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Matthew Porter
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RH12 1RL

Our ref: 12248
Date: 20 January 2026

By email only: Planning Department, planning@horsham.gov.uk

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*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.*

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**Application:** DISC/25/0381
**Location:** Rascalls Farm Shipley Road Southwater Horsham
**Proposal:** "Application for Approval of Details Reserved by Conditions 7 (Biodiversity environmental management plan (CBEMP)) and 10 (Written Scheme of Archaeological Investigation) to approved application DC/20/0695 (Outline application up to 100 residential units with all matters reserved except access (excluding internal estates roads)."

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

**Conditions**

Condition 7: **Recommend discharge**.

*No development shall commence until a construction Biodiversity environmental management plan (CBEMP) has been submitted to and approved in writing by the local planning authority. The CBEMP shall include the following:*
*a) Risk assessment of potentially damaging construction activities.*

*b) Identification of "biodiversity protection zones".*
*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).*
*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 CBEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.*

**Comments**
We have reviewed the Construction Biodiversity Environmental Management Plan (ACD Environmental, November 2025) which has been submitted in order to discharge Condition 7.

We are satisfied the ecological mitigation measures as detailed within the above referenced document are sufficient and to be implemented in full. We note the document has not fully detailed mitigation measures in relation to licensable activities for Dormice and bats as these measures are included within the method statements associated with those EPS Mitigation licences.

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 7.

Please contact us if you have any queries in relation to this advice.

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

Place Services provide ecological advice on behalf of Horsham District Council.

*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.*