

**TEMPORARY RURAL WORKER'S  
DWELLING  
AT  
LONGDEAN STUD, WORTHING**

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**ESSENTIAL NEEDS APPRAISAL**

**January 2024**





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*Greenacres Barn, Stoke Common Lane, Purton Stoke, Swindon SN5 4LL  
T: 01793 771333 Email: [info@kernon.co.uk](mailto:info@kernon.co.uk) Website: [www.kernon.co.uk](http://www.kernon.co.uk)*

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*Directors - **Tony Kernon** BSc(Hons), MRAC, MRICS, FBIAC **Sarah Kernon**  
Consultants - **Ellie Chew** BSc(Hons), **Amy Curtis** BSc(Hons)*

**CONTENTS**

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- 1 Introduction
- 2 The Site, Business and Proposal
- 3 Planning Policy
- 4 Essential Needs Appraisal
- 5 Summary and Conclusions

# 1 INTRODUCTION

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1.1 This Essential Needs Appraisal is to accompany a planning application for the siting of a temporary rural workers dwelling at Longdean Stud.

1.2 Longdean Stud is located off of the A27 near Worthing and extends to 14ha (35 acres) of grazing land and benefits from high quality equestrian facilities, which are explained within this report.

1.3 The Site can be seen outlined in red on the aerial image below.

*Insert 1. The Site*



1.4 This report:

- (i) describes the Site, business and proposal in section 2;
- (ii) sets out the planning policy in section 3;
- (iii) reviews the proposed temporary worker's dwelling in section 4; and
- (iv) ends with a summary and conclusions in section 5.

## 2 THE SITE, BUSINESS AND PROPOSAL

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### The Site

- 2.1 Longdean Stud was established in 1989 by the Applicant's mother in law, Sarah. The Stud is based at Longdean House, which was built in 1995 along with the 'bottom yard' which is outlined in blue on the aerial image below. In 2002 the 'upper yard' (outlined in red) was completed.

*Insert 2. Aerial of the site*



- 2.2 Sarah resides in Longdean House and has done since it was built. Over recent years she has taken a step back from the equestrian pursuits at the Site and has now fully retired.
- 2.3 The Site benefits from high quality facilities. These include:
- Approximately 14ha (35 acres) of grassland
  - The upper yard which comprises of:
    - 10 x stables
    - Feed Room
    - Tack Room
    - Solarium
    - Indoor 60 x 20m arena
    - Large storage areas for the hay, straw, horse box and stocks.
  - Outdoor 60 x 25m arena
  - The bottom yard which comprises of:
    - 11 x stables

*Photographs 1-4. Facilities at Longdean Stud*



2.4 The main business activity at the Site is carried out at the upper yard, and it is the intention that this will remain the main base. However, should further stabling be required as the business evolves, the bottom yard is fully available.

*Insert 3. Full extent of Longdean Stud*



### **The Business**

- 2.5 The Stud was originally built for the breeding of Hanoverian horses, a warmblood breed which originated from Germany and is often used for high level competing. The breeding was run solely by Sarah. The last foal which was born at the Stud was in 2016.
- 2.6 Simultaneously the Site was used as a base for the Applicant's sister in law, Georgina, who trained a number of the home bred Hanoverians for dressage for high level competitions from 2003 to 2021.
- 2.7 In that time (in 2013) Georgina operated a livery business from the Site to generate additional income.
- 2.8 The Site was occupied by full liveries and managed solely by Georgina. In 2017 the Applicant, Saffron, began working at the Stud as a fulltime groom, Saffron remained at the Stud until the livery use ceased at the start of 2019, as a result of the lack of return on the labour which was required to operate the business.
- 2.9 In January 2023 Saffron was offered to take on the remaining business activities (renting out the indoor school, outdoor school and selling unrequired hay which is produced from the Site) and rent the facilities at Longdean Stud. Initially this involved Saffron looking after the families' horses at the Site.
- 2.10 This included 5 warmblood horses which are primarily kept at grass and 4 ponies, which are stabled. However, Saffron has recently begun to evolve the business to reflect her interest and objectives in welcoming three Class 1 Connemara broodmares to the Stud.
- 2.11 Saffron's intention is to breed Connemara foals at the Site using the broodmares and over the coming years would like to increase numbers to at minimum five mares, all of which will be used for breeding.
- 2.12 The mares are to be Al'ed at the Site. This will reduce any unnecessary stress on the mares due to travelling. Of the existing mares two of them will be put to pedigree Connemara Sires, this will be the same for any future mares that come to the site. The remaining mare will be put to a Thoroughbred.
- 2.13 Thoroughbred x Connemara horses are highly desirable due to the agility and speed of the thoroughbred but the temperament and build of the Connemara. Therefore, the Applicant knows that these foals will be of a higher value.

