Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1066
Land Known As Pinkhurst Stud , Pinkhurst Lane, Slinfold, West Sussex, RH13 0QR

DESCRIPTION:
Sitting of a static caravan as a temporary rural workers dwelling (Retrospective).

RELEVANT PLANNING HISTORY:

PE/25/0024	Erection of two-storey dwelling and detached garage (with retention of existing stable block).	Pre-Application Advice Given on 19.03.2025
DC/25/2089	Sitting of a static caravan as a temporary rural workers dwelling (Retrospective).	Application Refused on 27.03.2026

DESCRIPTION OF THE SITE
The application site comprises a small rural holding known as Pinkhurst Stud, located on Pinkhurst Lane to the south of Slinfold within the countryside of Horsham District. The site extends to approximately 6.39 acres (2.58 hectares) and is characterised by open pasture used as paddocks, together with an equestrian complex including stabling and associated yard. A static caravan has been installed on site.

The land is currently used as a mixed smallholding incorporating equestrian and agricultural activities. At the time of the site visit, the holding accommodated a range of livestock including horses, goats, pigs, poultry and other animals, reflecting its use as a diversified rural enterprise. The surrounding area is rural in character, comprising agricultural land, sporadic residential development and equestrian uses, with the site accessed via Pinkhurst Lane.

The site lies outside of any defined built-up area boundary and is therefore located within the open countryside where development is subject to restrictive planning policies aimed at protecting rural character.

DESCRIPTION OF THE APPLICATION
The application seeks retrospective planning permission for the siting and use of a static caravan as a temporary rural worker’s dwelling for a period of three years.

The caravan is intended to provide on-site residential accommodation for a rural worker associated with the agricultural enterprise operating at the site, namely the mixed livestock and equine breeding activities at Pinkhurst Stud. The applicant has stated that the presence of a worker on site is required to provide continuous supervision of livestock, including the management of equine foaling, monitoring of animal welfare, and general husbandry requirements associated with the enterprise.

The proposal is put forward as a temporary measure to enable the establishment and expansion of the agricultural business over a three-year period, during which time the functional need and financial viability of the enterprise can be demonstrated. The application is retrospective in nature, as the static caravan is already present on the site, and seeks to regularise its use for residential purposes in connection with the rural enterprise.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 20 - Rural Workers Accommodation
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 29 - Equestrian Development
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 43 - Community Facilities, Leisure and Recreation

Slinfold Neighbourhood Plan (2018):
Policy 3 Green Infrastructure 15
Policy 4: Conserve and Enhance Biodiversity
Policy 12: Economy and Enterprise

Slinfold Parish Design Statement (2006)

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Policy 18: Local Green Space
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 29: New Employment
Policy 31: Rural Economic Development
Policy 33: Equestrian Development
Policy 41: Rural Exception Homes

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

Reading Agricultural Consultant: No Objection: -

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. 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 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. 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.

Southern Water: Comment (05.08.2026)
[Summary]
No objection subject to conditions / informatives

WSCC Highways: No Objection (17.08.2026)
[Summary]
In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Representations:

5 letters for Support have been received from 4 addresses, supporting the application on the following grounds:

The representations state that the applicants provide a high standard of care for the animals kept on the site, including livestock requiring regular supervision. Supporters consider that the proposal has brought positive management and maintenance to land that was previously underutilised, with improvements made to the appearance and upkeep of the site. It is further noted that the development is not readily visible from the surrounding area, has not resulted in any noticeable noise, traffic or other disturbance, and would support the continued operation of a rural enterprise focused on animal welfare and sustainable livestock management.

1 representation has been received, objecting on the following grounds: -

The objector considers that the proposal fails to demonstrate an essential need for a rural worker's dwelling and raises concerns that approval could set an undesirable precedent for further residential development within the surrounding countryside. Reference is also made to the provisions of the NPPF regarding retrospective development and the weight to be afforded to intentional unauthorised development.

