The application seeks a temporary permission for a period of three years.

The proposal is made in recognition that the business is currently in an establishment and expansion phase. National planning policy recognises that temporary rural workers' dwellings provide an appropriate mechanism through which new agricultural businesses may demonstrate both operational necessity and financial sustainability before any consideration is given to permanent residential accommodation.

The purpose of this Statement is to demonstrate that:

- the proposal complies with national and local planning policy;
- there is an established and increasing functional need for on-site accommodation;
- the agricultural enterprise is financially viable;
- the previous evidential concerns have been fully addressed; and
- the proposal represents sustainable development.

3. THE SITE AND SURROUNDING AREA

Pinkhurst Stud occupies approximately 2.58 hectares of agricultural land located on Pinkhurst Lane, Slinfold.

The holding comprises established paddocks, stabling, agricultural buildings, storage areas and associated equestrian infrastructure which together form an established rural enterprise.

The surrounding area is characterised by open agricultural land, equestrian uses and dispersed rural development.

The proposed caravan is located within the existing operational farmyard where it is viewed against existing buildings and agricultural infrastructure.

No extension of development into open countryside is proposed. The proposal therefore preserves the rural character of the surrounding landscape whilst allowing the efficient operation of the holding.

4. THE PROPOSED DEVELOPMENT

Planning permission is sought for the temporary siting of a static caravan for occupation by Mr and Mrs Bell as rural workers employed in connection with Pinkhurst Stud.

The accommodation would be occupied solely in association with the agricultural enterprise and would be controlled through an Agricultural Occupancy Condition. Permission is sought for a temporary period of three years.

The caravan has no permanent foundations and is capable of complete removal should the Local Planning Authority determine that the enterprise has not demonstrated sufficient justification for permanent accommodation at the conclusion of the temporary period. The proposal therefore represents a fully reversible form of development.

5. PLANNING POLICY FRAMEWORK

National Planning Policy Framework

The National Planning Policy Framework (NPPF) promotes sustainable development whilst recognising the importance of supporting prosperous rural economies.

The Framework supports sustainable agricultural diversification and recognises that rural businesses must be allowed to invest, expand and adapt.

National policy also recognises that isolated rural dwellings may be justified where there is an essential need for a rural worker to live permanently at or near their place of work.

Planning Practice Guidance further recognises that temporary permissions are an appropriate planning mechanism where agricultural enterprises are developing and require

time to demonstrate operational need and financial viability. This application is precisely such a proposal.

Rather than seeking permanent residential development, the application requests a temporary permission to enable the continued development of the enterprise whilst allowing its future success to be objectively assessed.

Horsham District Planning Framework

The proposal has been assessed against the relevant policies of the Horsham District Planning Framework.

Policy 10 – Rural Economic Development

Policy 10 supports sustainable rural enterprise where development contributes to the agricultural economy and is appropriate to its countryside location.

The proposal directly supports an expanding agricultural business and enables diversification of the holding whilst introducing only a temporary and modest form of development.

Policy 20 – Rural Workers' Accommodation

Policy 20 supports rural workers' dwellings where:

- a functional need exists; and
- the business demonstrates financial viability.

This application provides detailed evidence addressing both requirements.

Policy 26 – Countryside Protection

The proposal is located within the existing farmstead and does not result in unnecessary encroachment into open countryside.

Its temporary nature ensures that any visual impact is limited and fully reversible. Accordingly, the proposal satisfies the objectives of Policy 26.

6. THE AGRICULTURAL ENTERPRISE

Pinkhurst Stud is a diversified agricultural enterprise based upon equine breeding together with complementary livestock enterprises. The holding currently comprises broodmares, goats, poultry and pigs, with planned expansion to include sheep finishing and increased poultry production.

Diversification has been deliberately adopted to reduce commercial risk and provide multiple sources of income throughout the agricultural year.

Unlike a traditional single-enterprise farm, income is generated from several complementary activities including:

- equine breeding;
- goat breeding;
- poultry production;
- pig breeding;
- sheep finishing;
- agricultural services;
- manure sales.

This diversified approach provides greater financial resilience and reduces dependence upon individual markets.

As the enterprise expands, labour demand correspondingly increases, particularly during foaling, kidding, lambing and other seasonal husbandry periods.

7. RESPONSE TO THE PREVIOUS AGRICULTURAL CONSULTANT'S REPORT

The previous application was accompanied by an independent appraisal from Reading Agricultural Consultants.

Importantly, that report did not reject the agricultural enterprise itself. Instead, it identified a number of areas where additional evidence was required before the business could be fully assessed.

The principal matters raised were:

- detailed monthly cashflow forecasts;
- clarification of livestock projections;
- explanation of future enterprise income;
- land management;
- paddock carrying capacity.

This resubmission addresses each of those matters through updated supporting documentation.

Significantly, the consultant accepted several matters that are highly material to the determination of this application.

These included:

- the existence of genuine animal welfare obligations;
- increasing labour requirements associated with equine breeding;
- the absence of suitable alternative accommodation;
- that an essential need could arise during the proposed temporary period; and
- that a temporary permission would enable the enterprise to be properly tested.

Accordingly, the outstanding matters are evidential rather than matters of planning principle. Those evidential matters have now been addressed.

8. FUNCTIONAL NEED

The enterprise requires continual supervision. Broodmares require close monitoring during late pregnancy and throughout foaling. Foaling emergencies occur without warning and immediate intervention is frequently necessary to safeguard both mare and foal.

Similarly, livestock enterprises require continual inspection for illness, injury, predator attack and equipment failure.

