Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0321
The Mucky Duck , Tismans Common, Rudgwick, West Sussex, RH12 3BW

DESCRIPTION:
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))

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

PLANNING ASSESSMENT

Planning Application DC/24/1855 was granted consent on the 20th of November 2026. 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 Condition 6

Condition 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).

The Councils' Ecology Consultee has reviewed the submitted Natural England European Protected Species mitigation licence copy (Natural England Licence 2026-91228-EPS-MIT) and have confirmed sufficient evidence to demonstrate the works will be undertaken following an appropriate licenced

methodology have been provided in order to conserve the protected species and allow the Local Planning Authority to discharge its duties.

The details submitted pursuant to the condition have therefore been satisfied.

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/26/0321
(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	Copy of Natural England Licence reference 2026-91228-EPS-MIT		23.09.2026

DELEGATED

Case Officer sign/initial Alice Johnson Date: 27/10/2026

Authorising Officer sign/initial Matthew Porter Date: 27-10-2026