

Horsham District Council
Planning Department
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

22nd July 2026

Dear Sir/Madam,

Reference: Discharge of Condition 13 pursuant to Planning DC/25/0294 for 'Variation of condition 4 of previously approved application reference DC/24/0462 (Demolition of existing garage and annexe and construction of 1no 3 bedroom detached house with residential amenity areas, car parking and turning, together with hard and soft landscaping and new access) to alter the wording in regards to the bat mitigation class licence.'

Site Address: Land adjacent to Sailtops, Cox Green, Rudgwick, West Sussex, RH12 3DE

Introduction

The Site benefits from Planning Permission for the above detailed development, which was originally granted by Horsham District Council (HDC) on 8th August 2024 (reference DC/24/0462). Subsequently permission was granted by HDC on 23rd May 2025 for variation of planning condition no. 4 to allow amendments to the wording of the bat licence condition. This condition was re-worded as proposed, and then re-numbered as Condition 13.

Additionally, a further S73 application (DC/24/1967) for revisions to the site access arrangements and other minor design changes to the new dwelling was refused by HDC on 3rd April 2025. Following this a separate Non-Material Amendment (NMA) application was approved by HDC (DC/25/0575) on 30th April 2025. This NMA related only to the design changes that formed part of the refused S73 application, but did not include the new access proposals.

Subsequently Approval of details reserved by conditions 3,4,5,6,7 and 8 was approved by the District Council on 23rd October 2025 (see DISC/25/0184).

Development then commenced on site in early November 2025.

This application now seeks to discharge the pre-demolition planning condition (no.13), which relates to a bat licence.

The application has been submitted online via the Planning Portal under reference **PP-15104494** and it includes the Application Form, relevant supporting documentation, and this covering letter which acts as Planning Statement for the submission. Please therefore find enclosed details submitted for the discharge of the planning condition as listed below:

Condition 13 – Construction Site Set-up Details

13. Pre-Demolition Condition: Prior to commencement of any works which will impact the breeding / resting place of bats, including demolition, one of the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) A Bat Mitigation Class Licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing 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.**

The requirements of this planning conditions are met by the provision of the accompanying documents comprising:

- Natural England's registration form ('Bat Licence Return Form'), which has been completed by the Applicant's Ecology Consultants (Ecology Co-op) and issued to Natural England; and,
- The email from Natural England (dated 9th July 2026) which confirms *"that the site is now registered and you can commence works on site as described in your site registration form and in accordance with class licence WML-CL21."*

Conclusion:

On the basis of the enclosed information, we trust that HDC can confirm that Planning Condition 13, as detailed above and pursuant to planning permission DC/25/0294 for a new dwelling on land at Sailtops in Rudgwick, have successfully been met in full, and can be confirmed as formally discharged.

If you wish to discuss this submission, please do not hesitate to contact us on 01273 780463 or 07818 061220.

Yours sincerely,

Rodway Planning Consultancy Limited

c.c. Mrs Jean Gorton