

Planning Application

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

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



Planning Statement prepared by Wilbury Planning Ltd

Applicant: Sarah Pullen

18 May 2026

Contents

1.0	Introduction	1
2.0	Site Description	2
3.0	Relevant Planning History	4
4.0	Description of Development	8
5.0	Planning Policy Context	11
6.0	Planning Assessment	17
7.0	Conclusion	27

1.0 Introduction

- 1.1 This Planning Statement accompanies a full planning application (known as “the application” from hereon) for the following description of development (known as “the proposed development” from hereon):

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

- 1.2 The site is Pookberry Farm, Pookbourne Lane, Sayers Common, Hassocks BN6 9HD (“the site” from hereon). The planning application is made to Mid Sussex District Council (MSDC) on behalf of the applicant, Sarah Pullen.

- 1.3 The application is accompanied by the documents listed in the table below:

Document	Author	Reference
Application Form	Wilbury Planning Ltd	PP-14930153
Planning Statement	Wilbury Planning Ltd	18 May 2026
Income & Expenditure Account (year ended 5 April 2025)	P. Heighton (Accountant)	Apr 25
Income & Expenditure Account (year ended 5 April 2026)	P. Heighton (Accountant)	Apr 26
Existing Site Location Plan	BN3 Architecture Ltd	111 / E.01
Existing Block Plan	BN3 Architecture Ltd	111 / E.02
Proposed Block Plan	BN3 Architecture Ltd	111 / P.02
Proposed Plans and Elevations	BN3 Architecture Ltd	111 / P.01

2.0 Site Description

- 2.1 The applicant owns and runs an equine livery business, which is operated from the site.
- 2.2 The eastern part of the site comprises 12no. stables, with 9no. stables used as part of the equestrian business, and 3no. stables used as tack rooms and for equestrian storage purposes. 1no. of the horses kept at the site is a thoroughbred.
- 2.3 Other buildings within the site comprise a nissen hut, storage barn and tractor barn. A riding school is located directly to the north-west, with access provided to fields further to the west and south-west.
- 2.4 Vehicular access is provided to Pookbourne Lane within the north-eastern corner of the site.
- 2.5 Directly to the south of the site is a bungalow known as "*Pooklands*". The applicant's parents reside in this property.
- 2.6 Land at Pooklands is located outside any defined development boundary and, within the context of planning, comprises a rural countryside location. The site is located within Flood Zone 1 (the lowest flood risk zone) and at no risk of surface water flooding as designated by the Environment Agency.
- 2.7 The site is located outside the Area of Outstanding Natural Beauty (i.e. a national landscape), and there are no other landscape designations of constraint associated with the site. There are Tree Preservation Orders within the vicinity of the site.

