Place Services
Essex County Council
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Date: 4th September 2025 Our ref: 05712

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By email only: Planning Department, planning@horsham.gov.uk

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/25/0190
Location: Phase 3DEFG of Kilnwood Vale Development Crawley Road Faygate West Sussex
Proposal: Approval of details reserved by condition 33 to approved application DC/15/2813

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

Conditions
Condition 33: Recommend discharge

"Prior to the commencement of each Phase or part Phase of the development (including Phase 1) a construction environmental management plan (CEMP) for that phase or part phase shall be submitted to the Local Planning Authority for its written approval and thereafter implemented and maintained throughout the construction period in accordance with the approved CEMP. The CEMP shall include:

Details of the working hours agreed with the Local Planning Authority for the implementation of the development;

- *Details of the design and location of the construction access;*

- *Details of proposed wheel washing facilities located adjacent the construction site access;*
- *Details of an area for the storage of materials, parking for construction traffic and an appropriate turning area has been provided within the site clear of the public highway;*
- *A site waste management plan*
- *Details of temporary utilities*
- *How the construction will comply with the sustainable use of soils on construction sites.*
- *Details of a communication strategy to include the provision of a dedicated phone line for residents to contact the site manager directly with complaints which should be manned at all times while site works are in progress.*
- *Details of a routing agreement for the site construction traffic and HGV traffic associated with the movement of bulk material to and from the site;*
- *Details of means of suppressing dust during the construction process to include the regime for dust deposition measurement at the site boundaries;*
- *Details of the measures to mitigate the noise and vibration from construction including those measures identified in sections 13.5.1 to 13.5.4 of the Environmental Statement; scheme shall subsequently be implemented in accordance with the approved details.*
- *Details of a surface water drainage scheme for the temporary drainage of the Site.*

The scheme shall include:

- *demonstration that there will be no increase in the volume or rate of surface water*
- *runoff leaving the site for the duration of the earthworks and associated stabilisation period.*
- *measures to mitigate any increased risk of sediment entering the watercourses and groundwater.*
- *demonstration that there will be no discharge to ground that has been affected by contamination*
- *Measures for tree and hedgerow protection throughout the development programme;*
- *A detailed method statement for the removal or long-term management/eradication of Japanese Knotweed on the site. The method statement shall include proposed measures to prevent the spread of Japanese Knotweed during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/root/stem of any invasive plant covered under the Wildlife and Countryside Act 1981.*
- *A detailed method statement for the construction of bridges to be submitted within the CEMP prior to the commencement of the relevant phase or sub-phase."*

Reason: In the interests of highway safety and ensuring the free flow of traffic on the highway network; to minimise the risk of damage to the highway; to safeguard the amenity of existing and proposed residents; to ensure a strategy is in place to manage surface water drainage and safeguard existing watercourse and groundwater; to safeguard existing landscape features and secure the eradication of Japanese Knotweed in accordance with Policies 31, 33 and 40 of the Horsham District Planning Framework (2015).

Comments

Condition 33
We have reviewed the Full Construction Environmental Management Plan Report Ref 2107121-ACE-XX-00-RP-C-0101 (Ardent Consulting Engineers, December 2024) which has been submitted in order to discharge Condition 33.

We note that the Full Construction Environmental Management Plan Report Ref 2107121-ACE-XX-00-RP-C-0101 (Ardent Consulting Engineers, December 2024) now includes Section 15 Wildlife Protection on pp34-37. This includes the measures to be taken for mobile protected species, bats, birds and reptiles, together with the tree removal strategy and Construction Lighting in relation to bats.

We are now 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 33.

Please contact us with any queries.

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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.