



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0029

Rudgwick Brickworks, Lynwick Street, Rudgwick, Horsham, West Sussex, RH12 3UW

DESCRIPTION:

Approval of details reserved by condition 4 to approved application DC/24/0272

RELEVANT PLANNING HISTORY:

DC/24/0272	Erection of a storage building for the use of various tenants at Rudgwick Brickworks	Application Permitted on 28.06.2024
------------	--	-------------------------------------

PLANNING ASSESSMENT

Planning Application DC/24/0272 was granted consent on 28.06.2024. This permission was for the following:

“Erection of a storage building for the use of various tenants at Rudgwick Brickworks”

Consent is sought to discharge the details reserved by conditions 4.

Condition 4:

Pre-Occupation Condition: Prior to the first use or operation of the development hereby permitted, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Briefing Note (CSA Environmental, March 2024), shall be submitted to and approved in writing by the Local Planning Authority.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To conserve and enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

The supporting information consists of a plan with installed Biodiversity enhancement measures and detailed aerial photographs. Place services noted during an assessment of DC/24/0272 that the Ecology information supported by the applicant concluded that the balancing pond would have potential to be colonised by Great Crested Newt. An eDNA test for GCN presence was therefore undertaken and this confirmed that this species was indeed absent. The application was therefore determined, only requesting Biodiversity enhancement measures.

The Biodiversity enhancements recommended at the time of considering DC/24/0272 were as follows:

- Periodic clearance of sections of Grey Sallow (up to 25% of the bankside edge) to promote the development of bankside herbs and marginal/emergent plant species.
- Creating log piles and chipping piles using the cut material from the vegetation clearance, so to provide reptile refuge and s Grass Snake breeding feature(s).
- Planting up the pond edge with wetland plants such as Yellow Flag *Iris pseudomas*, Water Mint *Mentha aquatica*, Gypsywort *Lycopus europaeus* and Marsh Marigold *Caltha palustris*.
- Installing a wooden telegraph pole and mounting a cluster of bat boxes on different aspects.

The applicant has submitted supporting evidence to demonstrate that the following measures have been installed. The requirements of the condition have been satisfied.

Recommendation: Application Permitted

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans List for DISC/26/0029:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	The Ash Partnership		27.01.2026
Supporting Statement	Correspondence with Officer		27.01.2026
Photos	Aerial Photograph with details		27.01.2026
Location plan	Location plan		27.01.2026
Supporting Statement	Cover letter		27.01.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 18th March 2026

Authorising Officer sign/initial RHERMITAGE Date: 23.03.2026