26 August 2026

Attention: Nicola Pettifer
Horsham District Council
Planning Department

SLR Project No.: 402.064813.00002

RE: "Application to Discharge Planning Conditions 8 and 11 attached to Planning Consent DC/25/0102 on Land at Campsfield, Linfield Close, Southwater, West Sussex"

Introduction

SLR Consulting Limited (SLR) has been instructed by Miller Homes Limited (the Applicant) to prepare and submit an application to discharge (approve) the details reserved by certain conditions. This is in relation to the outline planning consent DC/25/0102 (approved 17th June 2026) which granted:

"Outline application with all matters reserved except for access for up to 82 dwellings with vehicular and pedestrian accesses, public open space, noise mitigation measures, landscaping, foul and surface water drainage and associated works."

The Site to which this application relates is located on Land at Campsfield, Linfield Close, Southwater, West Sussex, wholly within the boundaries of Horsham District Council (HDC) to whom this application is made.

Scope of the Discharge Application

This application seeks to discharge conditions 8 and 11 which relate to the following construction related pre-commencement requirements:

- **Condition 8**: Construction Management Plan (CMP) that includes demolition and construction details; and
- **Condition 11**: Construction Ecological Environmental Management Plan (eCEMP) that includes biodiversity details.

The full condition wording as per the decision notice and associated supporting documentation required to discharge each requirement is set out in Table 1.

It should be noted that this application is submitted concurrently to a reserved matters application (RMA) [Ref. DC/26/1204] that seeks approval for all the remaining outstanding reserved matters associated with the outline consent.

This Discharge of Condition application is submitted separately to the RMA, in line with pre-application advice (Ref. PE/26/0121) provided by HDC on the 8th June 2026 which advised the following:

"The construction access details are to be secured under a planning condition of DC/25/0102, so I would advise that these details are dealt with under the requirements of the condition rather than as part of any Reserved Matters Application."

This application and supporting documentation referenced in Table 1 has been submitted on the Planning Portal to HDC under reference PP-15187463 and is accompanied by the attached planning application form.

Should you require any hard copies of the documentation submitted please do not hesitate to get in touch. I trust that this provides you with sufficient detail to enable you to determine this application. However, should you require any additional detail or further information, we would be pleased to provide this.

I look forward to hearing from you in due course.

Yours Sincerely,

SLR Consulting Limited

[redacted]

Nick Billington MRTPI
Technical Director - Planning

[redacted]

Table 1: Application Reference DC/25/0102 Condition Wording and Supporting Documents

Condition Wording	Supporting Documents	Summary
Condition 8: No development (including any ground clearance or site levelling), shall commence until the following demolition and construction details have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Chair and Vice Chair of the Planning Committee. The details shall be limited to the following measures: (a) Details of site management contact details and responsibilities; (b) A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including: i. location of site compound, ii. location for the loading, unloading and storage of plant and materials (including any stripped topsoil), iii. site offices (including location, height, size and appearance), iv. location of site access points for construction vehicles, v. location of on-site parking, vi. locations and details for the provision of wheel washing facilities and dust suppression facilities (c) The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc., to include site management contact details for residents;	• Construction Management Plan (prepared by Paul Basham Associates)	A Construction Management Plan (CMP) has been prepared, which addresses each requirement in Condition 8, as summarised below. <u>Requirement a</u> The CMP explains that Miller Homes will provide local residents with a formal letter which details when works will begin, timescales and the site manager contact details. The letter is contained within Appendix C of the CMP. The CMP also sets out the responsibilities of the site manager including: • Managing pedestrian access during construction; • Dealing with any unlawful parking; and • Responding to issues and complaints. <u>Requirement b</u> Site logistics are addressed in the following sections in the CMP: • Section 3: site access, compound and layout considerations; • Section 4-5: construction traffic routing; and • Section 5 – construction traffic management, including wheel washing facilities and working hours. <u>Requirement c</u> As discussed in relation to requirement a) a formal letter will be issued to keep residents aware of construction traffic. The letter will include:

Condition Wording	Supporting Documents	Summary
(d) Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved.		• When construction will begin and duration; • Contact number for any issues; and • A summary of the works. <u>Requirement d)</u> With respect to external lighting, the CMP explains that appropriate lighting measures will be utilised throughout the construction phase. This includes lighting along paths and walkways, as well as potential floodlighting installed on temporary structures. The lighting design will also provide adequate illumination for safety and security purposes while avoiding light spillage or glare that could affect neighbouring properties or wildlife habitats.
Condition 11: 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.	• Construction Ecological Management Plan (prepared by Ecosupport)	A Construction Ecological Management Plan (eCEMP) has been prepared, which addresses each requirement in Condition 11, as summarised below. <u>Requirement a</u> Section 9 of the eCEMP includes a risk assessment that confirms once all practical measures and sensitive working practices set out in the document have been implemented, there is a low residual risk of impacts with respect to ecological interests during construction. <u>Requirement b</u> The eCEMP, outlines the measures to be carried out during and prior to construction to ensure the protection of sensitive areas and biodiversity. This includes protective fencing that will be installed around the edges of parts of the residential area to protect the habitats that are to be retained. <u>Requirement c</u> Tables 2-6 set out a series of practical measures to reduce impacts during construction with respect to: • Water Quality;

Condition Wording	Supporting Documents	Summary
(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.		• Air Quality; • Hazardous Substances • Waste Disposal; and • Noise, Visual and Vibration. <u>Requirement d</u> The location of sensitive works is set out across the eCEMP including within the tables set out above. The eCEMP also outlines the timing of sensitive works including the commitment to avoid core breeding periods for dormice. <u>Requirement e</u> The times during construction when specialist ecologists are required on-site are set out throughout the eCEMP. This includes the cutting of vegetation that may provide suitable habitat for reptiles and the undertaking of fingertip searches of vegetation to be cleared in respect of dormice. <u>Requirement f</u> Table 8 of the eCEMP sets out the key roles and responsibilities of the project team to ensure that environmental requirements during construction are communicated effectively. This includes the Ecological Clerk of Works (ECoW), who will ensure that all staff are aware of the ecological features and associated constraints on site. <u>Requirement g</u> Section 10 of the eCEMP explains that an ECoW will be appointed with several responsibilities including: • Briefing all site personnel on the content of the mitigation strategy and the ecological constraints/sensitivities within the site; • Providing a detailed toolbox talk to the construction team prior to any works getting underway; and • Providing the site manager with a plan illustrating the

Condition Wording	Supporting Documents	Summary
		• ecological constraints/sensitivities during the construction works. <u>Requirement h</u> As discussed in relation to requirement b), the eCEMP confirms that protective fencing will be installed during the main construction phase of the residential area of the Site, with the proposed fencing arrangement shown in Figure 3 within the document.