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

Date: 26 October 2026 Our ref: 23203

Matthew Porter
Horsham District Council
Parkside,
Chart Way,
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RH12 1RL

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

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*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.*

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**Application:** **DISC/26/0325**
**Location:** **Land North of Melton Drive Melton Drive Storrington West Sussex**
**Proposal:** **Application for Approval of Details Reserved by Condition 8 (construction environmental management plan (CEMP: Biodiversity) to approved application DC/24/2006 (Outline for demolition of a barn and erection of up to 62 dwellings with all matters reserved apart from access)**

Thank you for consulting Place Services on the above Discharge of Condition application.

## Summary

**Condition 8: Recommend discharge**

***"Pre-commencement Condition** : As part of each reserved matters application and prior to commencement of development, a construction environmental management plan (CEMP: Biodiversity) shall be 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 Local Planning Authority 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) in accordance with Policy 31 of the Horsham District Planning Framework (2015) and Policy 15 of the Storrington Sullington and Washington Neighbourhood Plan (2019).

**Comments**
We have reviewed the Construction Environmental Management Plan (Aspect Ecology, July 2026) which has been submitted in order to discharge Condition 8.

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 8.

Please do not hesitate to contact us if you have any queries in relation to this advice.

**Hayley Dean MCIEEM MSc BSc (Hons)**
**Senior 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.*

*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.*