Parish Comments:

Slinfold Parish Council: Objection, it has not been demonstrated that there is a functional need to site a worker on agricultural land. Furthermore, the revised financial information is still incomplete. Therefore, the objection made to application DC/25/2089 by the Parish Council and Horsham District Council still applies

HUMAN RIGHTS AND EQUALITY:
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

The application seeks retrospective planning permission for the retention of a mobile home to provide temporary accommodation for a rural worker associated with the operation of Pinkhurst Stud. Pinkhurst Stud comprises a mixed equestrian and livestock enterprise involving the breeding and management of horses alongside the keeping of sheep, goats, pigs and poultry. The proposal is intended to provide accommodation for an individual responsible for the day-to-day operation and management of the holding.

Policy 20 of the HDPF supports new housing for rural workers outside defined Built-Up Area Boundaries where: (1) there is a functional need for the dwelling, and the occupation of the dwelling is to support the established business use; and (2) sufficient evidence is submitted to demonstrate the viability of the rural business.

Functional Need

The application is supported by an agricultural appraisal and business plan relating to the operation of Pinkhurst Stud and details the ongoing welfare and management requirements associated with the enterprise, including feeding, watering, health monitoring, security checks, veterinary attendance and the management of breeding stock. In particular, the care of horses and livestock can require immediate intervention at short notice, including during night-time hours, to address welfare issues, illness, injury, foaling and other unforeseen circumstances. As such, the need for a worker to be present on the holding arises from the operational requirements of the enterprise rather than personal convenience.

The Council's Agricultural Consultant has reviewed the submitted information and concludes that there is a genuine and justified need for a full-time worker to reside on the site in order to provide the level of supervision and management required. Furthermore, the accommodation would be occupied solely in connection with the operation of the rural enterprise and this can be controlled through an appropriately worded occupancy condition.

Viability of the Rural Business

The application is supported by revised financial information, including updated business projections and cashflow forecasts. The Council's Agricultural Consultant has assessed the submitted business information and advises that the revised business plan has been prepared on a sound financial basis and demonstrates a realistic prospect of the enterprise being capable of supporting a full-time worker. The consultant is satisfied that the enterprise has the potential to operate as a viable rural business

and that a temporary permission would provide an appropriate opportunity for the business to further establish itself and demonstrate its long-term performance.

Whilst any future proposal for a permanent dwelling would require separate consideration, and further evidence of financial sustainability, it is considered that the enterprise has demonstrated sufficient viability to justify a temporary rural worker's dwelling at the present time.

Conclusion

The submitted evidence is considered sufficient to demonstrate there is an essential need for a rural worker to live on the site, and that the business has potential to be viable. A temporary permission is recommended to provide sufficient time for the business to demonstrate that this is the case. On this basis the proposal would accord with Policy 20 of the HDPF.

Design and Appearance and Impact on the Countryside:

Policies 26, 32 and 33 of the HDPF seek to ensure that development is of a high standard of design, responds positively to local character and protects the intrinsic character and beauty of the countryside. Policy DE12 of the NPPF, similarly seeks to secure well-designed development that is visually attractive, sympathetic to local character and maintains a strong sense of place.

The application relates to the retention of a static caravan located on an existing area of hardstanding adjacent to the established stable buildings and associated equestrian infrastructure within Pinkhurst Stud. Whilst the caravan is of a utilitarian appearance and does not exhibit the design quality ordinarily expected of permanent residential development, it is modest in scale and closely associated with the existing built form on the holding.

Importantly, the caravan is not located within an isolated or visually prominent position but sits within the existing cluster of buildings associated with the equestrian and agricultural use of the site. As a result, it is viewed in the context of the wider operation of the holding and does not result in a significant extension of built development into the surrounding countryside. The development utilises an existing area of hardstanding and does not require additional engineering works or urbanising features which would otherwise increase its visual impact.

Whilst it is acknowledged that the static caravan does not positively enhance the appearance of the site or wider countryside, any resulting visual harm is considered to be limited, localised and temporary in nature. Taking account of its modest scale, its siting within the existing group of buildings and the temporary nature of the permission sought, the proposal is not considered to result in unacceptable harm to the character or appearance of the countryside, and sufficient accords with the above policies.

Impact on Neighbouring Amenity:

Policy 33 of the HDPF requires development to be designed so as to avoid unacceptable harm to the occupiers of neighbouring properties and to have appropriate regard to the character and sensitivity of surrounding development.

