

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 21 April 2026 15:00:04 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DISC/26/0102
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 21/04/2026 3:00 PM.

Application Summary

Address:	The Mucky Duck Tismans Common Rudgwick West Sussex RH12 3BW
Proposal:	Approval of details reserved by conditions 4 and 5 to approved application DC/24/1855.
Case Officer:	Alice Johnson

[Click for further information](#)

Customer Details

Address: Motts Cottage, Loxwood Road Rudgwick, Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Privacy Light and Noise - Trees and Landscaping
Comments:	These comments represent a consolidation of those from a number of Tismans Common residents, those on Loxwood Road, those living on Hornshill Lane nearest to the site, and especially

those of the resident of Westlands which is the directly neighbouring property

These are in no particular order:

1. The hoarding needs to surround the entire site not just on the roadsides. Having the hoarding surround the entire boundary including the 2-sided boundary of the garden with Westlands, is essential especially during demolition and construction work as it will provide protection against dust, noise and vibration. It is also the only way of adequately securing the entire site.
 2. The road surface at the entrance to the Old House (currently shingle) needs to be sound-proofed from day 1, especially as the plan is to use it as general trade access. This is for noise containment purposes.
 3. During demolition work, we insist that any dust and particles going into the air be tightly constrained, especially as the resident of Westlands suffers from emphysema, ideally, the demolition work needs to be done within a 'tent'.
 4. There should be adequate wheel inspection and washing at the Old House access also not just at the Loxwood Road entrance.
 5. There must be much more stringent routing instructions to and from site. We believe it should be made mandatory that Loxwood Road it to be used as the only way to and from the site for all construction vehicles; specifically ban the use of Hornshill Lane or any offshoot roads/lanes around Tisman's Common - these are all used on a daily basis by pedestrians, dog walkers/walkers and horseriders. Any trade vehicles entering or leaving from the Old House access must come from or return to Loxwood Road. This will also help to ensure that no vehicles are tempted to park on neighbouring verges or use driveways for turning.
 6. It would be preferable to have more structure and formality to the community liaison process to ensure that any issues/ concerns raised by any party are formally noted and dealt with transparently. A community liaison group should be formed.
 7. Prior notice of Fire Drills etc would be appreciated. It will also be beneficial to understand how out of hours alarms are to be acted upon on and in what timescales.
 8. It is presumed under waste management and/ or vegetation clearance that no on-site burning is permitted.
 9. Any damage to surrounding hedgerows, boundary vegetation, trees and neighbouring verges from wheel marks etc must be put right.
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10. At the point of construction of the wall between Westlands and the site, the timing of its construction needs to be agreed and clarity is needed on whether the existing hedge line will be disturbed or not is essential. Any damage to or replacement of the hedge must be guaranteed.

11. Whilst detailed designs and plans for the drainage solution are yet to be agreed, it must be made explicit that the whole drainage solution incorporates an agreed solution for Westlands too, not just the site. This is because Westlands and the Old House currently have shared drainage arrangements and the only access to the existing septic tank is in the garden of the Old House. At point of writing, there is NO agreement on how this will be handled.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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