



Date: 12 August 2026

Our ref: 20278

Matthew Porter
Horsham District Council
Parkside
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.

Application:	DISC/26/0222
Location:	Land To The North of High Bar Lane Thakeham West Sussex
Proposal:	"Application for Approval of Details Reserved by Conditions 3 (demolition and construction details), 5 (updated Arboricultural Method Statement), 6 (updated Tree Protection Plan), 7 (underground services), 8 (means of foul water disposal), 9 (contamination), 10 (CEMP: Biodiversity), 11 (surface water drainage), 12 (materials and finishes) and 16 (maintenance and management of drainage scheme) to approved application DC/26/0209 (Variation of Condition 1 and Removal of Conditions of previously approved application DC/23/2152 (28 dwellings and associated engineering operations and works) relating to water neutrality, and to allow use of HEMSPAN as a construction method; and replace flats with terraced houses and other amendments as part of an amended housing (market and affordable) mix)."

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

Condition

Condition 10: Recommend discharge

Pre-Commencement Condition: No development shall commence until 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 (Biodiversity) 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 Development Planning Framework (2015).

Comments

We have reviewed the Construction Environmental Management Plan: Biodiveristy (CEMP: Biodiversity) (Aae, July 2026) Part 1 And 2 which haVE been submitted in order to discharge Condition 10.

We are satisfied that the submitted information includes the detail required by this condition.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 10.

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

Yours sincerely,

Hayley Dean 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.

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.

AI may have been used in the preparation of this response, but its use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.