

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 15 March 2026 20:04:59 UTC+00:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**Subject:** Comments for Planning Application DC/26/0122  
**Categories:** Comments Received

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 15/03/2026 8:04 PM.

### Application Summary

|               |                                                                                                                                                                                                                              |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address:      | Windacres Farm Church Street Rudgwick West Sussex RH12 3EG                                                                                                                                                                   |
| Proposal:     | Removal of Condition 2 of previously approved application DC/20/0549 (Retrospective application for the retention of a lean-to agricultural storage building) which restricts use of building to agricultural purposes only. |
| Case Officer: | Sam Nye                                                                                                                                                                                                                      |

[Click for further information](#)

### Customer Details

|          |                                |
|----------|--------------------------------|
| Address: | 8 Windacres farm lane Rudgwick |
|----------|--------------------------------|

### Comments Details

|                      |                                                                                                                                                                                                                           |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Neighbour                                                                                                                                                                                                                 |
| Stance:              | Customer objects to the Planning Application                                                                                                                                                                              |
| Reasons for comment: | <ul style="list-style-type: none"><li>- Highway Access and Parking</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li></ul>                                                                  |
| Comments:            | Dear Sir or Madam,<br>I am writing to object to the application seeking removal of Condition 2 of planning approval DC/20/0549, which restricts use of the existing lean-to agricultural storage building to agricultural |

purposes only.

Condition 2 was originally imposed to ensure that the building remained in keeping with its agricultural purpose, protecting both the rural character of the area and nearby residential amenities. Its removal would represent a material departure from the terms of the original consent and undermines the rationale upon which permission was granted.

My specific objections are as follows:

1. Contrary to Local Plan and countryside protection policies

The agricultural use restriction aligns with local and national policies that safeguard the countryside from ad hoc commercial or industrial activity. Lifting it could enable an unrestricted use that conflicts with these policies and undermines the principles of controlled rural development.

2. Loss of genuine agricultural purpose and precedent concerns

The building was approved solely for agricultural storage. Allowing other uses would erode the justification for its retention and set a wider precedent for conversion of agricultural structures without proper scrutiny, potentially encouraging similar applications across the area.

3. Previous attempts at commercial use

There is an established pattern of previous proposals and activity on this site indicating an interest in commercial use. This raises legitimate concerns that the removal of Condition 2 could pave the way for such operations by default, circumventing an appropriate "change of use" process and avoiding the necessary environmental, traffic, and amenity assessments that would usually apply.

4. Road safety and residential impacts (Windacres Farm Lane)

Windacres Farm Lane is a narrow residential road not designed to accommodate increased traffic from potential commercial or non-agricultural use. Additional vehicle movements, especially larger vans or delivery vehicles, would heighten risk to residents, particularly young children who play and walk along the lane, and cause noise and disturbance inconsistent with the rural residential setting.

5. Lack of evidence or justification for condition removal

The application provides no clear planning justification or operational need supporting this request. Should the applicant wish to pursue an alternative use, they should submit a dedicated change of use application, allowing a full and transparent assessment of its suitability under planning policy.

In conclusion, the existing condition remains necessary, relevant, and proportionate to the purpose for which permission was originally granted. For these reasons, I urge the Council to refuse this application and maintain Condition 2 in full.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**

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