

24th March 2026

FAO: Planning Department
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Dear Sir/Madam

PLANNING PERMISSION DC/24/1855 – THE MUCKY DUCK
SUBMISSION OF DISCHARGE OF CONDITIONS 4 AND 5 – CONSTRUCTION SITE SET-UP AND CEMP
PLANNING STATEMENT

Further to the grant of planning permission DC/24/1855 for the redevelopment of The Mucky Duck pub, please find enclosed the submission of a Construction Environment Management Plan (CEMP including Biodiversity), pursuant to Conditions 4 and 5.

Condition 4: Construction Site Set-up

Condition 4 requires details relating to the construction site set-up, and specifically:

- a) The location for the loading and unloading of plant and materials, site offices and storage of plant and materials (including any stripped topsoil)
- b) The provision of wheel washing facilities (if necessary) and dust suppression facilities.

Condition 5: Construction Environmental Management Plan (CEMP)

Condition 5 requires the submission of a Construction Environmental Management Plan (CEMP), and includes details relating to Biodiversity measures required during the construction phase of the development, specifically:

- 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.
- i) Containment, control and removal of any Invasive non-native species present on site. The approved CEMP shall be adhered to and implemented throughout the construction period

In accordance with the requirements of Conditions 4 and 5, the enclosed Construction Environmental Management Plan (CEMP) provides comprehensive details regarding site logistics and detailed measures to ensure the safe operation of the site during the construction phase of the development.

In addition, the CEMP incorporates biodiversity measures to safeguard the site's ecological interests during the construction phase.

Overall, the submitted details provide a robust framework for managing both construction activities and associated environmental impacts.

It is therefore respectfully requested that Conditions 4 and 5 are formally discharged in full.

Should you have any queries, or require any further information, then please do not hesitate to contact me.

Yours sincerely



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Encs