12th March 2025

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/25/0055**
Location: **Duckmoor Farm Wooddale Lane Billingshurst West Sussex RH14 9DZ**
Proposal: **Application for Approval of Details Reserved by Condition 5 (Construction Environmental Management Plan) to approved application DC/20/2607 (83 no. residential units, landscaping, access, parking and associated infrastructure).**

Dear Matthew

Thank you for consulting Place Services on the above discharge of condition application.

a) No ecological harm/No objection		
b) Requires further information		
c) Recommend grant permission subject to conditions		
d) Recommend refusal		
e) Discharge of Condition 5		Yes

Condition 5: Recommend discharge
The development hereby approved shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following relevant measures:

i. *An introduction consisting of a description of the construction programme definitions and abbreviations and project description and location;*
ii. *Details of how residents will be advised of site management contact details and responsibilities;*

iii. *Detailed site logistics arrangements, including location of site compounds, location for the loading and unloading of plant and materials, site offices (including height and scale), and storage of plant and materials (including any stripped topsoil);*
iv. *Details regarding parking or site operatives and visitors, deliveries, and storage;*
v. *The method of access to and from the construction site;*
vi. *The arrangements for public consultation and liaison prior to and during the demolition and construction works – newsletters, fliers etc.;*
vii. *Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination*
viii. *Locations and details for the provision of wheel washing facilities and dust suppression facilities;*
ix. *Details of measures to manage biodiversity environmental impacts, including:*
    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 construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP.

Comments
We have reviewed the Construction Ecological Management Plan (Ecology Solutions, January 2025). Please note that Sections 2.1.18, 2.2.2 and 2.2.3 have become corrupted and should be replaced.

However, we are satisfied that the submitted information includes the detail required by this condition.

Recommendations
Subject to implementation in full of the submitted details, we recommend discharge of Condition 5.

Please contact us with any queries.

Yours sincerely

Genevieve Broad MCIEEM MSc BSc (Hons)
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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.