



Date: 9 September 2026
Our ref: 21465

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By email only: planning@horsham.gov.uk

CONTAINS SENSITIVE INFORMATION

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/26/0268
Location: Land at New Place Farm Pulborough West Sussex
Proposal: "Application for Approval of Details Reserved by Condition 4 to approved application DC/21/2321"

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

Condition

Condition 4: Further Information Required

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 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 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 (Priority habitats & species)

Comments

We have reviewed the Construction Environmental Management Plan: Biodiversity (CEMP Biodiversity) (Aspect Ecology, August 2026) and the Tree Constraints Plan Appendix D which have been submitted in order to discharge Condition 4.

We are not satisfied that the submitted information includes the detail required by this Condition.

The submitted CEMP: Biodiversity states that it is a preliminary document. Section 4.3.3 appears to be incomplete and remains highlighted. This section refers to bats and potential roosting features identified within trees following a Ground Level Tree Assessment (GLTA). This document should include all required mitigation recommendations to ensure it can be accurately followed and implemented. Additionally, the document states [REDACTED] are present on site but provides no detail regarding their location to inform the construction teams mitigation measures.

Recommendation

We are unable to recommend the discharge of Condition 4 until the additional information outlined above has been provided.

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.

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.