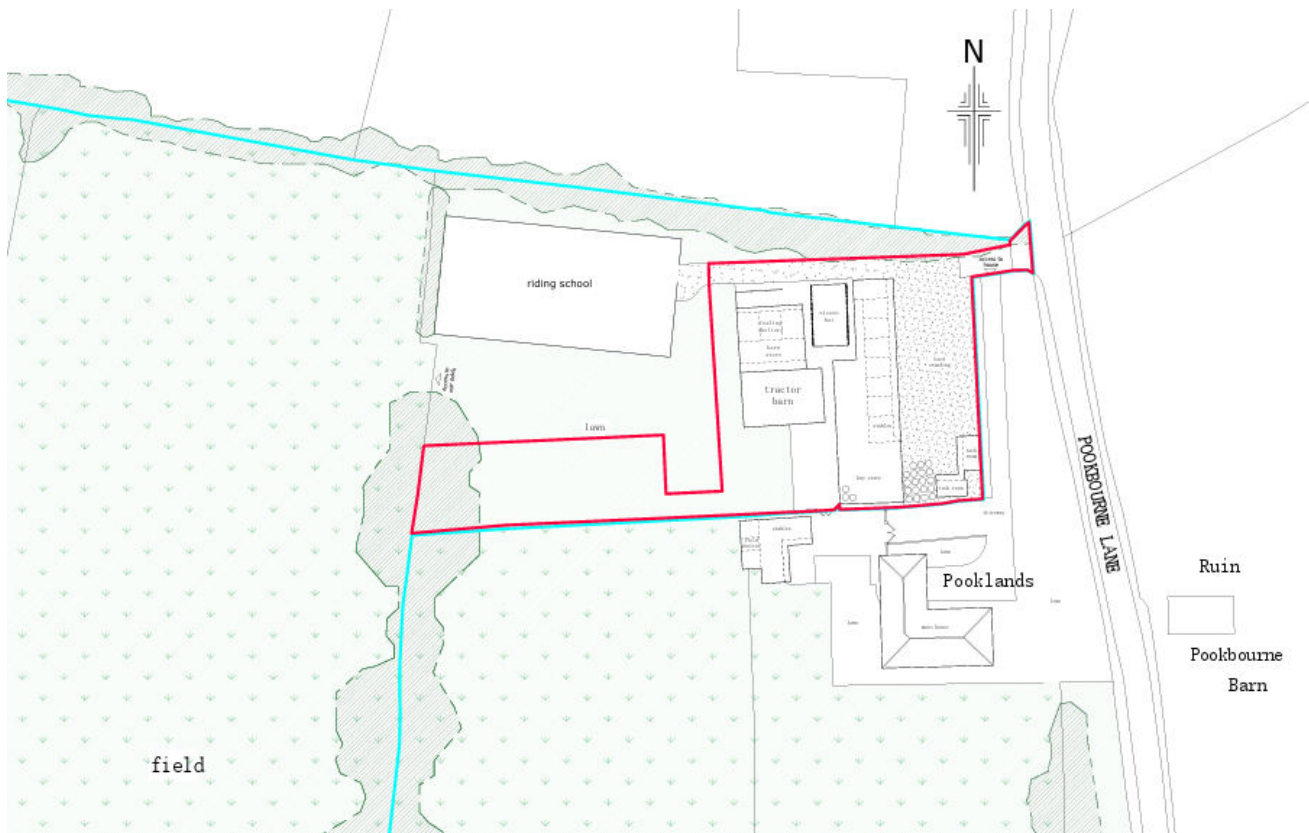


Figure 1: Existing Block Plan.

3.0 Relevant Planning History

3.1 The relevant planning history associated with the site is referred to within the table below:

Reference	Description	Decision
01/00475/FUL	Construction of all-weather riding arena.	Granted 14.05.2001
TW/010/76	Proposed caravan (for use to boil water and washing etc. when working on site).	Granted 2 5.05.1976

Pre-Application Enquiry (Summer 2025)

3.2 In Summer 2025 a pre-application enquiry was submitted to MSDC to test the in-principle acceptability of the provision of 1no. rural worker's dwelling in connection with the existing equestrian business.

3.3 The pre-application enquiry written response was received from MSDC officers on 06 August 2025, and considered the following (responses to each point are provided in green text):

- *From the site meeting it is clear that there is an existing livery business at the property, and which could provide the justification for the essential need of a rural worker's dwelling by way of welfare and security. This would need to be set out clearly within the Planning Statement of any future planning application including the level of care provided for the different livery services provided.*

It is confirmed that the existing equine livery business is established and growing. The full and robust justification for the essential need of a rural worker's dwelling by way of welfare and security — including the level of care provided across the different livery services — is provided within Section 6.0 of this Planning Statement.

- *Any application would need to demonstrate that there are no other available dwellings within close proximity of the business that is available and suitable to purchase or rent. This would need to include Pooklands, which is within the ownership of relatives of the applicant. In terms of the economic viability of the business, at least 3 years of audited trading profit and loss accounts for the business would need to be provided to demonstrate that the business can sustain the employment of a full-time worker and the construction of the*

dwelling, this should be prepared by a qualified accountant. Should this not be achievable a temporary consent could be pursued, however the onus would be on the applicant to be able to expand the business within the 3 year time limit for a permanent dwelling to be considered favourably.

There are no other dwellings on or in close proximity to the site that are suitable and available to the applicant to purchase or rent, including the bungalow known as "Pooklands", which is occupied by the applicant's parents and is not available. The applicant currently resides in Burgess Hill, which is approximately 5km (by road) from the site, and which does not enable her to be readily available at the site at all times of the day and night.

In response to officers' advice on viability, this application is expressly made for a temporary 3-year consent only. As is set out in Section 6.0 below, the trading accounts for the years ended 5 April 2025 and 5 April 2026 (prepared by P. Heighton, Accountant) accompany this application and demonstrate that the business is profitable and on a strongly upward trajectory: livery income has increased from £6,164 to £23,576 (an increase of approximately 282%) and net income has risen from £9,344 to £15,917 (an increase of approximately 70%) between the two years.

- *The proposed development would need to be of a size that is commensurate to the established functions of the business, however it would also need to meet the nationally described space standards in order to provide adequate accommodation. From the plans provided the internal space of the dwelling would be 39sqm which falls far below the space standards for a 3-bedroom unit and will therefore need to be reconsidered to comply with the requirements of both DP15 and DP27 of the Mid Sussex District Plan.*

The proposed mobile home has been redesigned in response to officers' comments. It will comprise 1no. double bedroom and 2no. single bedrooms and will be occupied by the applicant (Sarah Pullen), her husband and 2no. young children, providing 4no. bedspaces. In line with the Nationally Described Space Standards (NDSS), a 3-bedroom, 4-person, single-storey dwelling is required to be a minimum of 74sqm. The proposed mobile home will have a Gross Internal Area (GIA) of 96.3sqm and as such the NDSS are exceeded. The unit will accordingly comply with the requirements of both Policy DP15 and Policy DP27 of the Mid Sussex District Plan.

