



Date: 07 October 2026

Our ref: 22554

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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.

Application: DISC/26/0268
Location: Land at New Place Farm Pulborough West Sussex
Proposal: Application for Approval of Details Reserved by Condition 4 to approved application DC/21/2321

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

Summary

Condition 4: Recommend discharge

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).

Comments

We have reviewed the Construction Environmental Management Plan: Biodiversity (CEMP Biodiversity) (Aspect Ecology, September 2026) which has been submitted in order to discharge Condition 4.

We welcome the inclusion of Section 4 Ecological Protection Measures and Biodiversity Protection Zones, which includes details for bats, lighting, general construction safeguards, other small mammals, reptiles and amphibians; Section 5 Schedule of Works; and Plan 4404/CEMP2 Biodiversity Protection Zone and Ecological Protection Measures in the Construction Environmental Management Plan: Biodiversity (CEMP Biodiversity) (Aspect Ecology, September 2026).

However, we highlight that the previous CEMP Rev C dated January 2026 with the arboricultural information is still present after the ecology section. The arboricultural section numbering starts again at page 1. However, the Toolbox talks for reptiles (Appendix 4404/3) and nesting birds (Appendix 4404/4) are shown after the arboricultural information and Appendix 4404/2 Arboricultural Impact Assessment & Method Statement appears before the section relating to arboriculture. As this may cause confusion, we recommend that the document is re-formatted in a clear form and re-submitted to the LPA prior to determination.

However, we are now satisfied that the submitted information includes the detail required by this condition.

Recommendation

Subject to implementation in full of the submitted details, and the re-submission of the CEMP Biodiversity in a clear format to the LPA, we recommend discharge of Condition 4.

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

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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.