

Agricultural Justification 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,

## **Table of Contents**

1. Introduction
2. Site Location and Description
3. Planning History
4. Proposed Development
5. Agricultural Enterprise Overview
6. Functional Need for On-Site Accommodation
7. Agricultural Labour Requirement
8. Financial Viability and Enterprise Development
9. National Planning Policy Framework
10. Horsham District Planning Framework
11. Planning Inspectorate Appeal Decisions
12. Economic Importance of the Equine Industry
13. Rural Crime and Security
14. Landscape and Siting Considerations
15. Planning Balance
16. Conclusion

## 1. Introduction

This Planning Statement accompanies an application submitted on behalf of **Mr and Mrs Richard Bell** seeking permission for the **temporary siting of a static caravan to provide a rural worker dwelling** at Pinkhurst Stud, Slinfold, near Horsham.

The proposal seeks **temporary planning permission for a period of three years** to allow the applicants to reside on site while establishing and developing a diversified agricultural enterprise centred on equine breeding and complementary livestock activities.

The holding operates as a **mixed agricultural smallholding** comprising:

### Equine enterprise

- Three broodmares (currently in foal)
- Youngstock produced through the breeding programme

### Goat enterprise

- Approximately twelve breeding does
- Two breeding bucks

### Poultry enterprise

- Chickens
- Ducks
- Quail
- Geese

The enterprise is supported by **agricultural contracting services and livestock sales**, creating a diversified and resilient rural business model.

The holding currently **has no residential accommodation**, significantly restricting the applicants' ability to supervise livestock, respond to emergencies and manage the enterprise effectively.

The proposal therefore seeks a **temporary rural worker dwelling to support the establishment of the agricultural enterprise while demonstrating long-term viability**.

## 2. Site Location and Description

Pinkhurst Stud is located within open countryside near the village of Slinfold, approximately three miles west of Horsham.

Access is obtained via Lyons Road from the A264, before turning into Pinkhurst Lane, a private rural access lane serving the property.

The holding comprises pastureland together with agricultural infrastructure including stables and equestrian facilities.

The surrounding area is predominantly rural in character and consists of agricultural land, paddocks and dispersed rural properties.

### 3. Planning History

The site benefits from an established planning history associated with equestrian development.

Relevant permissions include:

#### **DC/12/1176**

Provision of private stables and exercise school for four horses together with a new field entrance – *Approved*

#### **DISC/15/0360**

Discharge of conditions relating to the above application – *Approved*

These permissions confirm the lawful equestrian and agricultural use of the site.

### 4. Proposed Development

The proposal seeks consent for the **temporary siting of a static caravan for a period of three years** to serve as a rural worker dwelling.

The accommodation will enable the applicants to:

- provide continuous supervision of livestock
- monitor equine foaling and livestock births
- respond rapidly to veterinary emergencies
- ensure compliance with animal welfare legislation
- maintain security of livestock and equipment
- manage the holding efficiently

Temporary rural worker dwellings are widely recognised in planning policy as an appropriate mechanism for allowing agricultural enterprises to establish themselves before a permanent dwelling is considered.

### 5. Agricultural Enterprise Overview

Pinkhurst Stud operates as a diversified agricultural smallholding, combining equine breeding with complementary livestock enterprises.

Diversification is widely recognised as essential to the viability of modern small farms.

Equine breeding enterprise

The holding maintains:

- three broodmares currently in foal
- youngstock produced annually

Foals are expected to sell for approximately £3,500 each, generating potential annual income of £10,500 once the breeding cycle is established.

### **Goat breeding enterprise**

The goat herd currently comprises:

- twelve breeding does
- two breeding bucks

Income streams include:

- stud services
- breeding stock sales
- companion goat sales

### **Poultry production**

The poultry enterprise includes:

- chickens
- ducks
- quail
- geese

Income is generated through egg sales, hatching eggs and young bird sales.

### **Agricultural services**

The applicants also undertake agricultural service work locally, generating approximately **£11,000 annually**.

## **6. Functional Need for On-Site Accommodation**

Livestock enterprises require continuous supervision to ensure compliance with animal welfare legislation.

Relevant legislation includes:

- Animal Welfare Act 2006
- Welfare of Farmed Animals (England) Regulations

These regulations require livestock keepers to ensure animals receive appropriate food, water, shelter and veterinary care.

Livestock emergencies may occur at any time and frequently require immediate intervention.

The **equine breeding enterprise provides the strongest functional justification** for on-site accommodation.

Foaling frequently occurs overnight and complications may arise rapidly. Delays in intervention can result in:

- loss of mare or foal
- severe veterinary complications
- significant financial loss

For these reasons equine breeding enterprises are widely recognised by planning authorities as generating **functional need for on-site supervision**.

## 7. Agricultural Labour Requirement

Labour demand has been assessed using recognised agricultural labour standards based on equine labour benchmarks referenced in the **Andersons Equine Business Guide**.