- *Policy DP26 of the Mid Sussex District Plan requires all development to be well designed and reflect the distinctive character of the area. A permanent static caravan would not normally be considered favourably due to its design, however subject to establishing a need for the dwelling, this would then be considered acceptable in this instance. Recommend that an appropriate colour is chosen for the caravan to reflect the surrounding landscape and that consideration is given to the soft and hard landscaping with appropriate hardstanding for the proposed driveway and boundary fencing, which is suggested to be post and rail to match the existing on site.*

Officers' comments on design have been carefully considered. The mobile home will be finished in dark grey/brown to elevations and roof, both of which are recessive colours that respond well to the surrounding rural landscape. Hard surfacing for the driveway and parking area will be of permeable crushed aggregate, with a permeable path provided between the parking area and the mobile home. Boundary treatments will be post and rail to match the existing fencing on site. These details are shown on the Proposed Block Plan (111 / P.02) and Proposed Plans and Elevations (111 / P.01).

- *The proximity of the proposal to the existing boundary trees is noted. Should the proposal be within 15 metres of these trees a Tree Report would be required for any application and this should be taken into account.*

As shown on the Proposed Block Plan (111 / P.02), the mobile home will be located approximately 22 metres from the trees in the western extremity of the site, i.e. well outside the 15-metre threshold identified by officers. A Tree Survey, Arboricultural Impact Assessment and Method Statement is therefore not required to accompany this application.

- *WSCC Highways Authority would be consulted on any application and will require the proposal to sufficient parking to meet their guidance, which in this instance for a 3-bedroom unit would be 2.1 parking spaces and 2 cycle spaces. The rural location of the property is noted, however, it is within reasonable proximity to cycle ways along side the A2300 which provides access to services within Burgess Hill and therefore cycle parking should be provided.*

A parking area finished in permeable crushed aggregate is provided to the east of the mobile home and to the south of the tractor barn, with capacity to accommodate 2.1 parking spaces and a refuse storage unit. A covered cycle storage unit providing space for 2no. cycles is provided directly adjacent to the

eastern elevation of the mobile home. These details are shown on the Proposed Block Plan (111 / P.02). The provision is consistent with WSCC parking guidance for a 3-bedroom unit.

- 3.4 Officers' written pre-application response has been considered carefully and addressed in full as part of the assembly of this application.

4.0 Description of Development

- 4.1 This application seeks planning permission from MSDC for the proposed provision of a mobile home for use as a rural worker's dwelling for a temporary 3-year period in connection with the existing equine livery business.
- 4.2 The mobile home will be occupied by the applicant and her family (i.e. her husband and 2no. young children) only. The applicant has confirmed that an occupancy condition restricting the use of the mobile home to a person solely or mainly employed in the equine livery business at the site (and their immediate family) would be welcomed.
- 4.3 The siting of the mobile home will be to the south-west of the tractor barn and south of the riding school. A modest private garden area will be provided to the west of the mobile home. A covered cycle storage unit will be provided directly adjacent to the eastern elevation of the mobile home.
- 4.4 The external elevations and roof of the mobile home will be finished in dark grey/brown.
- 4.5 Internally, the mobile home will comprise 3no. bedrooms (1no. double, 2no. singles), a bathroom, an open-plan kitchen / dining and family room, a separate utility room and a small office. The Gross Internal Area (GIA) will be 96.3sqm. A modest decking area will be provided adjacent to the western elevation.
- 4.6 A parking area finished in permeable crushed aggregate will be provided to the east of the mobile home and to the south of the tractor barn. Access between the parking area and the mobile home will be via a permeable path. A refuse storage unit will be provided within the parking area. Vehicular access to Pookbourne Lane will continue to be via the existing access track in the north-eastern corner of the site.
- 4.7 The mobile home will be designed and constructed to fall within the statutory definition of a "caravan" set out in Section 29 of the Caravan Sites and Control of Development Act 1960 (as amended by Section 13 of the Caravan Sites Act 1968).

Wilbury Planning



Pookberry Farm, Pookbourne Lane, Sayers Common, Hassocks BN6 9HD
 Proposed provision of a mobile home for use as a rural worker's dwelling for a temporary 3-year period in connection with the existing equine livery business
 Planning Statement

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 Planning**



Mobile home
 proposed front elevation 1:50



Mobile home
 proposed side elevation 1:50



Mobile home
 proposed rear elevation 1:50



Mobile home
 proposed side elevation 1:50



Mobile home
 proposed floor plan 1:50

Figure 3: Proposed Plans and elevations.

5.0 Planning Policy Context

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, where the development plan contains relevant policies, an application for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise.

The National Planning Policy Framework (NPPF) (December 2024)

Chapter 2 (Achieving sustainable development)

- 5.2 Paragraph 8 confirms that achieving sustainable development means that the planning system has three overarching objectives (economic, social and environmental), which are interdependent and need to be pursued in mutually supportive ways.
- 5.3 Paragraph 11 confirms that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking, this means:
- *Approving development proposals that accord with an up-to-date development plan without delay; or*
 - *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*
- 5.4 Prompt approval of those that accord with the development plan (unless material considerations indicate otherwise) equates to applying the presumption, without the need for any prior decision as to whether the proposal would be “sustainable development”.

