

From: GRAHAM ASLETT
Sent: 14 April 2026 10:22
To: Sam Nive
Subject: Fwd: RE: DC/26/0122 -Windacres Farm

Hi Sam

Further to my last email I have now had an opportunity to speak to my client regarding your proposal to vary the condition.

My client is open to further discussion provided that the description in the proposed varied condition also includes that Class C3 under Class Q of part 3 of the Town and Country Planning (General Permitted Development etc.,) (England) (Amendment) Order 2024 the agricultural building can be converted into a single or multiple homes?

I look forward to hearing from you further

Kind regards

Graham J Aslett

From: Sam.Nye
To: GRAHAM ASLETT
Date: Apr 4, 2026 12:50:26 PM
Subject: RE: DC/26/0122 - Windacres Farm

Hi Graham,

Thank you for your email, the contents of which are noted.

In the applications current capacity, we would not be supportive of allowing the removal of condition 2. It is our stance that the condition still serves a planning purpose and is necessary in order to protect the countryside, in line with policy 26 of the HDPF.

We would, however, be open for discussion relating to the allowance of some commercial uses, for example Class B8 and E(g). With this in mind, we would suggest the variation of this condition, to read as follows:

Regulatory Condition: Notwithstanding 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), the premises hereby permitted shall be used for agricultural purposes only, as defined in Section 336(1) of the Town and Country Planning Act 1990 and/ or use classes B8 and/or, E(g) and for no other purposes whatsoever without express planning consent from the Local Planning Authority first being obtained.

Reason: 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.

If your client is accepting of this stance, we could revise the description, agree an EOT and reconult on the change of proposal.

I am away on leave next week, but please could you confirm how your client intends to proceed, whether it is revising the proposal, or continuing with the application in its current form? If the decision is to revise, please could we agree on an EOT, to allow the revisions to take place, with a new date being Monday 11th May 2026?

I look forward to hearing from you.

Kind Regards

Sam

Sam Nye
Planning Officer



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: GRAHAM ASLETT
Sent: 20 March 2026 09:41
To: Planning
Cc: Sam Nye
Subject: DC/26/0122 - Windacres Farm

Hi Sam

I refer to our current application DC/26/0122 and the comments and representations received to date from consultees and others on the Councils website

In reply I now wish to clarify matters and comment as follows:

For the avoidance of doubt the current application proposal (DC/26/0122) is to remove Condition 2 which restricts the use of the agricultural storage building to agricultural purposes only from previously approved application DC/20/0549 to enable the Applicant to consider all alternative uses and options available to him under current planning legislation including Class R – agricultural barn conversion to a flexible commercial use As I'm sure you are aware Class R – agricultural barn conversion to flexible commercial use has been branded by the media as Clarkson's Law or Clarkson's Clause, when in reality Class R has been around for several years. It is found within Schedule 2, Part 3 of the General Permitted Development Order 2015 (as amended) (GPDO), and allows for change of use from an agricultural building (and land within its curtilage) in England to flexible commercial use – i.e. uses falling within the following use classes:

Class B2 (general industrial) (raw goods, excluding livestock, which are produced on the site and are to be sold on the site)

Class B8 (storage or distribution)

Class C1 (hotels)

Class E (commercial, business or service)

Class F2(c) (outdoor sport & recreation) from 21st May 2024

The provision of agricultural training from 21st May 2024

At the end of April 2024 it was announced that the allowable floor space would be doubled to 1,000 square metres. This is in addition to the increased classes above.

Kind regards

Graham J Aslett

G J Associates

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