From: assistant clerk <assistant.clerk@rudgwick-pc.gov.uk>
Sent: 06 November 2026 09:16:06 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Cc: "Tamara.Dale" <Tamara.Dale@horsham.gov.uk>; "Anna Clayton" <clerk@rudgwick-pc.gov.uk>; "assistant clerk" <assistant.clerk@rudgwick-pc.gov.uk>
Subject: DISC/26/0350 Oakfield
Categories: Consultations

Good morning

Please find Rudgwick Parish Councils observations below;

Applications for noting at Rudgwick Parish Council Meeting 9th November 2026	
Application No: DISC/26/0350 19.10.2026	**Response/Comments:** Planning application DC/21/2211 is not the extant planning application for this site. The correct one is DC/24/0625. The Landscaping Condition to be retrospectively discharged is not therefore Condition 7, as put forward by the Agent, but Condition 4. So the submitted application should not have been validated and a resubmission with correct details should be requested. In addition, it is noted that Condition 3 of the extant permission has also not been discharged and it too is retrospective. This Condition relates to the implementation of the previously approved Biodiversity Enhancement Strategy and for which Regulatory Condition 14 is also relevant. In summary this strategy (inter alia) required: "The following competencies/standards/specifications should be adhered to: • All tree works are to be undertaken by a suitably qualified arboriculturalist.
Applicant: Oakfield, Cox Green	
Reason for Application: Application for Approval of Details Reserved by Condition 7 to approved application DC/21/2211.	
Official Response Date: Not available / 14.12.2026	

	• The installation of bat boxes is to be undertaken or overseen by a suitably qualified ecologist. • A site inspection of all green assets post-construction should only be undertaken by a suitably qualified ecologist". Given that Landscaping & Biodiversity (to some extent) overlap and that both conditions require retrospective discharge, HDC should insist on a single application to request discharge of both. In support of this RPC view it should be noted that, in a note to RPC dated 13th August 2026 whilst dealing with an application on another property on the wider Oakfield site, HDC case officer Tamara Dale said that the correct approach would be to deal with 'Biodiversity and Landscaping conditions collectively'. The current erroneous application fails to do this and, in particular, also provides no evidence to show that all green assets have been inspected (post construction) by a suitably qualified ecologist, as required by the approved Biodiversity Enhancement Management Plan (DISC/23/0053). Accordingly, RPC objects to this discharge application on the grounds of it not only being fundamentally inaccurate but also it fails to deal holistically with the long-outstanding (retrospective) discharge of both the Landscaping & the Biodiversity conditions. Otherwise, if this holistic approach is not taken, RPC might not unreasonably expect that the extremely important Biodiversity mitigations conditioned for this sensitive development site may never be fully complied with.

With kind regards
Sarah

Sarah Hall
Assistant Clerk to Rudgwick Parish Council
Telephone: 01403 822678 / Email; 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