From: McBride, BobbiJay [redacted]
Sent: 23 April 2025 11:36
To: Planning
Subject: RE: Planning Application Bat Impact Consultation - DC/25/0294

Categories: Consultations

Dear Sir/Madam,

Our ref: 510248
Your ref: DC/25/0294

Planning consultation: Construction of 1no detached house and associated works
Location: Sailtops Cox Green Rudgwick West Sussex

Thank you for your consultation.

FURTHER CONDITIONS
Natural England currently has no comment to make on the variation of condition 4.

If any of the conditions relate to protected species, please note the following:

We have not assessed this application and associated documents for impacts on protected species.

Natural England has produced standing advice[1] to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Kind regards,
Bobbi McBride
Higher Officer – National Planning Delivery Team
[redacted]
Pronouns: She/her

www.gov.uk/natural-england

We strongly recommend using the SSSI Impact Risk Zones (SSSI IRZs) to decide when to consult Natural England on development proposals that might affect a SSSI. The SSSI IRZs tool is quick and simple to use and gives instant planning advice as a formal consultation response in certain circumstances and can reduce unnecessary delays in the planning process.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see here
For further information on the Pre-submission Screening Service see here.



From: planning@horsham.gov.uk <planning@horsham.gov.uk>
Sent: 08 April 2025 11:08
To: SM-NE-Consultations (NE) [redacted]
Subject: Planning Application Bat Impact Consultation - DC/25/0294

Please see the attached consultation letter in relation to bats from Horsham District Council Re:DC/25/0294

The Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk during our office opening hours. Any documents sent to individual email addresses will not in any circumstances be accepted. Communications received outside our office opening hours will be regarded as being served on the next working day
Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

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[1] https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals