12 June 2024

Stephanie Bryant
Horsham District Council
Parkside,
Chart Way,
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. 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/24/0036**
Location: **Roundstone Park Worthing Road Southwater West Sussex RH13 9JG**
Proposal: **Application for Approval of Details Reserved by Condition 3 to approved application DC/22/0096**

Dear Stephanie

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

a) No ecological harm/No objection	
b) Requires further information	
c) Recommend grant permission subject to conditions	
d) Recommend refusal	
e) Discharge of condition	Yes

Conditions

Condition 3 requires:

Pre-Commencement Condition: No development, including any works of demolition, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following relevant measures:

i. An introduction consisting of a description of the construction programme, definitions and abbreviations and project description and location;
ii. Details of how residents will be advised of site management contact details and responsibilities;
iii. Detailed site logistics arrangements (to include details shown on a plan), including location of site compounds, location for the loading and unloading of plant and materials, site offices (including height and scale), and storage of plant and materials (including any stripped topsoil);
iv. Details regarding parking or site operatives and visitors, deliveries, and storage (to include details shown on a plan);

v. *The method of access to and from the construction site;*
vi. *The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc;*
vii. *Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination;*
viii. *Locations and details for the provision of wheel washing facilities and dust suppression facilities (to include details shown on a plan).*
ix. *Details of measures to reduce impacts on biodiversity features.*

The demolition and construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

Comments
We have reviewed the Construction Environmental Management Plan Rev A (Churchill Retirement Living, April 2024) which has been submitted in order to discharge Condition 3.

We are now satisfied that the submitted information includes the detail required by this condition as details of measures to reduce impacts on biodiversity features, as specified in item ix of Condition 3, have been provided in Section 4.8 and Appendix 2.

Recommendation
Subject to implementation in full of the submitted details, we recommend discharge of Condition 3.

Please contact us with any queries.

Yours sincerely,

Genevieve Broad MCIEEM MSc BSc (Hons)
Ecological Consultant
Place Services at Essex County Council
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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.