



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0233
Sailtops , Cox Green, Rudgwick, West Sussex, RH12 3DE

DESCRIPTION:

Application for Approval of Details Reserved by Condition 13 to approved application DC/25/0294

RELEVANT PLANNING HISTORY:

DC/25/0294	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.	Application Permitted on 23.05.2025
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PLANNING ASSESSMENT

Planning Application DC/25/0294 was granted consent on 23.05.2025. This permission was for the following:

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.

Consent is sought to discharge the details reserved by condition 13.

Condition 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.*

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.'

The application is accompanied by Bat Licence Return Form - WML-CL21, Natural England Email dated Thursday, 09 July 2026 and Covering Letter 22nd July 2026. Following consultation with the Council's Ecology Consultant, the documents and email correspondence from Natural England are considered sufficient proof to indicate mitigation relating to bats is suitably covered by a suitable licence

and the site has been registered by an individual registered to use a Bat Mitigation Class Licence. Therefore, subject to implementation in full of the submitted details, condition 13 can be discharged and the requirements of condition 13 have been satisfied.

Recommendation: Application Permitted

Plans list for: DISC/26/0233

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Natural England Bat Mitigation Class Licence Return Form - WML-CL21	NONE	23.07.2026
Supporting Docs	Natural England Email dated Thursday, 09 July 2026	NONE	23.07.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 01.09.2026

Authorising Officer sign/initial Tamara Dale Date: 16.09.2026