

From: assistant clerk <assistant.clerk@rudgwick-pc.gov.uk>
Sent: 18 September 2026 08:22:50 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Cc: "Anna Clayton" <clerk@rudgwick-pc.gov.uk>; "assistant clerk" <assistant.clerk@rudgwick-pc.gov.uk>
Subject: DC/26/1317 Land West of Little Millfields
Categories: Consultations



Good morning

Please find Rudgwick Parish Councils observations below;

Applications for consideration at Rudgwick Parish Council Meeting 14 th September 2026	
Application No: DC/26/1317 14.08.2026	Response/Comments: DC/25/0124 granted prior approval for the change of use of a redundant agricultural building to a dwelling house under Class Q terms. This enabled a single existing building structure to be converted (and not demolished), without extension or increase of the footprint. The GIA of this building was 50.4 sq metres. The latest application is to take that previous approval and demolish the agricultural building and replace it with a completely new building of GIA 120 sq metres, on a much larger footprint. There have been numerous applications on this particular site, some approved, some withdrawn, others refused. Rudgwick Parish Council (RPC) believes that the latest one seeks to gain a substantial increase in development in the countryside, outside of the BUAB, and by a back door method. Whilst the principle of approval for a much smaller dwelling has been established as a class Q conversion, RPC objects to this application to not implement the class Q conversion, but to construct a completely new dwelling of significantly increased size and scale. RPC therefore considers this to be over development of this site in the countryside, in breach of HDPF Policy 28.
Applicant: Land West of Little Millfields, Horsham Road, Rowhook	
Reason for Application: Demolition of existing buildings and erection of a dwelling	
Official Response Date: Not available / Determination 09.10.2026	

Also further development beyond the approved class Q conversion has significant impact on the existing trees. BS 5837:2012 requires that the RPA of trees should only be encroached where there is an overriding justification. There is no such justification as a dwelling unit is already approved without such encroachment and there is no overriding justification to effectively replace it with a property over twice its size and especially in the countryside location.

Of course, the impact on the RPA of trees would arise not only from new foundation excavations but also the service pipes and conduits necessary to service a building. Not all of these aspects appear to have been fully addressed.

RPC has no objection to the other buildings, stated as being in poor repair, being demolished, per se, but this does not justify this application to significantly expand residential accommodation in a countryside setting.

RPC presumes that any trees legitimately removed to facilitate the existing class Q conversion have been mandated to be replaced in accordance with RNP Policy 17.

With kind regards
Sarah

Sarah Hall
Assistant Clerk to Rudgwick Parish Council
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Clerk &/or Assistant Clerk are contactable Mon-Fri normal office hours
In the event of an emergency please call 07927 702321 or 07547 114166
Parish office open to the public Mon, Thur & Fri 10.00am-1.00pm