Horsham District Council

Miss Kristina King
Barratt Redrow Southern Counties
Compton House
The Guildway
Old Portsmouth Road
Guildford
GU3 1LR
United Kingdom

Our ref:	DISC/26/0268
Your ref:	Pulborough OUT Cond. 4
Email:	planning@horsham.gov.uk
Direct Line:	01403 215436
If Calling Please ask for:	Alice Johnson
Date:	13th November 2026

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 4 (CEMP: Biodiversity) to approved application DC/21/2321 (Outline planning permission (with all matters reserved except for means of access from Glebelands) for the demotion of existing structures and the redevelopment of the site with a residential development scheme of up to 170 dwellings, a countryside park, associated earthworks and infrastructure).

Land at New Place Farm Pulborough West Sussex

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

4. 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).

Date of approval - 13th November 2026

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 Statement	Construction Environmental Management Plan: Biodiversity (CEMP Biodiversity) by aspect ecology Dated 17/09/2026	1004404 CEMP KD/JB/JM vf	21.10.2026

Notes to Applicant:

The Arboricultural Impact Assessment and Method Statement (AIA and AMS) referenced in the submitted CEMP are not the most up to date.

Any works should be carried out in line with the most up to date AIA and AMS as approved in writing by the Local Planning Authority.

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