



Mr Robert Gifford von Schiller
GvS Raven Estate Ltd
5 Secretarys Lane
Gibraltar
GX11 1AA
Gibraltar

Our ref: DISC/26/0099
Your ref: Smithers Farm
Email: planning@horsham.gov.uk
Direct Line: 01403 215066
If Calling Please ask for: Sam Nye
Date: 18th May 2026

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England)
Order 2015**

Approval of details reserved by conditions 3, 4 and 5 to approved application DC/19/1787.

Smithers Farm Guildford Road Rudgwick West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

5. **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, details of secure [and covered] cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. No building hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that building or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Date of approval - 18th May 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Supporting Statement	NONE	23.03.2026

I can also confirm that the submitted information is **NOT** acceptable pursuant to the following condition(s):

3. **Pre-Occupation Condition:** Prior to the first occupation of the development hereby approved, a Delivery, Collection & Service Management Plan which shall include, but not be limited to, details of the types of vehicles, how deliveries and collections will take place, the times of deliveries to/from the site and the frequency of deliveries, shall be submitted to and approved in writing by the Local Planning Authority. All deliveries and collections shall thereafter be carried out in accordance with the approved plan.

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with policies 33 and 40 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

The applicant is advised that, having reviewed the submitted details alongside the approved drawings under application, reference DC/19/1787, and the wider planning history of the site, the Council considers that the development has not been carried out in accordance with the approved plans.

As such, the development cannot be considered to have been lawfully implemented in accordance with planning permission DC/19/1787. The building as constructed therefore does not benefit from planning permission. A retrospective planning application is required to seek consent to retain the building as built.

Furthermore, as the approved scheme under DC/19/1787 was not implemented within the statutory three-year period, the permission has now lapsed and is no longer extant. It therefore cannot be relied upon or implemented.

NOTE TO APPLICANT

The applicant is advised that Condition 4 of the permission does not require the submission of details but rather requires that the development be carried out in accordance with the approved plan.

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control

ADDITIONAL INFORMATION

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.