- 2.14 The first of the foals is to be born in April 2024. The foals will be kept until weaning, then they will be sold. If there is a filly that has good confirmation and likely to make a Grade 1, then the Applicant may decide to keep the filly to bring into the Stud. However, any colts will be sold. It is hoped to spread out the breeding throughout the year.
- 2.15 Saffron will continue to also look after and care for families horses at the site whilst her business is establishing itself to provide continuity and a security of income whilst the business is evolving.
- 2.16 In addition to the horses, Saffron's husband Will also assists at the Site. Will manages the grazing land and produces hay from the Site each year. Approximately 1500 small conventional bales are produced. A small proportion of this is retained for the horses at the Stud and the remainder is sold.
- 2.17 Will, also runs a small flock of 30 South Down pedigree sheep. Approximately 20 of these are ewes. Will lambs the sheep in April in the bottom yard. However, Saffron has explained that should a temporary permission be granted, they will lamb the sheep at the upper yard so that they are close by, and able to monitor the ewes more frequently.
- 2.18 At present Saffron resides with her family over a mile from Longdean Stud (as the crow flies). However, it involves driving past the stud up the dual carriageway to turn back into the stud itself. Saffron has explained that prior to the Connemara mares coming to the site, she was working 12 hours a day, at minimum, at the Stud. Therefore, it is anticipated that her working days will become longer with the foaling.
- 2.19 Whilst living away from the Site was achievable when Saffron was caring for the horses that belonged to the family. The risks have become heightened now with the looming foaling at the Site. This is due to the concerns on Saffron not only being far away from the Site to not hear if any mares are in distress or check on them routinely through the night, but also getting to them quickly in the cases of emergency.

### **The Proposal**

- 2.20 Therefore, for the welfare of the mares and the continuity of the business, the Applicant is seeking permission for the siting of a temporary dwelling at Longdean Stud.
- 2.21 The temporary dwelling will allow for the Applicant to ensure that she is on Site and within sight and sound of the stable block for the broodmares 24/7. It will also mean that the



Applicant has more time to spend with her young family, whilst still able to establish her business.

- 2.22 The permission will mean that Saffron has the ability to try and evolve the business, including increasing the number of broodmares and in turn increase the number of foaling each year.

### 3 PLANNING POLICY

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#### **National Planning Policy Framework**

- 3.1 Within the National Planning Policy Framework (NPPF) (2023), Paragraph 80 of the NPPF states **“Planning Policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:**
- a) **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”.**

#### **Local Planning Policy**

- 3.2 Policy H DM3 (Rural worker’s dwelling) of the Arun District Local Plan 2011 – 2031 (adopted July 2018) supports housing for rural workers. The policy also specifies criteria for which temporary accommodation would be considered. The policy states:
- “If a new dwelling is essential to support a new farming activity, whether on a newly-created agricultural unit or an established one, it shall, for the first three years, be provided by a caravan or other temporary accommodation and shall satisfy the following criteria:**
- a) **Provide clear evidence of a firm intention and ability to develop the enterprise concerned.**
- b) **Demonstrate a functional need i.e. essential for the proper functioning of the enterprise for one or more workers to be readily available at most times e.g. in the cases where animals or agricultural processes require essential care at short notice or in order to deal quickly with emergencies that could otherwise cause serious loss of crops or products.**
- c) **Provide clear evidence that the proposed enterprise has been planned on a sound financial basis**
- d) **Demonstrate that the functional need could not be fulfilled by another existing dwelling on the site, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned.**
- e) **Planning conditions/obligations shall be used to limit the duration of the proposed use.”**

#### **Guidance**

- 3.3 The Planning Practice Guidance note, in the section on Housing Needs for Different Groups advises that relevant considerations could include:
- evidence of an essential need to live on site;
  - whether there is confidence that the enterprise will remain viable;

- whether existing accommodation can meet the need;
- in the case of new enterprises, whether it is appropriate to consider granting permission for a temporary period.

