Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0325
Land North of Melton Drive Melton Drive Storrington West Sussex.

DESCRIPTION:
Application for Approval of Details Reserved by Condition 8 (construction environmental management plan (CEMP: Biodiversity) to approved application DC/24/2006 (Outline for demolition of a barn and erection of up to 62 dwellings with all matters reserved apart from access).

DETAILED DESCRIPTION:
Planning Application DC/24/2006 was permitted in 08-12-2025. This permitted up to Outline planning application for the demolition of a barn and erection of up to 62 dwellings (including affordable homes) with all matters reserved apart from access

Approval is now sought for the details pursuant to discharge of Condition 8 construction environmental management plan (CEMP: Biodiversity). The details comprises 20134 CEMP vf1 /CB/DS CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN by Aspect Ecology date 10th July 2026

RELEVANT PLANNING HISTORY:

DC/24/2006	Outline planning application for the demolition of a barn and erection of up to 62 dwellings (including affordable homes) with all matters reserved apart from access.	Permitted 08/12/2025

CONSULTATIONS AND REPRESENTATIONS

HDC Consultant Ecologist: *Recommend discharge*

Other considerations
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective

PLANNING ASSESSMENT

Condition 8 reads as follows:

Pre-commencement Condition: As part of each reserved matters application and prior to commencement of development, a construction environmental management plan (CEMP: Biodiversity) shall be 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.

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 (Priority habitats & species) in accordance with Policy 31 of the Horsham District Planning Framework (2015) and Policy 15 of the Storrington Sullington and Washington Neighbourhood Plan (2019)

The Council's Ecologist has reviewed the construction environmental management plan (CEMP: Biodiversity) and is satisfied that the submitted information includes the detail required by this condition. The document includes proposals for sufficient for a development of this scale and includes appropriate installation and timetabling details, including appropriate mitigation and suitable compensation measures.

In the considered view of the Council's Ecologist, the construction environmental management plan (CEMP: Biodiversity) is acceptable pursuant to the condition 8 as Protected and Priority Species duties would be sufficiently discharged.

Recommendation: Application Permitted

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/26/0325
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting docs	20134 CEMP vf1 /CB/DS CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN by Aspect Ecology date 10th July 2026		24/09/2026

DELEGATED

Case Officer sign/initial Matthew Porter Date: 27-10-2026

Authorising Officer sign/initial J Hawkes Date: 27.10.2026