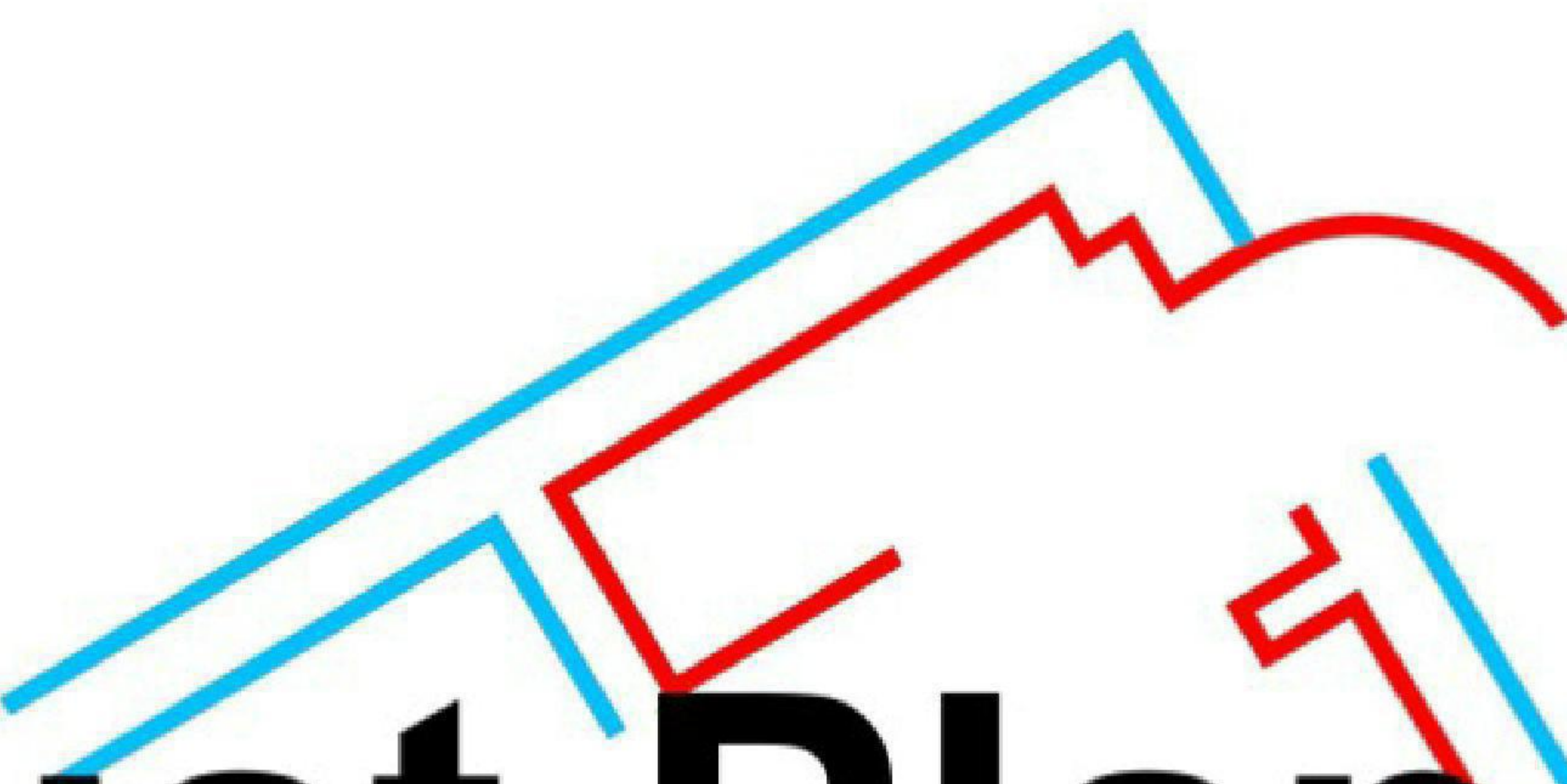




Just Plans



PLANNING STATEMENT

5th May 2026

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Planning Statement

Proposed works in keeping with an existing agricultural use:-

1. Tractor parking area

Weed-proof membrane and type 1 over on and adjacent to an existing vehicular access to create a tractor parking area and reduce mud on road;

2. Donkey enclosure

Proposed 1.2m tall 2 rail cleft chestnut fencing with wire mesh as per accompanying plans to create a 2985 sq m donkey enclosure;

3. Donkey Stable

Proposed 1 no donkey stable including tack room and ancillary concrete to front to create a cleaning area.

4. 3 shepherd huts

Proposed 3 no shepherd huts

5. Wildlife pond

Proposed wildlife pond to north-east corner of the site,

All as per accompanying plans.

Location:

Land to the rear of 42–54 Hurst Road, Hurstpierpoint, West Sussex

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1. Introduction

This statement is submitted in support of a planning application for the aforementioned works on an 2 hectare agricultural parcel of land. The project is driven by the immediate requirement to provide a permanent, secure home for two local donkeys.

2. Site and Surrounding Area

The application site consists of an agricultural field approximately 2.1 hectares in size (164 m x 125 m).