Chapter 4 (Decision-making)

- 5.5 Paragraph 40 confirms that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussions enable better coordination between public and private resources and improved outcomes for the community.

Chapter 5 (Delivering a sufficient supply of homes)

- 5.6 In terms of rural housing, Paragraph 84 confirms that planning policies and decisions should avoid the development of isolated homes in the countryside, unless (inter alia):
- *There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside.*

Chapter 6 (Building a strong, competitive economy)

- 5.7 Paragraph 85 is clear that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 5.8 The need to support the rural economy is specifically dealt with in Paragraph 88, which states that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas.

Chapter 9 (Promoting sustainable transport)

- 5.9 Within the context of the impact of development on the local road network, Paragraph 116 confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be “severe”, taking into account all reasonable future scenarios.

Chapter 12 (Achieving well-designed places)

- 5.10 Paragraph 135 confirms that planning policies and decisions should ensure that developments (inter alia):
- *Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.*

Chapter 15 (Conserving and enhancing the natural environment)

- 5.11 Paragraph 187 confirms that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, and recognise the intrinsic character and beauty of the countryside.

Mid Sussex District Plan 2014–2031 (March 2018)

- 5.12 Sustainable economic development is referred to within Policy DP1, which confirms that the total number of additional jobs required within the district over the plan period is estimated to be an average of 543 jobs per year, to be achieved (inter alia) through encouraging high-quality development of land and premises to meet the needs of 21st-century businesses.
- 5.13 Policy DP4 confirms that MSDC's objectively assessed housing need is 14,892 dwellings over the plan period, equating to an average of 876 dwellings per annum until 2023/24, and an average of 1,090 dwellings per annum between 2024/25 and 2030/31.
- 5.14 The settlement hierarchy is referred to within Policy DP6. Land at Pooklands is located outside any defined development boundary and therefore, in planning terms, comprises a rural countryside location.
- 5.15 Policy DP12 refers to the protection and enhancement of the countryside, and confirms that the countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.
- 5.16 Policy DP15 refers to new homes in the countryside, and confirms that new homes in the countryside will be permitted where special justification exists. Special justification is defined as the following (inter alia):
- *Where accommodation is essential to enable agricultural, forestry and certain other full time rural workers to live at, or in the immediate vicinity of, their place of work.*
- 5.17 The policy continues to state that permanent full time rural worker dwellings will only be permitted to support existing activities on well-established agricultural units where:

- *The need cannot be fulfilled by another existing dwelling on or any other existing accommodation near the agricultural unit;*
- *It can be proven that it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times;*
- *It can be proven that the farming enterprise is economically viable; and*
- *It can be proven that the size of the dwelling is commensurate with the established functional requirement of the agricultural unit.*

5.18 It is acknowledged that the wording of Policy DP15 contemplates a permanent rural worker's dwelling. The Policy does not, however, preclude the grant of a temporary consent in circumstances where the in-principle case for an essential need is established but the long-term economic viability of the business has not yet been fully demonstrated. National Planning Practice Guidance is clear that a temporary consent may be appropriate where there is clear evidence of an essential need and a firm intention and ability to develop the enterprise. That is the case here, and indeed officers themselves identified the temporary route within the pre-application written response.

5.19 Policy DP21 deals with transport matters and seeks to ensure sufficient parking and cycle parking is provided for new development.

5.20 Character and design is referred to within Policy DP26, which confirms that all development will be well designed and reflect the distinctive character of the towns and villages.

5.21 Policy DP27 deals with dwelling space standards and confirms that the minimum nationally described space standards for internal floor space and storage space will be applied to all new residential development.

5.22 Policy DP28 deals with accessibility and confirms that all development will be required to meet and maintain high standards of accessibility so that all users can use them safely and easily.

5.23 Policy DP37 deals with trees, woodland and hedgerows, and confirms that development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area will not normally be permitted.

5.24 Biodiversity is referred to within Policy DP38, which states that biodiversity will be protected and enhanced by ensuring development (inter alia):

- *Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances).*

- 5.25 Policy DP39 deals with sustainable design and construction and confirms that all development proposals must seek to improve the sustainability of development.
- 5.26 Flood risk and drainage is dealt with at Policy DP41. The policy confirms that the preferred hierarchy of managing surface water drainage from any development is: (1) infiltration measures; (2) attenuation and discharge to watercourses; and (3) discharge to surface water only sewers.

Mid Sussex District Plan 2021–2039 – Submission Draft (Regulation 19)

- 5.27 MSDC is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021–2039 will replace the current District Plan 2014–2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan with the NPPF.
- 5.28 The draft District Plan 2021–2039 (Regulation 19) is currently at Examination stage, and the Stage 1 hearings concluded on 31 October 2024. There are unresolved objections to a number of policies in the draft District Plan and, as such, only limited weight can be given to the emerging plan. Accordingly, this application has been assembled by reference to the relevant policies of the adopted District Plan 2014–2031.

