



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0102

The Mucky Duck , Tismans Common, Rudgwick, West Sussex, RH12 3BW

DESCRIPTION:

Approval of details reserved by conditions 4 and 5 to approved application DC/24/1855.

RELEVANT PLANNING HISTORY:

DC/24/1855	Proposed redevelopment and change of use of the former public house and outbuildings The Mucky Duck (sui generis Use Class), and the adjacent residential property The Old House (Class C3), to a boutique hotel (Class C1), restaurant and bar (Class E (b) (FULL).	Application Permitted on 20.11.2025
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PUBLIC CONSULTATIONS:

Representations:

One (1) letter neither supporting nor objecting to the application on the following grounds:

- Hoarding should be erected around the entire site to protect neighbouring amenity.
- Road surface should be soundproof from first date of construction.
- Tight constraints due to health issues need to be put in place for dust containment.
- The Old House Access should also have wheel washing.
- Concern about the route to the site and the site entrance use, it should be from Loxwood Road only.
- Information on out of hours alarms/fire drills should be provided.
- Damage to boundary vegetation/trees/verges should be put right.
- Timing of the wall construction with Westlands should be agreed along with clarity on the hedge.
- There is shared drainage with Westlands and the strategy for The Mucky Duck should include this.
- Design
- Highways Access and Parking.
- Loss of general amenity.
- Privacy, light and noise.
- Trees and Landscaping.

PLANNING ASSESSMENT

Planning Application DC/24/1855 was granted consent on 20.11.2025. This permission was for the following:

Proposed redevelopment and change of use of the former public house and outbuildings The Mucky Duck (sui generis Use Class), and the adjacent residential property The Old House (Class C3), to a boutique hotel (Class C1), restaurant and bar (Class E (b) (FULL).

Consent is sought to discharge the details reserved by conditions 4 and 5.

Condition 4:

'Pre-Commencement Condition: No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority:

(a) the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil);

(b) the provision of wheel washing facilities (if necessary) and dust suppression facilities.

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).'

A Construction Environmental Management Plan has been submitted as part of this discharge application. A representation has raised concerns about neighbouring amenity, highways and parking.

Following the provision of a revised plan including detailed work hours and confirmation that the construction activities are not anticipated to give rise to significant dust likely to constitute a public nuisance beyond the site boundary the Environmental Health Officer has confirmed they have no further comments to make.

WSCC as the Local Highway Authority have confirmed the information provided is satisfactory.

The requirements of the condition have been satisfied.

Condition 5:

'Pre-Commencement Condition: No development shall commence until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

a) Risk assessment of potentially damaging construction activities.

b) Identification of "biodiversity protection zones".

c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction) (may be provided as a set of method statements).

d) The location and timing of sensitive works to avoid harm to biodiversity features.

e) The times during construction when specialist ecologists need to be present on site to oversee works.

f) Responsible persons and lines of communication.

g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

h) Use of protective fences, exclusion barriers and warning signs.

i) Containment, control and removal of any Invasive non-native species present on site

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

Reason: To conserve 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 District Planning Framework (2015) and RNP17 of the Rudgwick Neighbourhood Plan (2021).'

Following the provision of additional information, including a bat licence requirement, the Council's Ecology Consultant has confirmed the provision information is satisfactory.

The requirements of the condition have been satisfied.

Other Matters:

A full assessment of neighbouring amenity was carried out under DC/24/1855. Matters of landscaping, trees, design and drainage are dealt within in the Officer Report for DC/24/1855 and by way of other conditions attached to the full application.

Recommendation: Application Permitted

NOTE TO APPLICANT

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/26/0102

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Construction Environmental Management Plan	NONE	07.05.2026

DELEGATED

Case Officer sign/initial Alice Johnson Date: 03.07.2026

Authorising Officer sign/initial Adrian Smith Date: 09/07/2026