Place Services
Essex County Council
County Hall, Chelmsford
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www.placeservices.co.uk

Date: 10 June 2025 Our ref: 04933

Matthew Porter
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

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

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/25/0157
Location: Duckmoor Farm Wooddale Lane Billingshurst West Sussex RH14 9DZ
Proposal: Approval of details reserved by condition 5 (Construction Environmental Management Plan) to approved application DC/20/2607 (83 residential units, landscaping, access, parking and associated infrastructure)

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

Conditions
Condition 5: **Further Information Required**

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.

Comments
Condition 5
We have reviewed the Construction Environmental Management Plan (CEMP) (Ecology Solutions, June 2025) which has been submitted in order to discharge Condition 5.

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

This is because the Construction Environmental Management Plan (CEMP) (Ecology Solutions, June 2025) does not address any of the requirements numbered a) to h) above in order to manage biodiversity environmental impacts (ix).

Recommendation
We are unable to recommend the discharge of condition 5 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.

Hayley Dean MCIEEM MSc BSc (Hons)
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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.