

Heritage Statement
Temporary sitting of a static caravan for a Rural Workers Dwelling
and to allow the keeping and breeding of horses, goats and various farm animals

AT

Pinkhurst Stud,
Pinkhurst Lane,
Slinfold, Nr. Horsham,
West Sussex, RH13 0QR.



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,

1. Introduction and Purpose of Statement

This Heritage Statement has been prepared in support of a planning application for the temporary siting of a static caravan to serve as a rural worker's dwelling at Pinkhurst Stud. The purpose of the statement is to assess the significance of the nearby listed building, consider the impact of the proposal on its setting, and demonstrate that the proposal preserves the special architectural and historic interest of the heritage asset in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF).

The proposal is made to support an established agricultural and equestrian enterprise, where on-site presence is essential for animal welfare, security, and the sustainable management of the holding.

2. Site Location and Context

Pinkhurst Stud is located at the end of Pinkhurst Lane, a private rural lane accessed from Lyons Road, Slinfold. The site comprises established agricultural land with stables, an exercise school, and associated infrastructure previously approved under planning references DC/12/1176 and DISC/15/0360.

The nearest designated heritage asset is Ye Olde House, which lies along Pinkhurst Lane but is physically separated from the application site by distance, intervening vegetation, boundary treatments, and changes in landform.

3. Heritage Asset Description and Significance

Ye Olde House is a Grade II listed building, first listed on 22 September 1959, with later amendments in 1980 (List Entry No. 1026899). The building is a C15 timber-framed structure with plaster infill, featuring a tiled roof, a central gabled projection, and modern casement windows. Its significance derives from its historic fabric, vernacular construction, age, and contribution to the rural historic character of the area.

The building's setting is defined primarily by its immediate curtilage, historic plot boundaries, and its relationship with Pinkhurst Lane rather than by long-distance views across agricultural land.

4. Description of the Proposed Development

The proposal seeks permission for the temporary placement of a modest static caravan for a period of three years, to be occupied solely by rural workers engaged in the day-to-day management of livestock, including horses, goats, and poultry.

The caravan will be:

- Sited within the existing developed envelope of the holding;
- Positioned adjacent to existing agricultural buildings;
- Readily removable with no permanent foundations;
- Subordinate in scale to the established built form.

The proposal is explicitly temporary, reversible, and proportionate to the demonstrated functional need of the enterprise.

5. Schedule of Proposed Works

The proposed works comprise the following elements:

1. Delivery and siting of a single static caravan within the agricultural holding.
2. Minor ground preparation only, with no excavation or permanent engineering works.
3. Connection to existing on-site services where available, using reversible methods.
4. Installation of minimal domestic curtilage, limited to what is functionally necessary.
5. Removal of the caravan and reinstatement of the land at the end of the temporary consent period (or earlier if no longer required).

No works are proposed to the listed building or within its curtilage.

6. Construction Methods

The static caravan is a prefabricated structure delivered to site in a single operation. It will rest on temporary supports, avoiding permanent foundations or ground disturbance. All service connections will be above ground or shallow-laid and fully reversible.

Construction activity will be limited in duration and scale, with no requirement for heavy machinery beyond delivery vehicles. There will be no alteration to existing access arrangements.

7. Assessment of Impact on the Listed Building and Its Setting

The proposal will have **no impact on the fabric, character, or setting** of Ye Olde House for the following reasons:

- **Visual Separation:** The listed building is screened from the application site by distance, vegetation, and the alignment of Pinkhurst Lane.
- **No Intervisibility:** There are no direct or meaningful views between the caravan site and the listed building.
- **Subordinate and Temporary Nature:** The caravan is modest in scale, agricultural in appearance, and temporary.
- **Established Context:** The site already accommodates agricultural buildings approved through earlier planning permissions, which the local planning authority has previously determined to be acceptable in heritage terms.

The proposed development is significantly less intrusive than previously approved permanent agricultural structures, for which heritage impacts were already assessed and accepted.

8. Materials and Design Considerations

The static caravan will be finished in neutral, recessive tones typical of rural and agricultural settings. Its materials and appearance are appropriate to its siting within a working farm environment and will not compete visually with historic built form.

Given the absence of visual or spatial relationship with the listed building, the proposal will not influence the character or appreciation of Ye Olde House.

