Horsham District Council

Miss F Whiles
1st Floor, Regent House
1-3 Queensway
Redhill
RH1 1QT

Our ref:	DISC/25/0055
Your ref:	Woodvale Duckmoor outline condition 5
Email:	planning@horsham.gov.uk
Direct Line:	01403 215187
If Calling Please ask for:	Matthew Porter
Date:	14th March 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Application for Approval of Details Reserved by Condition 5 (Construction Environmental Management Plan) PART IX A-H INCLUSIVE ONLY to approved application DC/20/2607 (83 no. residential units, landscaping, access, parking and associated infrastructure).

Duckmoor Farm Wooddale Lane Billingshurst West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

5. The development hereby approved shall not 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, 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;
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;
ix. Details of measures to manage biodiversity environmental impacts, including:
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 construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP

Date of approval - 14th March 2025

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	12039 Version VF Dated 05/02/2025 Construction Ecological Management Plan Duckmoor Billingshurst Bellway Homes by Ecology Solutions		18.02.2025

Notes to Applicant:

This decision purports approval for Part IX a-h inclusive of the Construction Ecological Management Plan ONLY of Condition 5.

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control