



READING
AGRICULTURAL
CONSULTANTS

Gate House
Beechwood Court
Long Toll
Woodcote
Reading RG8 0RR
Tel: 01491 684 233
rac@reading-ag.com
www.reading-ag.com

Your Ref: DC/26/1066
Our Ref: 11086-dh2

29 September 2026

For the attention of Daniel Holmes

Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Dear Mr Holmes,

Site: Land Known As Pinkhurst Stud, Pinkhurst Lane, Slinfold, West Sussex, RH13 0QR.
Application: DC/26/1066
Proposal: Sitting of a static caravan as a temporary rural workers dwelling (Retrospective).

Thank you for your instruction dated 21 September 2026 requesting Reading Agricultural Consultants Ltd (RAC) additional comments on the above planning application.

In preparing this desk-top response I have had regard to the email date 20 September 2026 from the agent which comprises an Agricultural Business Plan and Viability Statement Response (prepared by the agent) and a revised three year business plan and cashflow projections.

I have not visited the application site nor had any contact with the applicant in preparing this response.

RAC previously concluded on 16 September (Ref RAC 11086-dh):

"The applicants propose the temporary siting of a mobile home at the application site for a period of three years.

The proposed temporary dwelling would be occupied by a full-time rural worker, being Mr or Mrs Bell, who provide the daily management, supervision and care for all horses and livestock on site.

RAC considers there is a justified essential need for a full-time worker to reside on site to meet the needs of the horses and livestock.



Reading Agricultural Consultants Ltd

Registered Office as above

Company No. 3282982

Registered in England



The applicants have provided a Business Plan with anticipated income and costs for the three year business plan. RAC suggests that the Council request more details for the Cashflow Projections which would include cost of sales and the livestock purchases.

RAC is not aware of any other residential dwellings in the immediate locality that are suitable

RAC considers that the proposal for the temporary siting of a rural worker's dwelling at the application site is not compliant with national and local planning policy."

Financial Sustainability

1. The NPPF deals with the concept of sustainable development at a strategic rather than an individual enterprise level. In terms of economic development, it is concerned with contributing to and building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation.
2. In this context RAC considers any assessment of economic sustainability as the ability of the business/enterprise to utilise its resources which allows it to function properly; it has to have the ability and necessary funds available to stay in business.
3. RAC considers that in order for any business to demonstrate viability, it should be generating profits sufficient to cover all costs, provide a return on the capital invested, realistically reward any unpaid labour (usually at least equivalent to the national minimum wage); and provide for the build cost of the proposed dwelling.
4. The applicants' Business Plan provides details of the planned enterprises being production of eggs, goat breeding and stud services, equine breeding, sheep breeding and pig breeding with progeny reared and finished.
5. The revised Agricultural Business Plan and Viability Statement Response details that the applicants will fund the initial livestock purchases through existing private savings and the expansion is phased to allow the business to purchase new stock without borrowing money. The Livestock Purchases show that most of the purchase costs will be in Year 1, with reduced purchases in Years 2 and 3.
6. The revised Cashflow Summary shows that in Year 3 the net profit will be able to meet the costs associated for a full-time worker.
7. It is detailed that the applicants have purchased the caravan and as such a notional market rental allowance has now been removed from the projections.
8. RAC considers that the revised Business Plan has been planned on a sound financial basis.
9. RAC would note that whilst there is a net profit by the end of Year 3 there would be limited profits to provide for the build costs of any permanent dwelling but this would be considered at the point of the submission of an application for a permanent dwelling.
10. RAC would note that minimum wage for a full-time worker is currently £27,960 per annum.
11. RAC would note that if the Council were minded to approve the planning application for a temporary rural worker's dwelling then the applicants' business plan and developing mixed livestock enterprises would be thoroughly tested over the next three years.
12. However, the applicants need to be aware that if approval were to be granted for a temporary dwelling, then full financial information and detailed farm business accounts would be required at the end of the three year period if an application for a permanent dwelling for a rural worker is submitted.

13. This information would be fully scrutinised and the applicants' agricultural business will have to have demonstrated that it is profitable, financially viable, sustainable and likely to remain so.
14. In the event that at the end of the three year time period the applicants' agricultural business was not proven to be viable, the Council would have the authority to have the temporary dwelling removed and the land restored to its original condition.

Conclusion

15. The applicants propose the temporary siting of a mobile home at the application site for a period of three years.
16. The proposed temporary dwelling would be occupied by a full-time rural worker, being Mr or Mrs Bell, who provide the daily management, supervision and care for all horses and livestock on site.
17. RAC considers there is a justified essential need for a full-time worker to reside on site to meet the needs of the horses and livestock.
18. The applicants have provided a revised Business Plan with anticipated income and costs for the three year business plan which RAC considers has been planned on a sound financial basis and could meet the costs associated for a full-time worker
19. RAC is not aware of any other residential dwellings in the immediate locality that are suitable and available and would meet the potential essential need.
20. RAC considers that the proposal for the temporary siting of a rural worker's dwelling at the application site is now compliant with national and local planning policy.

I hope these comments are helpful.

Yours sincerely

Olivia Wojniak