



Horsham District Council

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Windacres Farm
Address Line 1	Church Street
Address Line 2	
Address Line 3	West Sussex
Town/city	Rudgwick
Postcode	RH12 3EG

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
509386	134145

Description

Applicant Details

Name/Company

Title

Alderman

First name

John

Surname

Bailey

Company Name

G J Associates

Address

Address line 1

Windacres Farm

Address line 2

Church Street

Address line 3

Rudgwick

Town/City

Rudgwick

County

West Sussex

Country

United Kingdom

Postcode

RH12 3EG

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Graham

Surname

Aslett

Company Name

G J Associates

Address

Address line 1

Windacres Rural Business Park

Address line 2

Windacres Farm Lane

Address line 3

Rudgwick

Town/City

County

Country

United Kingdom

Postcode

RH12 3EG

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Retrospective application for the retention of a lean-to agricultural storage building

Reference number

DC/20/0549

Date of decision (date must be pre-application submission)

13/05/2020

Please state the condition number(s) to which this application relates

Condition number(s)

2

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

05/05/2017

Has the development been completed?

☒ Yes

☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

11/09/2017

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The applicant wishes to change the use of the premises from agricultural to an alternative use under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and/or re-enacting that Order) but the regulatory condition 2 of DC/20/0549 states that 'the premises shall be used for agricultural purposes only' which restricts the use.

The reason given by the LPA for the condition 2 referred to in the Decision Notice relating to application number DC/20/0549 was, 'The site lies in an area where, in accordance with Policy 26 of the Horsham District Planning Framework (2015) development which cannot be justified as essential to the needs of agriculture or forestry would not normally be permitted'. The Council has recently prepared and adopted a new Local Plan 2023 -2040 as the main planning document for Horsham District which includes an alternative relevant Policy 32: : Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses.

The National Planning Policy Framework (NPPF) states that planning conditions should only be imposed where they are necessary to make the development acceptable in planning terms; directly relevant to the development to be permitted, enforceable, precise and reasonable in all other respects.

The National Planning Policy (NPPF) at paragraph 200 confirms that planning conditions should not be used to restrict national permitted development rights unless there is clear justification for doing so. The Government's PPG3 advises that conditions restricting the future use of permitted development rights 'will rarely pass the test of necessity and should only be used in exceptional circumstances'.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The applicant wishes the condition to be removed in its entirety to enable the premises to be used for an alternative lawful use under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and/or re-enacting that Order)

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☒ Yes
☐ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☐ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☒ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Graham

Surname

Aslett

Declaration Date

19/01/2026

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Graham Aslett

Date

19/01/2026