



Date: 23 April 2026

Our ref: 16026

Alice Johnson
Horsham District Council
Parkside,
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Horsham,
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RH12 1RL

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/26/0102
Location: The Mucky Duck Tismans Common Rudgwick West Sussex RH12 3BW
Proposal: Approval of details reserved by conditions 4 and 5 to approved application DC/24/1855.

Thank you for consulting Place Services on the above Discharge of Condition application. We can only provide comments on conditions related to ecology.

Summary

Condition 5: Further information required

Pre-Commencement Condition: No development shall commence until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) 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.*
- 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 strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham District Planning Framework (2015) and RNP17 of the Rudgwick Neighbourhood Plan (2021).

Comments

We have reviewed the Construction Environmental Management Plan (CEMP) Including Biodiversity (AJW Group, March 2026), which has been submitted in order to discharge Condition 5.

We are not satisfied that the submitted information includes the detail required by this condition.

This is because the Construction Environmental Management Plan (CEMP) Including Biodiversity (AJW Group, March 2026) does not specify in the Biodiversity Compliance section (page 14) that a bat licence is required before the partial demolition of Building B1, the renovation of Building B2 roof and eaves and the demolition of Building B3.

Recommendation

We are unable to recommend the discharge of condition 5 until a revised CEMP has been submitted.

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

Hayley Dean MCIEEM MSc BSc (Hons)
Senior Ecological Consultant

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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.
- 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.