Mid Sussex Design Guide Supplementary Planning Document (SPD)

- 5.29 MSDC has adopted a Mid Sussex Design Guide SPD that aims to help deliver high-quality development across the district that responds appropriately to its context and is inclusive and sustainable. The contents of the SPD have been considered as part of the assembly of this application.

Twineham Neighbourhood Development Plan 2014–2031 (March 2016)

- 5.30 Delivery of housing is dealt with at Policy TNP1, which confirms that new housing will be supported where it respects or enhances the local character of the built, natural and

historic environment of the parish, does not have an unacceptable impact on highway safety, is not liable to flooding nor increases flooding elsewhere, and will not result in the coalescence of existing settlements.

5.31 Design is referred to within Policy TNP2. The policy confirms that all development should be of good design consisting of best-practice standards, meaning (inter alia):

- *Include energy and water efficiency measures;*
- *Use quality materials, sustainably and locally sourced where feasible;*
- *Apply space standards taking into account the user, circulation space and the need for storage;*
- *Contribute positively to the local character and rural setting;*
- *Recognise that architectural integrity is of paramount importance and respond in a coherent way;*
- *Not be dominated by parking and hard surfacing; and*
- *Utilise appropriate landscaping.*

5.32 Policy TNP4 confirms that new development will be supported which is in accordance with other policies of the plan and respects local landscape quality, taking every opportunity (where practicable and viable) to incorporate features that improve its environmental performance.

6.0 Planning Assessment

6.1 The material planning considerations associated with the proposed development comprise the following:

- a) Principle of development;
- b) Design and effects on the character and appearance of the local landscape setting;
- c) Sustainability Statement;
- d) Effects on residential amenity;
- e) Tree impact;
- f) Ecology and biodiversity net gain; and
- g) Parking provision and effects on the local road network.

a) *Principle of development*

6.2 The proposed rural worker's dwelling would be provided in the form of a static mobile home located to the south-west of the tractor barn and to the south of the riding school. It would be occupied by the applicant and her immediate family only — her husband and 2no. young children — and for no other persons. An occupancy condition restricting the use of the dwelling to a person solely or mainly employed in the equine livery business at the site (and their immediate family) would be welcomed.

6.3 At the national planning policy level, Paragraph 84 of the NPPF is clear that isolated homes in the countryside should be avoided, unless (inter alia) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside.

6.4 At the local planning policy level, it is Policy DP15 of the Mid Sussex District Plan that is of pertinence. Each of its four criteria is addressed in turn below.

Criterion 1 – The need cannot be fulfilled by another existing dwelling on or any other existing accommodation near the agricultural unit

6.5 The applicant currently resides in Burgess Hill, approximately 5km (by road) from the site. This separation does not enable the applicant to be readily available at the site at all times of the day and night, which is necessary for the welfare and security of the horses kept at the site.

- 6.6 There are no other existing dwellings on the site. The bungalow known as “*Pooklands*”, which lies directly to the south of the site, is owned by relatives of the applicant (her parents) and is occupied by them as their settled home. It is not available to the applicant to purchase or rent and, in any event, given the demands of the business, it would not be appropriate to share or sub-divide that single household. Other dwellings in the wider area are not in the immediate vicinity of the equestrian unit and would therefore not satisfy the requirement to be readily available at most times. There is no other suitable or available accommodation. Criterion 1 is therefore satisfied.

Criterion 2 – It can be proven that it is essential for the proper functioning of the enterprise for one or more workers to be readily available

- 6.7 There are numerous justified reasons why the applicant is required to reside permanently at the site as part of the equine livery business, including the following:
- Distributing feed and water to the horses several times per day, including early morning and last thing at night;
 - Welfare checks of the horses throughout the day, and at night when required — in particular for the thoroughbred kept at the site, which requires more intensive monitoring;
 - Turning horses out and bringing them in, in line with the requirements of the different livery services offered (DIY, part and full livery);
 - Mucking out and cleaning of stables and tack rooms to ensure a high level of hygiene;
 - Being present during routine and emergency veterinary visits, and for the farrier;
 - Receiving deliveries of feed, hay, bedding and other equestrian paraphernalia;
 - Responding promptly to incidents such as colic, injury, escape from a field or stable, fire, fly-grazing or attempted theft — each of which can occur at any hour and where a delayed response can have serious consequences for animal welfare; and
 - Routine inspection and maintenance of stables, fencing and water supply, particularly in adverse weather.
- 6.8 These tasks span the full 24-hour day and are not capable of being undertaken remotely. CCTV is not a substitute for physical presence in an equine enterprise: a camera cannot intervene if a horse becomes cast in its stable, develops colic or injures

itself. The duty of care owed to horses kept on livery, and the contractual obligations to livery clients, require an experienced person to be readily available on site at all times.

- 6.9 This demonstrates that there is an essential need for the applicant to be readily available at the site at most times in order to support the equine livery use. Criterion 2 is therefore satisfied.