## 4 ESSENTIAL NEEDS APPRAISAL

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- 4.1 With regards to a rural worker's dwelling, it is important to assess the following:
- (i) the functional need for a resident worker;
  - (ii) confidence of the financial viability of the enterprise for the foreseeable future;
  - (iii) whether there are any existing dwellings or buildings that could, or could be made to meet the need; and
  - (iv) the siting and size of the proposed dwelling.

### **Functional Need**

- 4.2 With regards to the functional need it is important to consider the risks at the site and whether those risks could be mitigated if someone was to be living at the site.
- 4.3 In general, there are a number of problems that can arise with horses. This gives a rise to a need for someone to be living within close proximity to check, treat and respond to any problems, which is essential for the welfare of the horses.
- 4.4 Colic is one of the main problems that can arise with horses. Colic is a gastrointestinal problem that can be caused by a range of different factors and often presents no warning or early symptoms. Colic can range in severity from mild cases through to life threatening. When a horse is showing symptoms of Colic it is important to respond immediately.
- 4.5 Mild cases of Colic can often be treated through the horse being walked around; this helps the intestinal tract pass any blockages. In cases where the Colic is mild, if it is not treated quickly, it can become more serious. In those more serious cases veterinary intervention will be required.
- 4.6 Horses that are suffering with Colic, if left for too long will start to try and relieve the pain themselves. This in turn, can create additional problems. A horse will begin to kick their stomach which can potentially cause lacerations. They may also get down and try to roll. This motion can begin to twist the horse's stomach and cause problems that cannot be remedied.
- 4.7 If someone is living on site Colic is something that can be picked up much quicker and more easily. This could be through continuous checks where it may be noticeable that a horse has been trying to roll (flattened bedding, shavings on their backs/sides etc.), untouched food or hearing banging from the horse in the stable trying to relieve the pain. Having accommodation on site would also ensure that if a horse was suffering from an episode of

Colic, the Applicant would be able to carry out more frequent and thorough checks throughout the night.

- 4.8 Another issue which can arise is a horse becoming cast. A horse becomes cast through lying down in the stable on either its back or side and is unable to get back up. This could be as a result of a horse having gone down too close to a barrier or wall that has restricted the space that they have to get back up. If a horse becomes cast they can easily become stressed and panic. This causes them to try and free themselves which can cause serious injury.
- 4.9 If a horse is cast for an extended period, their weight can restrict blood flow to certain parts of their body which in turn can cause pain and swelling. In worst case scenarios with a horse becoming cast, blood can begin to collect on organs such as the lungs, which can result in suffocation.
- 4.10 If the Applicant was to live on site, they would be able to identify any cast horses and assist in getting them up and treating any injury that may have been caused in the time they were trapped. In turn this could prevent any serious injury and suffering that a horse may otherwise endure if someone was not to be living on site.
- 4.11 It is key to note that a number of these horses that are at the site, are warmbloods. This means that generally they are more highly strung and harder to handle than native breed and more reactive. Therefore, they do require monitoring and an experienced person to work with them, no matter how basic the task may be.
- 4.12 The Applicant is due to start foaling in April and it is her intention to increase numbers of broodmares at the Site. Breeding increases the requirement for a worker to be living on site due to the heightened risks with mares foaling.
- 4.13 One of these risks can be a 'red bag delivery'. This is where the placenta has partly or completely separated from the lining of the uterus prior to the foal being born. This means that the placenta has not broken and the foal is no longer receiving oxygen. This means that an assisted and quick birth is required where the foetal membrane is ruptured as soon as the foal is delivered to allow them the intake of oxygen.
- 4.14 This is a risk that can be caused by a wide range of illnesses including premature placental separation, placentitis, fescue toxicosis, twinning and induced labour. By someone living on site, it ensures that the mare is monitored, and the Applicant is able to assist as required

and ensure that once the foal is born the membrane has been broken. If the membrane has not been broken, she is then able to assist.

