

FAO Katherine Williams (Senior Planning Officer)
Development Management
Mid Sussex District Council
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10 August 2026

Dear Katherine,

Re: Pookberry Farm, Pookbourne Lane, Sayers Common, Hassocks BN6 9HD

Proposed provision of a mobile home for use as a rural workers dwelling for a temporary 3-year period in connection with the existing equine livery business.

Planning Reference: DM/26/1243

Financial Accounts and Drainage – Further Information

Thank you for your ongoing assessment of the above application. This Supporting Statement is submitted by Wilbury Planning Ltd on behalf of the applicant, Sarah Pullen, in response to your recent requests for further information regarding the Income and Expenditure Accounts that accompany the application, and in respect of the Council's Flood Risk and Drainage Team comments dated 02 July 2026 and the associated pre-commencement condition.

Further Information on the Financial Accounts

You have requested more information and expansion regarding the following costs and income shown in the accounts:

- Rent;
- Cost of sales – purchases;
- Cost of sales – other; and
- Use of home.

Each is addressed in turn below. The information provided has been obtained directly from the applicant's accountant, Mr P. Heighton, who prepared the accounts.

Rent (year ended 5 April 2025: £6,000; year ended 5 April 2026: £0)

The rental income of £6,000 shown in the year ended 5 April 2025 was received in respect of space rented out at the stables during the early stages of the applicant's business. This rental arrangement did not continue into the following accounting year, which is why the corresponding figure for the year ended 5 April 2026 is £0.

The land and stabling capacity previously generating this rental income is now used directly by the applicant as part of the expanding equine livery business, and the income it generates is captured within the substantially increased livery turnover figure for the year ended 5 April 2026 (£23,576, compared with £6,164 in the previous year). The substitution of passive rental income with active livery income, at nearly four times the level, is itself indicative of a business that is growing its use of the holding and becoming increasingly reliant on the day-to-day presence of the applicant on site.

Cost of Sales – Purchases (year ended 5 April 2025: £1,155; year ended 5 April 2026: £2,982)

The "Cost of sales – purchases" line comprises bedding and horse food costs incurred by the business. The increase between the two accounting years (approximately 158%) is consistent with the substantial expansion of the livery business over the same period, with a greater number of horses kept at the site requiring bedding and feed.

Cost of Sales – Other (year ended 5 April 2025: £0; year ended 5 April 2026: £1,376)

The "Cost of sales – other" line for the year ended 5 April 2026 comprises £746 of business motoring expenses and £630 of further horse food costs. The applicant's accountant has confirmed that these costs should more properly have been categorised within the existing "Motor" and "Cost of sales – purchases" lines respectively, rather than being separated out under a distinct "Other" heading. This is a categorisation matter only and does not affect the total expenditure or net income shown in the accounts. Reallocated on the basis confirmed by the accountant, the effective breakdown for the year ended 5 April 2026 would be as follows:

- Cost of sales – purchases (bedding and horse food, including the £630 reallocated from "Other"): £3,612
- Motor (including the £746 reallocated from "Other"): £2,876

Use of Home (year ended 5 April 2025: £192; year ended 5 April 2026: £192)

The "Use of home" figure of £192 in each accounting year represents an allowance claimed for the use of the applicant's home for business administrative purposes (i.e. bookkeeping, correspondence with livery clients, ordering of supplies, and similar activities).

The figure being consistent across both accounting years reflects the fact that the allowance is not linked to business turnover but to the nature and extent of home-based administrative activity, which has remained broadly stable.

Summary on Financial Accounts

The business is trading profitably, is expanding, and is increasingly reliant on the applicant's day-to-day presence at the site which is the underlying basis of the case for a temporary rural worker's dwelling.

Drainage – Response to the Flood Risk and Drainage Team Comments (02 July 2026)

The Drainage Design Strategy prepared by Environmental Assessment Services Ltd (EAS Ltd) has been updated and reissued (revised July 2026) to reflect the detailed design of both the surface water and foul water drainage arrangements for the proposed development.

The manufacturer's specification for the proposed cesspool tank accompanies this Supporting Statement.

In light of the further information now submitted, and having regard to the Flood Risk and Drainage Team's confirmation that the proposed drainage arrangements are acceptable in principle, the applicant respectfully submits that the recommended pre-commencement condition is no longer necessary. In particular:

- The full detailed design of the surface water and foul water drainage arrangements has now been prepared and is capable of being assessed and approved by the Flood Risk and Drainage Team as part of the current determination process.
- Imposition of the recommended pre-commencement condition would require the same information to be re-submitted, reviewed and approved after the grant of permission, which would introduce unnecessary delay and duplication for both the applicant and the Council without any commensurate planning benefit.

Please do not hesitate to contact me should you require any further clarification.

Yours sincerely,



Henry Wagstaff
BA (Hons) MPLAN MRTPI
Director