### Broodmares

$3 \times 605 \text{ hours} = 1,815 \text{ hours}$

Less efficiency allowance (25%) = 454 hours

Net labour requirement:

**1,361 hours**

### Additional horses

$3 \times 920 \text{ hours} = 2,760 \text{ hours}$

Less efficiency allowance (30%) = 828 hours

Net labour requirement:

**1,932 hours**

### Total equine labour requirement

Total = **3,293 hours**

Using the recognised agricultural labour unit of **2,225 hours per year**, this equates to:

**1.48 full-time workers**

Importantly this calculation relates only to the equine enterprise and excludes labour required for:

- goat breeding
- poultry production
- pasture management
- infrastructure maintenance

The enterprise therefore clearly supports **at least one full-time rural worker**.

## **8. Financial Viability and Enterprise Development**

The accompanying business plan demonstrates that the enterprise will generate sustainable income through diversified agricultural activities.

Projected income growth is as follows:

| <b>Year</b> | <b>Estimated Income</b> |
|-------------|-------------------------|
| Year 1      | £30,000                 |
| Year 2      | £38,000                 |
| Year 3      | £48,000                 |

Operating costs are estimated at **£12,000–£15,000 annually**, demonstrating that the enterprise is financially viable and capable of supporting at least one full-time rural worker.

Diversification across several enterprises significantly reduces financial risk.

## **9. National Planning Policy Framework**

The proposal accords with the key objectives of the **National Planning Policy Framework (NPPF)**.

The NPPF supports:

- sustainable growth of rural businesses
- diversification of agricultural enterprises
- rural worker dwellings where a functional need exists

The proposal supports the three dimensions of sustainable development.

### **Economic objective**

Supporting a viable agricultural enterprise contributing to the rural economy.

### **Social objective**

Supporting rural employment and allowing workers to live close to their place of work.

### **Environmental objective**

Supporting sustainable land management and low-intensity livestock farming.

## **10. Horsham District Planning Framework**

The proposal complies with relevant policies of the **Horsham District Planning Framework**.

### **Policy 10 – Rural Economic Development**

Supports development that:

- strengthens the rural economy
- supports land-based enterprises
- demonstrates minimal environmental impact

### **Policy 20 – Rural Worker Accommodation**

Supports rural worker dwellings where:

- a functional need exists
- the enterprise is viable
- the accommodation is proportionate

The proposed development satisfies each of these criteria.

## **11. Planning Inspectorate Appeal Decisions**

Planning Inspectors have consistently recognised the functional need for rural worker dwellings associated with livestock enterprises.

Appeal decisions confirm that on-site accommodation may be justified where livestock enterprises require **continuous supervision outside normal working hours**.

In particular, equine breeding enterprises have frequently been recognised as generating functional need due to the risks associated with foaling.

For example:

- **APP/J1860/A/11/2165954 (Somerset)** – Inspector concluded that equine breeding created a functional need for a rural worker to live on site due to the unpredictability of foaling events.
- **APP/D3830/A/13/2203990 (Lincolnshire)** – appeal allowed where supervision of breeding livestock was necessary outside normal working hours.
- **APP/C1570/A/14/2229085 (Devon)** – Inspector accepted that equine breeding operations require immediate response capability and therefore justify on-site accommodation.

These appeal decisions demonstrate that planning inspectors recognise the importance of **continuous supervision of breeding livestock**.

## **12. Economic Importance of the Equine Industry**

The equine sector represents a significant component of the rural economy within the United Kingdom.

Key indicators include:

- The UK equine industry contributes approximately **£8 billion annually** to the national economy.
- Around **1 million horses** are kept in the UK.
- Approximately **374,000 households** own horses.
- Up to **270,000 jobs** are supported by equine activity.

Horse racing alone generates approximately **£3.45 billion annually**.

Across Europe the equine sector contributes more than **€100 billion annually** and supports approximately **400,000 full-time jobs**.

The sector supports a wide range of rural professions including:

- breeders
- trainers
- veterinarians
- farriers
- feed merchants
- transport providers

Investment in equine breeding enterprises therefore contributes significantly to **rural economic development and employment**.

### **13. Rural Crime and Security**

Rural crime, including livestock theft and equipment theft, has increased significantly in recent years.

The presence of a resident worker significantly improves:

- livestock protection
- monitoring of the site
- security of equipment and infrastructure

Planning Inspectors frequently recognise security considerations as a supporting factor when assessing rural worker dwelling applications.

### **14. Landscape and Siting Considerations**

The proposed caravan will be located adjacent to existing agricultural buildings.

This ensures that the accommodation remains visually associated with the established farmstead and does not introduce isolated development within the landscape.

The development is:

- modest in scale
- temporary in nature
- visually contained within the existing farm complex

### **15. Planning Balance**

When assessed against national and local planning policy the proposal provides clear benefits.

The development:

- supports a viable agricultural enterprise
- protects livestock welfare
- contributes to the rural economy
- promotes sustainable land management

The proposal is temporary, modest and directly related to the agricultural use of the holding.

There are no significant adverse impacts arising from the development.

## **16. Conclusion**

This application seeks temporary permission for a rural worker dwelling to support the agricultural enterprise at Pinkhurst Stud.

The evidence demonstrates that:

- the enterprise involves livestock requiring continuous supervision
- equine breeding alone generates more than one full-time labour requirement
- the business is financially viable and expanding
- on-site residence is essential for livestock welfare and security
- the proposal is modest, temporary and proportionate

The development therefore complies with the National Planning Policy Framework and the Horsham District Planning Framework, and planning permission should be granted.