- 4.15 Another benefit of the Applicant living on site with foaling is that mares will be turned out during the day whilst they are able to. This allows them more space to move and reduces any likelihood of stiffness. However, if the mare does go into early labour, it means that the Applicant is able to ensure that she is either able to assist with delivery in the field and then bring the mare and foal in promptly. Or bring the mare in quickly before delivery.
- 4.16 If the Applicant was not to notice this, then there could be a risk of either rejection of the foal from the mum or depending on the weather the foal may become incredibly cold due to the foetal membrane which is left around them.
- 4.17 Therefore, it is considered that there is a clear functional need for someone to be living at site.

#### **Financial Viability**

- 4.18 Within the Planning Practice Guidance (PPG) it states that **“in the case of new enterprises, whether it is appropriate to consider granting permission for a temporary dwelling for a trial period”** under paragraph reference 67-010-20190722.
- 4.19 Whilst Longdean Stud has been running for a number of years, the breeding at the site is a new enterprise. Therefore, the Applicant seeks permission for a temporary dwelling to allow time for their proposed business to evolve and establish itself.
- 4.20 We have seen the Applicant's business plan and budgets for the next three years, and we are satisfied that should the business evolve as set out, it will be a viable business. These details are obviously of a commercially sensitive nature. They are not, therefore, set out in this report, but could be made available to the Council and its advisors upon request on a confidential basis.

#### **Existing Dwellings**

- 4.21 There is an existing dwelling on site, being Longdean House, which is occupied by Sarah. She has lived in the house since it was built in 1989. Under the guidance issued by the Planning Practice Guidance it states that.
- 4.22 However, even if the guidance was not to be in place, Longdean House is over 45 metres from the upper yard, where the broodmares are located. Between the house and the yard

is thick vegetation and a through road. Therefore, if one of the mares was to be struggling foaling and distressed during the night Sarah would not be able to hear this or get to the site very quickly to deal with the matter urgently.

- 4.23 In addition, it is not considered that the size of the house would be commensurate to the business or be suitable for a start up business.

### **Siting**

- 4.24 The siting of the proposed mobile home as been carefully considered. The mobile home will be sited centrally between the stable block where the foaling boxes are located and the grazing land.

#### *Insert 4. Proposed Siting*



- 4.25 The siting will ensure that the Applicant is within close proximity to the stables to carry out general night checks of the horses throughout the evening but also to frequently monitor mares which are about to foal.
- 4.26 It is considered that the proposed siting is the most adequate place for the Applicant to operate her business from.

## 5 SUMMARY AND CONCLUSIONS

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- 5.1 This proposal seeks permission for the siting of a temporary rural workers dwelling at Longdean Stud.
- 5.2 The Applicant was offered the opportunity to rent and evolve a business at Longdean Stud in January 2023. It is the Applicant's intention, as well as continuing the existing business at the Site, to begin breeding Connemara foals.
- 5.3 Due to the high-risk nature of breeding, the Applicant is seeking permission for the temporary worker's dwelling to begin and establish her business.
- 5.4 Whilst a small existing business was already running at the site, it did not require a worker to be living on the site and was run by the Applicants family, Therefore, it is considered that this is a new business.
- 5.5 The essential need for a temporary rural worker's dwelling has been accesses, alongside the business plan, budgets and proposed siting of the dwelling. It is considered that all are essential for the Applicant to achieve what is set out within their business plan.
- 5.7 Therefore, we can see no reason as to why the Council would not be able to support this proposal at this time.





*Greenacres Barn, Stoke Common Lane, Purton Stoke, Swindon, Wiltshire SN5 4LL  
Telephone: 01793 771333 • Email: [info@kernon.co.uk](mailto:info@kernon.co.uk) • Website: [www.kernon.co.uk](http://www.kernon.co.uk)*

