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

Date: 12 August 2025 Our ref: 06976

Giles Holbrook
Horsham District Council
Parkside
Horsham
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RH12 1RL

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

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. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.*

Application: DISC/25/0225
Location: Millfields Farm Horsham Road Rusper West Sussex RH12 4PR
Proposal: Approval of details reserved by condition 3 to approved application DC/24/0699

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

Conditions
Condition 3: **Recommend discharge**

"Pre-Commencement Condition: The development hereby approved shall not commence until the following demolition and construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following measures:

i. Details of site management contact details and responsibilities;
ii. A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including:
a) location of site compound,

b) *location for the loading, unloading and storage of plant and materials (including any stripped topsoil),*
c) *site offices (including location, height, size and appearance),*
d) *location of site access points for construction vehicles,*
e) *location of on-site parking,*
f) *locations and details for the provision of wheel washing facilities and dust suppression facilities (with particular regard to the recommendations of the submitted Emissions Mitigation Assessment (GEM air quality, ref: AQ2404) at Table 10.*
g) *The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc, to include site management contact details for residents;*
h) *Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination*

iii. *Identification of biodiversity protection zones and associated protection fencing, exclusion zones and/or barriers;*
iv. *Practical measures (both physical and working practices) to avoid ecological impacts during construction;*
v. *The location and timing of sensitive works to avoid harm to biodiversity features;*
vi. *Times when overseeing ecologists need to be present on site to oversee works and the roles and responsibilities of an ecological clerk of works or similarly competent person;*
vii. *Measures for the control, containment and removal of any invasive non-native species.*

All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved."

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

Comments

We have reviewed the Construction Environmental Management Plan & Method Statement (Stonebond, August 2025) which has been submitted in order to discharge Condition 3. Our comments on Condition 3 relate to ecological matters only. We are satisfied the ecological mitigation measures as detailed within the aforementioned document includes the detail required by this condition.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 3.

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

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

Email: PlaceServicesEcology@essex.gov.uk

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.