Place Services
Essex County Council
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www.placeservices.co.uk

Date: 13 October 2026
Our ref: 22556

Nicola Pettifer
Horsham District Council
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Horsham
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RH12 1RL

By email only: 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.

Application: DISC/26/0309
Location: Land at Campsfield Linfield Close Southwater West Sussex
Proposal: "Approval of details reserved by conditions 8 (CEMP) and 11 (CEMP: Biodiversity) to approved application DC/25/0102"

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

Condition

Condition 11: **Recommend discharge**

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.*

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 in accordance with Policy 31 of the Horsham District Planning Framework (2015), and allow the LPA 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).

Comments

We have reviewed the Construction Environmental Management Plan (eCEMP) (Ecosupport, July 2026) which has been submitted in order to discharge Condition 11.

The document includes appropriate mitigation detail related to protected and Priority species relevant to this site. Particularly with regard to Dormice, which require a European Protected Species Mitigation Licence for works to progress, and is covered under a different condition. 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 11.

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)
Senior Ecological Consultant
Place Services at Essex County Council

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.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI 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.