Horsham District Council

Mr David King-Fisher
Pilgrims Rest
Cox Green
Rudgwick
West Sussex
RH12 3DE

Our ref:	DISC/25/0086
Your ref:	David King-Fisher
Email:	planning@horsham.gov.uk
Direct Line:	01403 215 258
If Calling Please ask for:	Shazia Penne
Date:	9th May 2025

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 conditions 4, 6, 13 and 14 to approved application DC/24/1715.

Pilgrims Rest, Cox Green, 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):

4. **Pre-commencement Condition**: No development shall take place until a Reptile Mitigation Strategy addressing the mitigation measures for Slow Worm and Grass Snake has been submitted to and approved in writing by the local planning authority.

The Reptile Mitigation Strategy shall include the following.

a) Purpose and conservation objectives for the proposed works.
b) Review of site potential and constraints.
c) Detailed design(s) and/or working method(s) to achieve stated objectives.
d) Extent and location/area of proposed works on appropriate scale maps and plans.
e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
g) Persons responsible for implementing the works.
h) Details of initial aftercare and long-term maintenance of the Receptor area(s).
i) Details for monitoring and remedial measures.
j) Details for disposal of any wastes arising from works.

The Reptile Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

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.

Date of approval - 9th May 2025

6. **Pre-commencement (Slab Level) Condition**: Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

    a) Purpose and conservation objectives for the proposed enhancement measures;
    b) detailed designs or product descriptions to achieve stated objectives;
    c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
    d) persons responsible for implementing the enhancement measures; and
    e) details of initial aftercare and long-term maintenance (where relevant).

    The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

    Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Date of approval - 9th May 2025

13. **Regulatory Condition**: Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been 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) 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.

    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.

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NOTE TO APPLICANT:
Condition 14 (as listed in the description) does not require formal discharge.

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 Docs	Bat Migration Licence	NONE	27.03.2025

Supporting Docs	Bat Mitigation Class Licence	NONE	14.03.2025
Supporting Docs	Reptile Mitigation Strategy	NONE	14.03.2025
Supporting Docs	Biodiversity Enhancement Strategy	NONE	14.03.2025

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