9. Mitigation Measures

The following measures ensure protection of the heritage asset:

- Careful siting away from site boundaries and public viewpoints;
- Retention of existing hedgerows and vegetation;
- Temporary and reversible construction;
- Condition limiting occupation to rural workers only;
- Time-limited consent ensuring future reassessment.

These measures ensure compliance with NPPF paragraphs 199–208, which require great weight to be given to the conservation of designated heritage assets.

10. Conclusion

The proposed temporary siting of a static caravan at Pinkhurst Stud will preserve the setting and significance of Ye Olde House. There will be no harm, either direct or indirect, to the listed building or its historic environment.

The development is justified by essential agricultural need, is modest in scale, fully reversible, and carefully sited within an established agricultural holding. It represents a balanced approach that supports rural enterprise while maintaining the conservation of the historic environment, fully in accordance with national and local planning policy.

NPPF Heritage Policy Compliance and Cross-Reference

Legislative Context

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers to have *special regard* to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

This statutory duty is reflected and expanded within Chapter 16 of the NPPF (Conserving and Enhancing the Historic Environment).

Paragraph 199 – Significance of Heritage Assets

NPPF Paragraph 199 states:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation...”

Compliance

- The significance of *Ye Olde House* as a Grade II listed C15 timber-framed building has been fully identified and described within the Heritage Statement.
- The proposal involves no works to the listed building, no change to its curtilage, and no alteration to the attributes that contribute to its significance.
- The setting of the listed building has been assessed, with particular regard to intervisibility, distance, screening, and historic context.

The proposal therefore accords with Paragraph 199 by fully recognising and conserving the significance of the designated heritage asset.

Paragraph 200 – Contribution of Setting

NPPF Paragraph 200 requires decision-makers to consider:

“The contribution made by the setting of a heritage asset to its significance.”

Compliance

- The setting of *Ye Olde House* is defined primarily by its immediate curtilage and relationship with Pinkhurst Lane.
- The application site lies outside the visual envelope of the listed building and is screened by vegetation, distance, and intervening agricultural development.
- The proposed static caravan will not alter views to or from the listed building, nor affect how it is experienced or understood.

As such, the proposal does not alter, erode, or detract from the contribution that setting makes to the listed building’s significance.

Paragraph 201 – Assessment of Harm

NPPF Paragraph 201 states:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.”

Compliance

- The Heritage Statement demonstrates that the proposal results in **no harm**—neither substantial nor less than substantial—to the listed building or its setting.
- As no harm arises, the policy test of justification is not engaged.
- Even so, the proposal is justified by essential agricultural functional need and is temporary, reversible, and proportionate.

Paragraphs 202–204 – Balancing Harm and Public Benefits

NPPF Paragraph 202 applies where *less than substantial harm* is identified and requires that harm be weighed against public benefits.

Compliance

- As the proposal causes no harm, the balancing exercise required by Paragraph 202 is not necessary.
- Nevertheless, the proposal delivers public benefits including:
 - Safeguarding livestock welfare;
 - Supporting a viable rural enterprise;
 - Sustaining the rural economy;
 - Ensuring continued stewardship of agricultural land.

These benefits would clearly outweigh any theoretical or negligible impact.

Paragraph 206 – Local Character and Distinctiveness

NPPF Paragraph 206 states:

“Local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance.”

Compliance

- While no enhancement is required or proposed due to the lack of impact, the proposal respects local rural character through:
 - Modest scale;
 - Neutral materials;
 - Siting alongside existing agricultural development;
 - Retention of vegetation and landscape features.

The proposal therefore preserves local distinctiveness and avoids visual or contextual competition with historic assets.

Paragraph 208 – Information Requirements

NPPF Paragraph 208 requires applicants to describe the significance of any heritage assets affected, proportionate to their importance and the level of impact.

Compliance

- The Heritage Statement provides a proportionate, asset-specific assessment of Ye Olde House.
- The level of detail is appropriate given the absence of direct works or impact.
- The assessment enables the local planning authority to make an informed decision, fully meeting Paragraph 208.

Overall NPPF Heritage Conclusion

The proposal:

- Preserves the significance and setting of the Grade II listed Ye Olde House;
- Results in no harm under NPPF heritage policy definitions;
- Fully satisfies the statutory duty under Section 66(1);
- Complies with NPPF Chapter 16 in full.

Accordingly, the proposal is heritage-policy compliant, robust against refusal on heritage grounds, and suitable for approval subject to standard conditions limiting duration and occupation.