

From: GVS Raven Estate Ltd <rfb.gvs@gmail.com>
Sent: 10 March 2026 15:51:42 UTC+00:00
To: "Daniel.Holmes" <Daniel.Holmes@horsham.gov.uk>
Subject: Re: DC/25/2089
Attachments: AGRICULTURAL BUSINESS PLAN.docx, Temporary rural dwelling statement revised 2025.docx

Dear Daniel,

Thank you for your email and for the detailed review undertaken by the Council's agricultural consultant in relation to the above application.

Please find below clarification addressing the points raised.

1. Total Land Area of the Holding

The agricultural holding at Pinkhurst Stud comprises pastureland associated with the established equestrian facilities and agricultural infrastructure totalling 6.39 acres (2.58 Ha.) . The enterprise operates across the pasture areas immediately surrounding the stable complex and associated paddocks forming the smallholding unit at Pinkhurst Stud. The land is managed as a mixed livestock smallholding supporting equine breeding, poultry production and other complementary livestock enterprises.

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2. Livestock Enterprises and Numbers

The agricultural enterprise currently consists of the following livestock:

- **Equine enterprise:** Three broodmares currently in foal forming the basis of the breeding programme.
- **Goat enterprise:** Twelve breeding does and two breeding bucks.
- **Pig enterprise:** Two pigs forming the foundation of a small breeding enterprise producing piglets for sale.
- **Sheep enterprise:** A small flock producing lambs annually while also contributing to pasture management through mixed grazing.
- **Poultry enterprise:** Chickens, ducks, quail and geese producing eggs and young birds for sale.

The poultry enterprise is intended to expand gradually during the establishment period of the business, consistent with the three-year enterprise development strategy set out in the business plan.

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3. Consistency Between the Agricultural Justification Statement and Business Plan

The agricultural enterprise should be understood as a **diversified mixed livestock smallholding**, centred primarily on the equine breeding operation with complementary livestock enterprises that contribute to both land management and diversified income streams.

The Agricultural Justification Statement summarises the principal livestock enterprises (equine, goats and poultry), while the Business Plan provides a more detailed overview of the diversified structure including pigs and sheep. The intention is not to propose materially different enterprises but to demonstrate the resilience of the agricultural business through diversified income sources typical of modern smallholdings.

4. Financial Appraisal and Cashflow Projections

The submitted Business Plan provides a three-year financial forecast demonstrating the progressive development of the enterprise.

Projected income is estimated as follows:

- **Year 1:** approximately £30,000
- **Year 2:** approximately £38,000
- **Year 3:** approximately £48,000

Estimated annual operating costs (including livestock feed, veterinary care, bedding, fencing, utilities and equipment maintenance) are projected to be approximately **£13,000–£16,000 per annum**.

This results in an estimated net income of approximately **£16,000 in Year 1**, rising to approximately **£32,000 by Year 3**, demonstrating that the enterprise will be capable of supporting a full-time rural worker once fully established.

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The financial projections are based on conservative assumptions derived from current livestock numbers, realistic market values for livestock products and services, and operating costs typical for small-scale mixed livestock enterprises.

5. Status of the Static Caravan

The intention of the application is to seek **temporary permission for a rural worker's dwelling for a three-year period** to allow the agricultural enterprise to establish and demonstrate viability. The reference to a retrospective element in the application description relates to the current presence of the static caravan on the holding; however, the application seeks formal planning consent for its use as temporary rural worker accommodation.

Overall, the enterprise at Pinkhurst Stud operates as a diversified smallholding centred on equine breeding, supported by complementary livestock enterprises and agricultural services. The evidence submitted demonstrates both the **functional need for on-site supervision of livestock** and the **financial viability of the enterprise**, particularly once the breeding cycle and enterprise expansion outlined in the business plan are fully operational.

I trust the above clarifies the matters raised. Please do let me know if any further information would assist the Council or its agricultural advisor in progressing the assessment of the application.

Kind regards,
Robert

On Mon, 9 Mar 2026 at 17:20, Daniel.Holmes <Daniel.Holmes@horsham.gov.uk> wrote:

Dear Robert,

I am writing regarding the above planning application for the retrospective siting of a static caravan as a temporary rural worker's dwelling at Land Known as Pinkhurst Stud, Pinkhurst Lane, Slinfold.

The Council has now received and reviewed the agricultural appraisal prepared by Reading Agricultural Consultants in relation to the submitted Agricultural Justification Statement and Business Plan. Having considered their comments, there are a number of areas where the information submitted with the application appears to be inconsistent or incomplete, which makes it difficult to properly assess whether the proposal meets the relevant policy tests for rural workers' accommodation.

In particular, the consultant has identified discrepancies between the Agricultural Justification Statement and the Business Plan regarding the livestock enterprises proposed on the holding. For example, the Agricultural Justification Statement refers to cattle and water buffalo, whereas these enterprises are not referenced in the Business Plan, which instead refers to pig breeding. In addition, the Business Plan refers to a number of livestock enterprises (including poultry and sheep) where the scale of the operation has not been clearly defined.

The Council also notes that the size of the agricultural holding has not been clearly set out within the submission documents. This information is necessary to understand the scale and nature of the enterprise being proposed.

Furthermore, the financial projections contained within the Business Plan are currently insufficient to allow the Council (or its agricultural advisor) to properly assess the financial viability of the enterprise. In particular, the consultant has advised that the variable and fixed costs associated with the proposed enterprises have not been fully set out and that more detailed financial information would be required in order to demonstrate that the business has been planned on a sound financial footing.

In light of the above, it would be helpful if the following additional information could be provided:

- Confirmation of the total land area comprising the agricultural holding.
- A clear schedule of the current and proposed livestock numbers associated with the enterprise (including poultry, sheep, pigs and any other livestock referenced in the supporting documents).
- Clarification of the livestock enterprises that form part of the proposed business plan, to ensure consistency between the Agricultural Justification Statement and the Business Plan.
- A more detailed financial appraisal for the enterprise, including cashflow projections for the three-year period of the proposed temporary permission and confirmation of the assumptions used for income and costs.
- Clarification regarding the status of the static caravan, as the application description refers to a retrospective proposal whereas the application form indicates that development has not yet commenced.

Once this information has been received, it will be forwarded to the Council's agricultural advisor for further review.

At present, without the above information, the Council would be likely to have difficulty concluding that the proposal satisfies the policy tests relating to functional need and the financial sustainability of the rural enterprise. I would therefore recommend that the requested information is provided so that the application can be fully assessed.

If you would like to discuss the above points, please do not hesitate to contact me.

Kind regards,

Daniel Holmes

Senior Planning Officer

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From: GVS Raven Estate Ltd <rfb.gvs@gmail.com>

Sent: 05 March 2026 07:02

To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Subject: DC/25/2089

Good morning Daniel,

Business Plan for Pinkhurst Stud attached.

Yours

Rob

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