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Kiln House
Rudgwick Brickworks
Lynwick Street
Rudgwick
RH12 3UW

Our Ref: TAP_BPRQ_apl_TH230531
Date: 31st May 2023

Tim,

PLANNING APPLICATION REF: DC/23/1114
ERECTION OF NEW COMMERCIAL BUILDING (CLASS E)
BALANCING POND, RUDGWICK QUARRY, RUDGWICK, WEST SUSSEX, RH12 3UW

We write further to feedback from Place Services dated 4th August 2023, for and on behalf of Horsham District Council, seeking additional ecological mitigation regarding this Planning Application.

Bat Roosting Potential

Building(s)

We note that Place Services are under the impression that there is a derelict building within the Application Site, based on feedback contained within the Application Form (Schiller, June 2023). We believe this must refer to the description of the proposal on page 4, which described it as '*Erection of a new building (Use Class E) on site* ***which is currently under use and semi-derelict***'.

There is no building within the Site but rather derelict hardstanding from previous quarry activities in this area, as shown on the attached Ordnance Survey base.

For this reason, as there is no building, no Preliminary Roost Appraisal (PRA) was undertaken.

White Willow

This tree lies to the NE of the balancing pond and is surrounded by dense scrub on all sides (largely dominated by Bramble), so to subject it to a PRA would require considerable effort and inevitably scrub removal.

However, it does not lie anywhere near to the Application Site, being separated from it by the width of the balancing pond. There is no intention to remove it, and the proposed development lies well away from its Root Protection Area and Canopy Spread.

This tree and the scrub surrounding the pond form an ideal foraging area for bats, and this in turn links with further woodland to the north-east that would be ideal for foraging and roosting.

As all of the development work is within open ground that is currently of negligible foraging value for bats, and the Application Site will not require the removal of any trees, it does not seem appropriate to consider bat roosting here.

Great Crested Newt (GCN)

We accept the argument presented by Place Service that, while the balancing pond was confirmed to have no eDNA from GCN, the Application Site does lie within the footprint for GCN populations associated with other off-Site waterbodies within the surrounding 500m radius.

Given that the GCN survey window is now closed until spring 2024, we will therefore be applying for a District Level Licence (DLL). Upon receipt of the DLL Impact Assessment and Conservation Payment Certificate (IACPC), we will submit a copy of the countersigned document to Horsham District Council. This would typically be anticipated within the next few weeks.

We trust this will now address these remaining ecological points and understand this Statement will be submitted to the LPA as part of the current Planning Application.

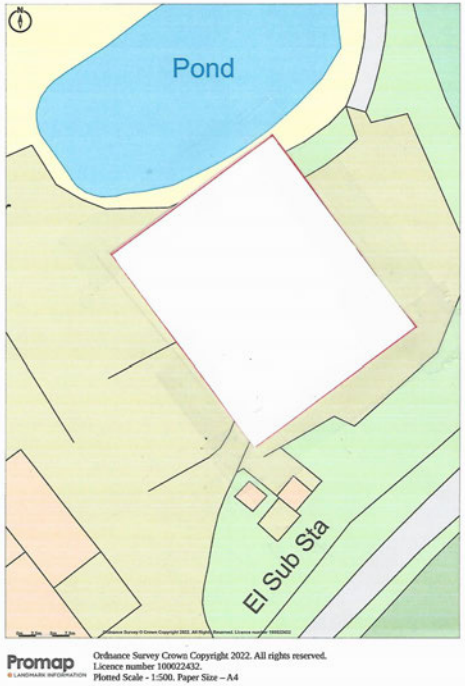
Yours sincerely,

Ashley Leftwich
Director

SUPPORTING EVIDENCE OF NO BUILDINGS



Location Plan
(as submitted for Planning Application)



Block Plan
(as submitted for Planning Application)



Ordnance Survey Base
(as taken from Natural England Magic website www.magic.defra.gov.uk)