Criterion 3 – It can be proven that the farming enterprise is economically viable

- 6.10 The Income and Expenditure Account for the year ended 05 April 2025 and 05 April 2026 respectively, prepared by P. Heighton, Accountant accompanies this application. A summary of the figures is set out in the table below:

Item	Amount (£) (year ended 05 April 2025)	Amount (£) (year ended 05 April 2026)
Income – Livery	6,164	23,576
Income – Rent	6,000	0
Total Income	12,164	23,576
Expenditure	2,820	7,659
Net Income	9,344	15,917

- 6.11 The accounts demonstrate that the equine livery business is trading profitably and on a strongly upward trajectory. Livery income has increased from £6,164 in the year ended 05 April 2025 to £23,576 in the year ended 05 April 2026 — an increase of approximately 282% — reflecting the bringing forward of additional stables into livery use and the maturing of the client base. Net income has risen from £9,344 to £15,917 over the same period, an increase of approximately 70%, notwithstanding the cessation of the £6,000 rental income stream and a broader cost base that now properly reflects the full operational overheads of the business (including electricity, water rates and professional accountancy fees). The growth in livery turnover clearly evidences an expanding and increasingly self-sustaining rural enterprise.
- 6.13 It is nonetheless openly acknowledged that two years of accounts, while clearly demonstrating a positive trend, do not yet provide the three full years of audited trading information that would ordinarily be expected to support a permanent rural worker's dwelling. This is precisely why the application is made for a temporary 3-year consent only, consistent with the advice provided by MSDC officers within the pre-application written response of 06 August 2025, which expressly contemplated that:
- 6.14 The applicant's clear intention during the temporary 3-year period is to continue to expand the livery business by (i) increasing the proportion of stables operated on a full

and part livery basis (as opposed to DIY), (ii) increasing fees to reflect the enhanced level of care that on-site presence permits, and (iii) developing additional income streams ancillary to the livery use such as schooling and grass-keep arrangements. The trajectory evidenced by the 2025 and 2026 accounts already strongly supports this intention. At the end of the temporary period, three full years of audited accounts will be available to evidence the business's long-term economic viability and to support a future application for a permanent rural worker's dwelling. On the basis of the financial information submitted and the temporary nature of the consent sought, Criterion 3 is satisfied for the purposes of a temporary 3-year permission.

Criterion 4 – It can be proven that the size of the dwelling is commensurate with the established functional requirement of the agricultural unit

- 6.15 The proposed mobile home will have a GIA of 96.3sqm and will comprise 1no. double bedroom, 2no. single bedrooms, an open-plan kitchen / dining and family room, a bathroom, a separate utility room and a small office. It will accommodate the applicant, her husband and 2no. young children (i.e. 4no. bedspaces in total).
- 6.16 This meets the NDSS, and the rural workers dwelling is no larger than is reasonably required to accommodate the applicant's family and is commensurate with the established functional requirement of the equestrian unit. Criterion 4 is therefore satisfied.
- 6.17 In summary, the proposed development satisfies each of the four criteria of Policy DP15 (read in light of officers' pre-application advice that a temporary consent is the appropriate route in this case). It accords with Paragraph 84 of the NPPF and is supported by Paragraphs 85 and 88 in respect of supporting the rural economy. The principle of development is therefore acceptable.

b) Design and effects on the character and appearance of the local landscape setting

- 6.18 At the national planning policy level, Paragraph 135 of the NPPF requires development to function well, be visually attractive and be sympathetic to local character and the landscape setting. Paragraph 187 requires planning decisions to recognise the intrinsic character and beauty of the countryside.
- 6.19 At the local planning policy level, Policies DP12 and DP26 of the Mid Sussex District Plan are of relevance, together with Policy DP27 (space standards) and the Mid Sussex

Design Guide SPD. Policies TNP1, TNP2 and TNP4 of the Twineham Neighbourhood Development Plan are also relevant.

- 6.20 The site is not located within the High Weald Area of Outstanding Natural Beauty (national landscape) or any other landscape designation. Notwithstanding, the site lies in a rural countryside location and the character of the surrounding landscape has been a primary driver of the design response.
- 6.21 The siting of the mobile home has been carefully chosen to sit within the existing built footprint of the equestrian holding, in close proximity to the tractor barn, riding school and other ancillary buildings. It will not project into open countryside and will be read in the context of the existing collection of farm buildings, rather than as an isolated new built form. The mobile home will be a single-storey unit of modest height, with elevations and the roof finished in dark grey/brown- both recessive colours that respond to the surrounding landscape and reflect the muted tones of the existing equestrian buildings on site.



Figure 4: Photograph of the site from Viewpoint 1. The rural workers dwelling would only be partially visible from this viewpoint.



Figure 5: Photograph of the site from Viewpoint 2. The rural workers dwelling would only be partially visible from this viewpoint.



Figure 6: Photograph of the site from Viewpoint 3. The rural workers dwelling would not be visible from this viewpoint.

