

From: assistant clerk <assistant.clerk@rudgwick-pc.gov.uk>
Sent: 30 December 2025 08:59:43 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Cc: "Anna Clayton" <clerk@rudgwick-pc.gov.uk>; "assistant clerk" <assistant.clerk@rudgwick-pc.gov.uk>
Subject: DISC/25/0396 Oakfield
Categories: Consultations

Good morning

Please find Rudgwick Parish Councils observations below;

Applications for noting at Rudgwick Parish Council Meeting 12 th January 2026	
Application No: DISC/25/0396 10.12.2025	Response/Comments: As far as approving details relating to discharge of conditions 8,9,10, 11 & 12 there are no concerns. However when considering the submitted planning statement with this discharge of conditions application it would seem to infer that all the conditions required to meet the planning approval are complete, and earlier conditions have already been discharged. RPC notes the following: Condition 2 - there is no apparent evidence currently on file to show that this requirement has been met and discharged. Condition 3 - there is reference to a discharge of this condition in the planning statement of DISC/25/0396, but referring to the Biodiversity Enhancement strategy of DISC/23/0053, which entails meeting requirements in land now in the ownership of the neighbouring property, Field House, concerning provision of nest pockets and hedge planting. In which property's plan will the details of this condition now be met to gain discharge? The subject of which property (owner) has responsibility for the meeting and discharge of certain conditions has been the subject of several RPC communications with the case officer, so far without clear or satisfactory explanation or conclusion.
Applicant: Oakfield, Cox Green	
Reason for Application: Application for Approval of Details Reserved by Conditions 8, 9, 10, 11 and 12 to approved application DC/21/2211.	
Official Response Date: Not available / Determine 04.02.2026	

	Condition 4 - unlike in Condition 3 there is no reference in the planning statement to an earlier discharge of this condition, and no subsequent record of any discharge on file. Rudgwick Parish Council (RPC) contests whether this assertion that the conditions are now complete is accurate, particularly with reference to conditions 2,3 and 4 and requests that HDC urgently investigate and clarify the position on all conditions.
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With kind regards

Sarah

Sarah Hall

Assistant Clerk to Rudgwick Parish Council

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Working hours: Monday, Thursday and Friday 8.00 – 16.00

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