The responsibility placed upon livestock keepers under the Animal Welfare Act requires prompt intervention whenever welfare issues arise. These responsibilities cannot reasonably be discharged from accommodation located some distance from the holding.

The increasing scale of the enterprise, together with the associated labour demand, creates a clear and growing operational requirement for on-site management. Importantly, the Council's previous agricultural consultant accepted that an essential need may arise during the proposed temporary period. This acknowledgement is significant.

Temporary rural workers' dwellings exist precisely to allow agricultural enterprises to demonstrate emerging operational need alongside financial viability.

To require a fully established need before granting temporary permission would undermine the purpose of temporary permissions. The proposal therefore accords with both national planning policy and established planning practice.

9. FINANCIAL VIABILITY

The previous application included a Business Plan but did not provide sufficient monthly financial information.

Appendix A now provides a detailed month-by-month cashflow forecast covering the full three-year establishment period.

The forecast demonstrates:

- positive cashflow throughout the business plan;
- increasing turnover;
- realistic expenditure assumptions;
- progressive enterprise growth;
- long-term financial sustainability.

The financial evidence therefore directly addresses the concerns identified during the previous application.

10. PLANNING BALANCE

The proposal delivers significant economic, social and environmental benefits.

These include:

- supporting a viable agricultural enterprise;
- protecting animal welfare;
- promoting agricultural diversification;
- contributing to the rural economy;
- supporting sustainable rural development.

Against these benefits, the proposal results in only limited impacts.

The caravan is:

- temporary;
- fully reversible;
- visually contained;
- located within an existing farmstead;
- functionally linked to the enterprise.

Consequently, the proposal gives rise to no significant landscape or environmental harm. When assessed against the development plan as a whole, the proposal clearly represents sustainable development.

11. CONCLUSION

This application provides comprehensive additional evidence addressing every substantive matter identified during the consideration of the previous application.

The proposal demonstrates:

- a growing and diversified agricultural enterprise;
- increasing operational labour requirements;
- an emerging functional need for on-site accommodation;
- detailed financial viability through a comprehensive three-year monthly cashflow forecast;
- compliance with national planning policy;
- compliance with Policies 10, 20 and 26 of the Horsham District Planning Framework.

The proposal is temporary, proportionate and fully reversible. It will enable the continued development of an expanding agricultural enterprise whilst allowing the Local Planning Authority to review the enterprise following the expiry of the temporary permission. For these reasons, planning permission is respectfully requested.

APPENDIX A
THREE-YEAR MONTHLY CASHFLOW FORECAST
Pinkhurst Stud Smallholding Enterprise
A1. Introduction

This appendix provides a detailed month-by-month cashflow forecast over a three-year establishment period.

The figures are derived from the Agricultural Business Plan and Viability Statement and reflect:

- phased enterprise growth;
- seasonal agricultural income patterns;
- realistic and conservative cost assumptions; and
- the diversified nature of the holding.

The forecast demonstrates sustained positive cashflow throughout the establishment period together with a clear trajectory towards financial maturity.

A2. Year One – Establishment Phase

Total Income: £30,000

Total Costs: £14,000

Net Cashflow: £16,000

Month	Income (£)	Costs (£)	Net Cashflow (£)
January	1,800	1,167	633
February	1,800	1,167	633
March	2,200	1,167	1,033
April	2,600	1,167	1,433
May	3,200	1,167	2,033
June	3,200	1,167	2,033
July	2,800	1,167	1,633
August	2,200	1,167	1,033
September	2,400	1,167	1,233
October	2,200	1,167	1,033
November	2,000	1,167	833
December	1,800	1,167	633

A3. Year Two – Expansion Phase

Total Income: £38,000

Total Costs: £15,000

Net Cashflow: £23,000

Month	Income (£)	Costs (£)	Net Cashflow (£)
January	2,200	1,250	950
February	2,200	1,250	950

March	2,800	1,250	1,550
April	3,200	1,250	1,950
May	4,200	1,250	2,950
June	4,200	1,250	2,950
July	3,800	1,250	2,550
August	3,000	1,250	1,750
September	3,200	1,250	1,950
October	3,000	1,250	1,750
November	2,600	1,250	1,350
December	2,600	1,250	1,350

A4. Year Three – Mature Enterprise Phase

Total Income: £48,000

Total Costs: £16,000

Net Cashflow: £32,000

Month	Income (£)	Costs (£)	Net Cashflow (£)
January	2,800	1,333	1,467
February	2,800	1,333	1,467
March	3,500	1,333	2,167
April	4,200	1,333	2,867
May	5,800	1,333	4,467
June	5,800	1,333	4,467
July	5,200	1,333	3,867
August	4,000	1,333	2,667
September	4,200	1,333	2,867
October	3,800	1,333	2,467
November	3,400	1,333	2,067
December	3,300	1,333	1,967

A5. Summary and Interpretation

The forecast demonstrates positive cashflow throughout the establishment period, with no deficit months.

Income increases progressively as the agricultural enterprise expands, with seasonal peaks reflecting equine breeding, livestock production and associated agricultural activities.

By Year Three the enterprise is forecast to generate a monthly surplus of between approximately £1,400 and £4,500, demonstrating both financial resilience and the capacity to sustain a full-time rural worker.

The diversified income streams reduce exposure to fluctuations within any single enterprise and provide a robust financial foundation for the continued development of Pinkhurst Stud.

Overall, the financial evidence demonstrates a viable, expanding and operationally demanding agricultural enterprise consistent with the objectives of national planning policy and the Horsham District Planning Framework. The cashflow forecasts provide the detailed financial information previously requested and reinforce the justification for a temporary rural worker's dwelling.