

**From:** assistant clerk <assistant.clerk@rudgwick-pc.gov.uk>  
**Sent:** 24 August 2026 10:38:15 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:** REVISED - DC/26/1189 Smithers Farm  
**Categories:** Consultations



Good morning

Please find Rudgwick Parish Councils **revised** observations below;

| Applications for noting at Rudgwick Parish Council Meeting 14 <sup>th</sup> September 2026                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <b>Application No:</b><br><a href="#">DC/26/1189</a> 27.07.2026                                                                                                                                                       | <b>Response/Comments:</b><br><br>Rudgwick Parish Council research into this application and the planning history of the site shows the following:<br><br>DC/19/1787 permission granted on 29/10/2019 for 2 buildings comprising 4 starter business units in each, to complement the 'business park' at the overall site. N.B. Each unit had a downstairs workshop with kitchen/wc and upstairs office space. Usage restricted to Class B1 by specific condition due to the nature of the site (class B1 replaced by Class E in 2020).<br><br>DISC/26/0099 submitted on 23/3/2026 to discharge 3 pre-occupation decisions. Application form states that development commenced 30/4/2021 and was completed on 1/1/2026. In the decision notice HDC wrote:<br><br><i>"The applicant is advised that, having reviewed the submitted details alongside the approved drawings under application, reference DC/19/1787, and the wider</i> |
| <b>Applicant:</b><br>Smithers Farm Guildford Road<br>Rudgwick Horsham West Sussex RH12 3BX                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Reason for Application:</b><br><br>Variation of Conditions 1 and 9 of previously approved application DC/19/1787 (Erection of two detached buildings for office and workshop use) relating to plans and materials. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Official Response Date:</b><br>27.08.2026 / Determination 21.09.2026                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

*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".*

DC/26/1189 submitted 27/7/2026 as a S73 application to amend DC/19/1787. But this surely cannot be done as HDC has officially declared that this original permission has lapsed and is no longer extant. It is also worth noting that on this application form it was declared that development started on 31/3/2025 and was completed on 15/9/2025 i.e. completely different dates to those declared when DISC/26/0099 was submitted.

It is clear that the constructed units bear very little resemblance to that of the original plans (single storey & no windows) , and that the original declared purpose (8 starter business units) is definitely not what the actual built structures are now meant for. That's presumably why with DISC/26/0099 a proper statement of delivery schedules was not supplied.

But, the bottom line is that they are 'illegal structures' that need a retrospective full planning application with accurate

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|  | disclosure of the intended use, to see if they can legitimately be retained or must now be removed.<br><br>Therefore RPC <b>Strongly Objects</b> to this application. |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|

With kind regards  
Sarah

Sarah Hall  
Assistant Clerk to Rudgwick Parish Council  
Telephone: 01403 822678 / Email; [assistant.clerk@rudgwick-pc.gov.uk](mailto:assistant.clerk@rudgwick-pc.gov.uk)

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**

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**From:** assistant clerk  
**Sent:** 24 August 2026 10:16  
**To:** Planning <planning@horsham.gov.uk>  
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**Subject:** DC/26/1189 Smithers Farm

Good morning

Please find Rudgwick Parish Councils observations below;

| Applications for noting at Rudgwick Parish Council Meeting 14 <sup>th</sup> September 2026                                                    |                                                                                                                                                                                                                                                                                                                                                  |
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| <b>Application No:</b><br><a href="#">DC/26/1189</a> 27.07.2026                                                                               | <b>Response/Comments:</b><br><br>RPC <b>Strongly Objects</b> to this application.<br><br>The constructed units bear very little resemblance to that of the original plans (single storey & no windows) , and that the original declared purpose (8 starter business units) is definitely not what the actual built structures are now meant for. |
| <b>Applicant:</b><br>Smithers Farm Guildford Road<br>Rudgwick Horsham West Sussex RH12 3BX                                                    |                                                                                                                                                                                                                                                                                                                                                  |
| <b>Reason for Application:</b><br><br>Variation of Conditions 1 and 9 of previously approved application DC/19/1787 (Erection of two detached |                                                                                                                                                                                                                                                                                                                                                  |

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| buildings for office and workshop use) relating to plans and materials. | These are 'illegal structures' that need a retrospective full planning application with accurate disclosure of the intended use, to see if they can legitimately be retained or must now be removed. |
| <b>Official Response Date:</b><br>27.08.2026 / Determination 21.09.2026 |                                                                                                                                                                                                      |

With kind regards  
Sarah

Sarah Hall  
Assistant Clerk to Rudgwick Parish Council  
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