



Horsham District Council

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Tim

Surname

Harrison

Company Name

Harrison Rural Partners Ltd

Address

Address line 1

Rudgwick Brickworks,

Address line 2

Unit 1 Kiln House

Address line 3

Lynwick Street

Town/City

County

Country

Postcode

RH12 3DH

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of a storage building for the use of various tenants at Rudgwick Brickworks

Reference number

DC/24/0272

Date of decision (date must be pre-application submission)

27/06/2024

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 4 Pre-Occupation Condition: Prior to the first use or operation of the development hereby permitted, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Briefing Note (CSA Environmental, March 2024), shall be submitted to and approved in writing by the Local Planning Authority

Has the development already started?

- ☒ Yes
- ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

23/09/2025

Has the development been completed?

- ☒ Yes
- ☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

05/01/2026

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

This submission demonstrates that all required ecology mitigation and enhancement measures have now been undertaken in full and are consistent with the recommendations and commitments set out within the approved ecological reports.

2. Approved Ecological Evidence Base

The biodiversity measures implemented on site have been informed by, and are fully consistent with, the following documents previously submitted to and accepted in principle by the Local Planning Authority:

- Ecological Statement – Balancing Pond, Rudgwick Quarry (The Ash Partnership, May 2023), which established the ecological baseline, confirmed the absence of Great Crested Newts via eDNA testing, and identified enhancement opportunities for bats, reptiles, birds, and aquatic habitat
- Further Ecological Statement / Bat and GCN Clarification Note (The Ash Partnership, May 2023), confirming no bat roosting potential within the site, no requirement for a Preliminary Roost Appraisal, and the ecological separation of retained habitats from the development footprint
- Annotated Biodiversity Enhancement Plan illustrating the locations of installed bat boxes, retained vegetation, and managed habitat areas surrounding the balancing pond
- Decision Notice DC/24/0272, which confirms that all mitigation and enhancement measures contained within the submitted ecological statements were agreed in principle prior to determination and are secured by condition

3. Implemented Biodiversity Enhancement Measures

In accordance with the above documents, the following measures have been fully implemented on site prior to occupation:

- Bat Enhancements:

Bat boxes have been installed on retained mature trees and telegraph poles in locations identified as optimal for foraging and commuting bats, and well removed from lighting and disturbance. This accords with the ecological recommendations for enhancing bat roosting and foraging opportunities without impacting existing habitat functionality

- Habitat Retention and Management:

All existing trees, scrub, and vegetated margins around the balancing pond have been retained. These habitats continue to provide foraging and shelter opportunities for bats, birds, reptiles, and invertebrates, consistent with the recommendations of the Ecological Assessment

- Balancing Pond Enhancements:

The balancing pond has been retained in situ, with ongoing positive management to promote habitat value. The pond's role as a local biodiversity resource has been safeguarded, in line with the ecological advice that its retention and enhancement is beneficial to the wider quarry landscape

- Construction Footprint Control:

The development has been confined to an existing concrete brownfield area, ensuring negligible harm to surrounding green infrastructure or retained habitats, as previously assessed and confirmed .

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Robert Gifford von Schiller

Date

27/01/2026