Horsham District Council

Amanda Sutton
Neame Sutton Limited
West Suite
Coles Yard Barn
North Lane
Clanfield
PO8 0RN

Our ref:	DISC/26/0321
Your ref:	Mucky Duck DOC Condition 6
Email:	planning@horsham.gov.uk
Direct Line:	01403 215436
If Calling Please ask for:	Alice Johnson
Date:	27th October 2026

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of details reserved by condition 6 (breeding/resting places of bats) to approved application 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))

The Mucky Duck Tismans Common Rudgwick West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

6. **Pre-commencement Condition**: Prior to the commencement of any works which will impact the breeding/resting places of bats the local Planning Authority shall be provided with either:

a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or
b) evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or
c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected 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 s17 Crime & Disorder Act 1998 and Policy 31 of the Horsham District Planning Framework (2015) and RNP17 of the Rudgwick Neighbourhood Plan (2021).

Date of approval - 27th October 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Natural England Licence reference 2026-91228-EPS-MIT		23.09.2026

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control