16th December 2024

Matthew Porter
Horsham District Council
Parkside,
Chart Way,
Horsham,
West Sussex
RH12 1RL

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. 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/24/0282**
Location: **Old Clayton Boarding Kennels Storrington Road Washington West Sussex RH20 4AG**
Proposal: **Application for Approval of Details Reserved by Condition 4 (Construction and Environmental Management Plan) and 8 (Tree Protection Plan and related Arboricultural Method Statement) to approved application DC/23/0701 (Demolition of buildings/structures. Erection of 60-bed care home and 8 No. age restricted bungalows with associated access).**

Dear Matthew

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

a) No ecological harm/No objection		
b) Requires further information		
c) Recommend grant permission subject to conditions		
d) Recommend refusal		
e) Discharge of Condition 4		Yes

Condition 4: Further information required
Pre-Commencement Condition: No development shall take place, including any works of demolition, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period unless otherwise agreed to and approved in writing by the

Local Planning Authority. The CEMP shall provide details as appropriate but not necessarily be restricted to the following matters:

- *An introduction consisting of construction environmental management plan, definitions and abbreviations and project description and location;*
- *A description of management responsibilities;*
- *A description of the construction programme which identifies activities likely to cause high levels of noise or dust, including vibration from any groundworks;*
- *Site working hours and a named person for residents to contact;*
- *the anticipated number, frequency and types of vehicles used during construction,*
- *method of access and routing of vehicles during construction;*
- *Detailed Site logistics arrangements;*
- *the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders, if required);*
- *A site compound plan and details regarding parking of vehicles by site operatives and visitors, deliveries and the loading and unloading of plant, materials and waste, and storage of plant and materials used in construction of the development;*
- *Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;*
- *Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and*
- *Details of public engagement both prior to and during construction works and communication procedures with the local community regarding key construction issues - newsletters, fliers etc;*
- *Details of traffic construction routing to and from the site the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders), details of public engagement both prior to and during construction work;*
- *The erection and maintenance of security hoarding The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP.*

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of existing neighbouring dwellings, wildlife and biodiversity, and highway safety during construction in accordance with Policies 24, 31, 33 and 40 of the Horsham District Planning Framework (2015) and Policy 15 of Storrington and Sullington and Washington Neighbourhood Plan, and to conserve Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations 2017, and the Wildlife & Countryside Act 1981.

Comments

We have reviewed the Construction Environmental Management Plan Version 3 (Highwood Construction, December 2024), which has been submitted in order to discharge Condition 4.

We are now satisfied that the submitted information includes the detail required by this condition as we note that the Light Spillage Assessment (Tetratech, April 2023) is referenced in the 'Lighting' section and the [redacted] Bat Report (Tetratech, November 2021) is referenced in the 'Lighting' section and the 'Ecology' section of the Construction Environmental Management Plan Version 3 (Highwood Construction,

December 2024). However, we request that a final Construction Environmental Management Plan is submitted to the LPA, which makes reference to the Ecological Appraisal (Tetratech, September 2021).

Recommendations
Subject to implementation in full of the submitted details, and that the Ecological Appraisal (Tetratech, September 2021) is referenced in the final CEMP, we recommend discharge of Condition 4.

Please contact us with any queries.

Yours sincerely

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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.