

PLANNING STATEMENT

Planning application (PP-14633124 dated 26 January 2026) for the removal of Condition 2 of previously approved application DC/20/0549 relating to use purpose

Windacres Farm Church Street Rudgwick West Sussex

The reason given for the condition 2 referred to in the Decision Notice relating to application number DC/20/05/0549 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.**

The 'Conclusion' heading of the LPA's Delegated Applications – Assessment Sheet for the subsequent Application number DC/25/0093 on the application site reads 'The proposal has been considered in relation to all relevant conditions, limitations, and restrictions of Class Q in Part 3. As reasoned in detail above, it is considered the proposal would comply with all relevant limitations in Class Q, with no individual considerations that would warrant the refusal of prior approval'. At no time during our previous consultations with the LPA was any such restrictive "Regulatory Condition" relating to the previous application number DC/20/05/0549 mentioned as a consideration for the development proposed.

The Applicant has recently completed the erection of an agricultural tractors and implement shed with adjacent hardstanding under prior approved application number DC/20/1071 nearby the proposed development but with no such GPD "Regulatory Condition" being imposed by the LPA.

WF/JWB/GJA/26