

From: assistant clerk <assistant.clerk@rudgwick-pc.gov.uk>
Sent: 22 May 2026 10:23:06 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/26/0379 Furnace Lakes
Categories: Consultations

Good morning

Please find Rudgwick Parish Councils observations below;

Applications for noting at Rudgwick Parish Council Meeting 8 th June 2026	
Application No: DC/26/0379 05.05.2025	Response/Comments: This is part retrospective as 2 of the huts have been in situ and in use by holidaymakers since before the previous application DC/24/1959 was submitted and subsequently refused. There remains an outstanding Enforcement investigation EN/25/0016 pending consideration since April 2025 and this application is an attempt to regularise the existing situation and add a 3rd Shepherd's Hut. The HDC Arboricultural Officer objected to the previous application primarily due to the siting of the huts and their impact on the Ancient Woodland and recommended a different location for the huts. HDC refused that application and would need to be satisfied that the mitigation strategy in the latest application is acceptable and that the damage does not outweigh the harm in preservation of this woodland, and also in ecological and biodiversity terms. Outdoor lighting must be strictly regulated in this respect. There must also be certainty on the disposal of foul sewage as the applicant has ticked both septic tank and unknown on the foul sewage disposal section of the application
Applicant: Furnace Lakes, Guildford Road, Slinfold	
Reason for Application: Removal of 9 fishing swims and the siting of 3 shepherds huts for use as holiday accommodation together with associated works (Part Retrospective)	
Official Response Date: 11.06.2026 / Determination 30.06.2026	

form, and there seems to be uncertainty over this aspect. Both HDC Environmental Health and RPC had concerns over this in the previous proposal and it does not appear to have been clearly addressed again this time.

There is an error in the design and access statement regarding the location of the nearest bus stop. The Stagecoach 63 bus has been rerouted in the last year or so and no longer has a stop within 0.5 mile as stated. The nearest bus stops to Furnace Lakes are on the busy A281 road (no pavement) either in Bucks Green/Rudgwick village to the West or at Farlington School to the East.

Neither of these stops is safe to access on foot from the application site on such a busy road, neither are they near enough to the site to be of practical use. Therefore any visits to local venues for dining and leisure purposes, or trips to the nearest shops for food, would have to be made by using vehicles.

Whilst recognising the benefits to the local economy from tourist accommodation, the uncertainty over foul sewage disposal and the concerns over harm to the Ancient Woodland and environment from this development outweigh the benefits at present. Objection until or unless these concerns are overcome.

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