3. The Proposal

The development is comprised of the following private-use elements:

- **Tractor Parking Area:** It is proposed to lay a weed-proof membrane with one layer of type 1 over, on and adjacent to an existing vehicular access to create a tractor parking area and reduce mud on road. The proposed parking area will be adjacent Belmont Lane to the west of the field. At present there is no very practical way of cleaning tractor tyres adequately to prevent mud on the road. The proposed type 1 parking area will address this issue.
- **Donkey Enclosure:** A 2985 m² secure area defined by timber post-and-rail fencing, allowing for the controlled grazing and rotation of two donkeys.
- **Stabling:** A timber-built stable as per accompanying plans and designed for the specific welfare needs of the two donkeys. These are low-profile structures intended to sit unobtrusively within the landscape, orientated as per the attached block plan.
- **Shepherd Huts:** The installation of three Shepherd huts to be used for purposes ancillary to the land, the care of the animals (such as dry feed storage, tack room, or personal shelter for the owners while tending to the livestock), as well as a quiet spot from which to enjoy the proposed wildlife pond. These are non-permanent, mobile structures.
- **Wildlife Pond:** The applicant proposes to create a wildlife pond where shown on the accompanying plans.

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4. Assessment

The proposal is consistent with rural land use policies that permit the keeping of livestock and the placement of small-scale timber structures on agricultural land.

- Private Use: The entire proposal is for private use only. There is no commercial intent, and the facilities are intended solely for the care of the owners' animals and the private enjoyment of the land within the designated use class.
- Landscape Preservation: The location of the structures has been designed to minimize "creeping urbanisation" and keeps the majority of the 2-hectare field as open grazing land, protecting the local Sussex landscape.
- Design: The choice of timber stables and traditional Shepherd huts ensures the development reflects the rural vernacular of the Hurstpierpoint locality.

5. Urgent Welfare Requirements

A critical factor in this application is the relocation of the two donkeys, currently residing locally. The current owners are in the process of selling and moving from Hurst, and there is therefore an immediate need to re-home the two animals.

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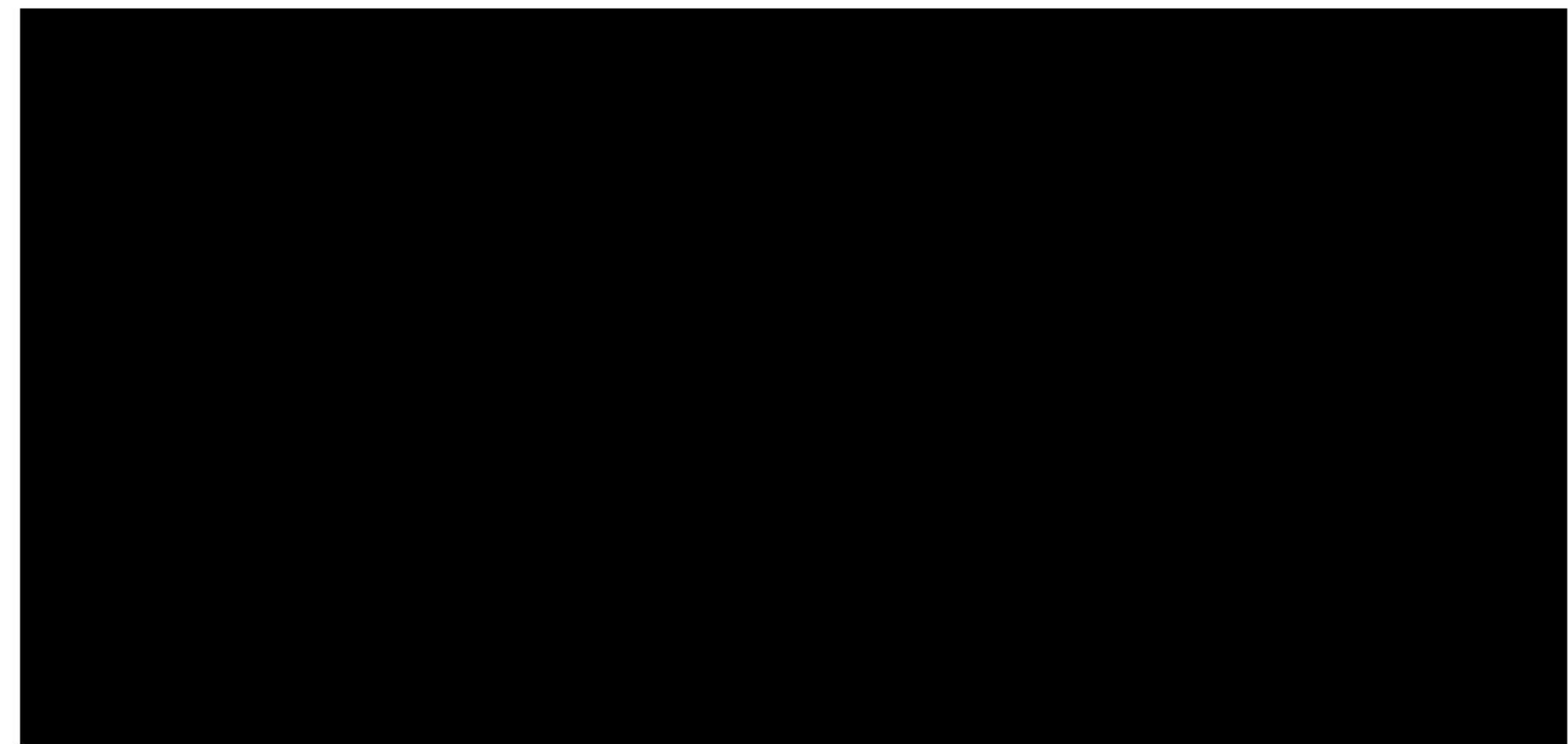
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6. Conclusion

It is considered that the proposal represents a sensitive and proportionate use of agricultural land for the private keeping of livestock. It provides essential welfare facilities for two donkeys while maintaining the rural character of the Hurstpierpoint area. We trust the council will support this application, noting the significant time constraints regarding the animals' relocation.



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