The caravan is a single-storey structure of modest scale and limited height, positioned alongside existing stable buildings and associated equestrian infrastructure. Its use, scale, siting and design would not lead to unacceptable harm for neighbouring properties and land. The development therefore accords with Policy 33 of the Horsham District Planning Framework.

Highways Impacts:

Policies 40 and 41 of the HDPF seek to ensure that development provides safe and suitable access for all users, promotes sustainable travel choices where appropriate and provides adequate parking provision to meet the needs of the development.

The application site is accessed from Pinkhurst Lane, which connects to the adopted highway network at Lyons Road. The proposal relates to the retention of a temporary rural worker's dwelling within an

established agricultural and equestrian holding and does not involve any alterations to the existing access arrangements.

In transport terms, the development is modest in scale and would not be expected to generate a material increase in vehicle movements. Adequate space exists within the site to accommodate vehicle parking associated with the occupation of the dwelling and there is no evidence to suggest that the proposal would prejudice the operation of the wider agricultural and equestrian use of the site.

The proposal is not considered to result in any unacceptable highway safety, access or parking impacts and accords with the above policies.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG, as the application is retrospective made under Section 73(A) of the Town and Country Planning Act.

Foul Drainage

Whilst details of the type of treatment system, drainage field and method of discharge have not been provided at this stage, these matters can be satisfactorily addressed by way of a planning condition requiring the submission and approval of a foul drainage scheme prior to the continued occupation of the dwelling.

Conclusion:

The proposal demonstrates both a functional need for a rural worker's dwelling and a viable rural enterprise in accordance with Policy 20 of the HDPF. Whilst the development results in a limited degree of visual harm arising from the siting of a static caravan within the countryside, such harm is localised, temporary in nature and is outweighed by the benefits associated with supporting the operation of the rural enterprise and meeting an identified rural worker need.

Having regard to the development plan as a whole and all other material considerations, the proposal is considered to accord with relevant policies of the Horsham District Planning Framework and the relevant provisions of the National Planning Policy Framework. The application is therefore recommended for approval, subject to conditions.

Recommendation: Application Permitted

Conditions:

1. **Approved Plans:** A list of the approved plans and documents

2. **Temporary Time Condition:** The temporary workers dwelling hereby permitted, together with any associated domestic paraphernalia, services, utility connections, hardstanding and ancillary structures, shall be removed from the site on or before three years from the date of this permission, and the land restored to its former condition within three months of such removal.

   Reason: The site lies in an area where, in accordance with Policies 20 and 26 of the Horsham District Planning Framework (2015) development which cannot be justified as essential to the needs of agriculture or forestry would not normally be permitted.

3. **Regulatory Condition:** Within three months of the date of this permission, details of a scheme for the disposal of foul sewage arising from the development shall be submitted to the Local Planning Authority for its approval in writing. The scheme shall include details of the method of treatment and disposal of foul water and a timetable for its implementation. The approved scheme shall be implemented in accordance with the approved timetable.

   Reason: To ensure satisfactory foul drainage and to prevent pollution of the water environment in the interests of public health and environmental protection and to comply with Policy 38 of the Horsham District Planning Framework (2015).

4. **Regulatory Condition:** The dwelling hereby permitted shall limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

   Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

5. **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or reenacting that Order), the temporary dwelling shall not be extended or altered in any way without express planning consent from the Local Planning Authority first being obtained.

   Reason: In the interest of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6. **Regulatory Condition:** The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in connection with the agricultural and equine enterprise operating at Pinkhurst Stud, or a widow/widower or dependants of such a person.

   Reason: The site lies in an area where, in accordance with Policy 26 of the Horsham District Planning Framework (2015) development which cannot be justified as essential to the needs of agriculture or forestry would not normally be permitted.

Biodiversity Net Gain Condition
Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

POSITIVE AND PROACTIVE STATEMENT
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/1066
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date

Location plan		NONE	03.07.2026
Block plan		NONE	03.07.2026
Elevation & Floor plan		NONE	03.07.2026

DELEGATED

Case Officer sign/initial Daniel Holmes Date: 01.10.2026

Authorising Officer sign/initial Guy Everest Date: 14.10.2026