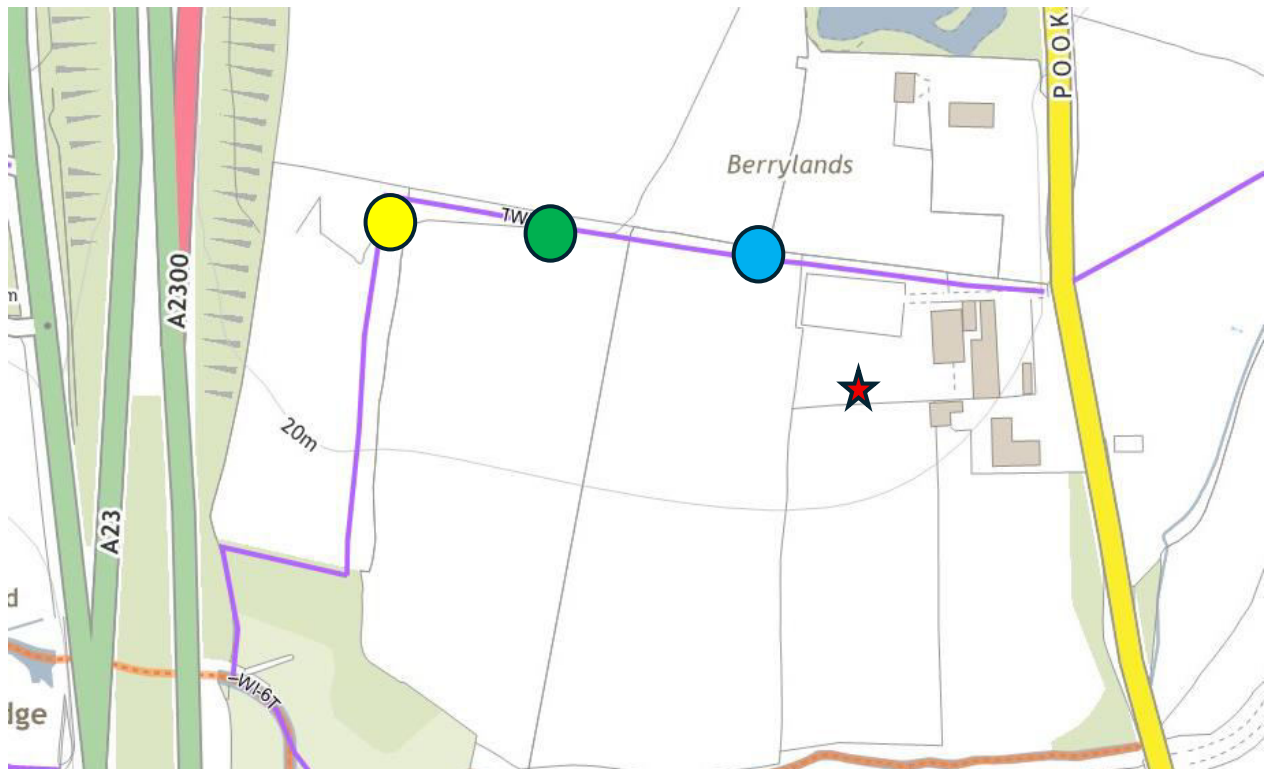


Figure 7: Location of the proposed rural workers dwelling is denoted by the red star.
The PROW is denoted by the purple lines. Viewpoint 1 is denoted by the yellow circle, Viewpoint 2 is denoted by the green circle, and Viewpoint 3 is denoted by the blue circle.

- 6.22 Hard surfacing has been kept to the minimum required to serve the dwelling and meet WSCC parking guidance, and will be of permeable crushed aggregate. Boundary treatments will be post and rail to match the existing fencing on site. A modest private garden area to the west of the mobile home will provide useable amenity space without introducing a suburban character to the site.
- 6.23 In GIA terms (96.3sqm) the mobile home meets the NDSS in line with Policy DP27, and will comply with the statutory definition of a “caravan” under Section 29 of the Caravan Sites and Control of Development Act 1960 (as amended). It is no larger than is reasonably required for its purpose, and is therefore commensurate with the functional requirement of the holding for the purposes of Policy DP15.
- 6.24 Taking the above together, the proposed development will be well designed, will reflect the distinctive rural character of the area and will not cause any harm to the character and appearance of the local landscape setting. It accords with Policies DP12, DP26

and DP27 of the District Plan, with Policies TNP1, TNP2 and TNP4 of the Neighbourhood Plan, and with the Mid Sussex Design Guide SPD.

c) Sustainability Statement

6.25 The proposed development incorporate the following sustainable elements:

- Orientation of the mobile home ensures the provision of maximum solar gain within the southern and western elevations, thus increasing the energy efficiency of the mobile home.
- Energy efficiency will be further increased via the provision of high efficient lighting fixtures and fittings which would reduce the need to consume energy.
- The mobile home will comprise extensive insulation so that it remains warm during the winter months.
- Provision of double glazing windows within the mobile home.
- High efficient sinks and WCs to ensure minimal water usage.

6.26 In addition to the above, there is the opportunity to provide the following sustainable elements within the scheme:

- Provision of an EV vehicle charge point within the parking area.
- Provision of water butts within the garden area.
- Provision of solar panels on the southern roof slope.

