Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
www.placeservices.co.uk

Date: 13 November 2026
Our ref: 23874

Daniel Holmes
Horsham District Council

By email only:

Thank you for requesting advice on this discharge of condition from Place Services' ecological advice service. This service provides advice to planning officers to inform Horsham District Council planning decisions with regard to potential ecological impacts from development.

Application:	**DISC/26/0349**
Location:	**Land Off Jackrells Lane Southwater West Sussex**
Proposal:	**Application for Approval of Details Reserved by Conditions 3, 4, 5, 6, 7, 8, 11 and 15 to approved application DC/24/0204**

Thank you for consulting Place Services on the above discharge of condition application. We can only comment on conditions related to ecology.

Condition
Condition 4: **Further Information Required**

Prior to commencement of development a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:
a) Risk assessment of potentially damaging construction activities.
b) Identification of "biodiversity protection zones". to include Priority habitats as shown in Section 7.1 of the Preliminary Ecological Appraisal Report (aLyne Ecology, September 2024.
c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). To include a Precautionary Method Statement for mobile species.
d) The location and timing of sensitive works to avoid harm to biodiversity features.

e) The times during construction when specialist ecologists need to be present on site to oversee works.
f) Responsible persons and lines of communication.
g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
h) Use of protective fences, exclusion barriers, and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Condition 8: **Recommend discharge**

Prior to occupation of the development hereby approved, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal Report (aLyne Ecology, September 2024), shall be submitted to and approved in writing by the Local Planning Authority. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Comments

Condition 4:
We have reviewed the Planning Application Supporting Statement: Appendix 3 – CEMP: Biodiversity (amet Property, October 2026) which has been submitted in order to discharge Condition 4.

We are not satisfied that the submitted information includes the detail required by this condition. The document does not sufficiently address Sections A – E of the condition wording. There is no detail regarding what the ecological constraints are or how or where they will be buffered. This document is currently not sufficient to serve as an active on site document to ensure construction activities are completed appropriately.

Condition 8:
We have reviewed the Biodiversity Enhancement Scheme (aLyne Ecology, August 2026) which has been submitted in order to discharge Condition 8.

We are satisfied that the submitted information includes the detail required by this condition.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 8.

We are unable to recommend the discharge of Condition 4 until the additional information outlined above has been provided.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Yours sincerely,

Hayley Dean MCIEEM MSc BSc (Hons)
Senior Ecological Consultant
Place Services at Essex County Council

Place Services provide ecological advice on behalf **of Choose an item.**

Please note:
This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.
We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.
AI may have been used in the preparation of this response, but its use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please contact us for information about our AI guidance.