6.27 It is considered that the provision of these sustainable elements meets the requirements of MSDC in terms of sustainability of the proposed development.

d) Effects on residential amenity

6.28 The closest residential property to the site is the bungalow known as “Pooklands”, which lies directly to the south and is occupied by the applicant’s parents. There are no other residential properties immediately adjoining the site to the west. Given the separation distances involved, the single-storey nature of the mobile home and the position of windows and the entrance, the proposed development will not give rise to harmful overlooking, loss of privacy, loss of light or overbearing impact on any neighbouring residential property.

6.29 This stance was confirmed by MSDC officers within the pre-application written response, which raised no concerns in respect of residential amenity. The proposed development accordingly complies with Policy DP26 of the District Plan.

e) Tree impact

- 6.30 There are no Tree Preservation Orders within the vicinity of the site. As shown on the Proposed Block Plan (111 / P.02), the mobile home will be located approximately 22 metres from the trees in the western extremity of the site. This separation is well in excess of the 15-metre threshold identified by MSDC officers within the pre-application written response, and accordingly an Arboricultural Survey, Impact Assessment and Method Statement is not required in support of this application.
- 6.31 No trees, hedgerows or other significant vegetation will be removed as part of the proposed development. The proposal therefore accords with Policy DP37 of the District Plan.

f) Ecology and biodiversity net gain

- 6.32 The footprint of the mobile home, parking area and ancillary works will be sited on an area of existing modified grassland and previously disturbed ground in close proximity to the existing buildings. The works will not affect any priority habitats, statutorily designated sites or known protected species roosts.
- 6.33 The applicant is content to accept conditions requiring (i) sensitive working practices during construction in respect of nesting birds and other wildlife, (ii) the provision of integrated bat and bird boxes on the mobile home or adjacent buildings, and (iii) the implementation of a small soft landscaping scheme using native species. Subject to such conditions, the proposed development will deliver a measurable Biodiversity Net Gain in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy DP38 of the District Plan.
- 6.34 In respect of the statutory Biodiversity Net Gain (BNG) requirement under Schedule 7A of the Town and Country Planning Act 1990, the proposed development is considered to fall within the self-build and custom housebuilding exemption set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024. The exemption applies to development consisting of the provision of a dwelling built by, or commissioned by, an individual for their own occupation (or that of their family) as their sole or main residence, in accordance with the definition of self-build and custom housebuilding adopted from the Self-build and Custom Housebuilding Act 2015.
- 6.35 The proposed mobile home will be commissioned by the applicant, as their sole and main residence in connection with the equine livery business at the site. The development accordingly meets the criteria for the self-build and custom housebuilding exemption from the mandatory BNG requirement. Notwithstanding the statutory

exemption, and as set out at Paragraph 6.30 above, the applicant is content to accept conditions delivering ecological enhancements (integrated bat and bird boxes and native soft landscaping) on a voluntary basis, such that the proposed development will deliver a positive outcome for biodiversity consistent with Policy DP38 of the District Plan.

g) Parking provision and effects on the local road network

- 6.36 Vehicular access to the site will continue to be via the existing access onto Pookbourne Lane in the north-eastern corner of the site. No alterations to the existing access are proposed.
- 6.37 As shown on the Proposed Block Plan (111 / P.02), a parking area finished in permeable crushed aggregate will be provided to the east of the mobile home and to the south of the tractor barn, with capacity to accommodate 2.1 parking spaces, in accordance with WSCC parking guidance for a 3-bedroom unit. A covered cycle storage unit accommodating 2no. cycles will be provided directly adjacent to the eastern elevation of the mobile home, in accordance with WSCC cycle parking guidance.
- 6.38 The proposed development will result in a small number of additional vehicle movements associated with the occupation of the mobile home by the applicant and her family. These movements are already substantially generated by the existing operation of the equine livery business, of which the applicant is the principal operator. There will be no severe residual cumulative impact on the local road network, and no unacceptable impact on highway safety, for the purposes of Paragraph 116 of the NPPF. The proposal accords with Policy DP21 of the District Plan.

7.0 Conclusion

- 7.1 This application seeks planning permission from MSDC for the proposed provision of a mobile home for use as a rural worker's dwelling for a temporary 3-year period in connection with the existing equine livery business at Pookberry Farm, Pookbourne Lane, Sayers Common, Hassocks BN6 9HD.
- 7.2 There are no identifiable adverse impacts that significantly and demonstrably outweigh the benefits of the development, and the proposal therefore engages the presumption in favour of sustainable development at Paragraph 11 of the NPPF.
- 7.3 The application should be approved subject to the attachment of appropriate conditions — including a temporary 3-year time limit, an occupancy condition tying the dwelling to a person solely or mainly employed in the equine livery business at the site, and a removal condition securing the removal of the mobile home and reinstatement of the land at the end of the temporary period — which are considered relevant, reasonable, necessary, enforceable and precise.