Bellway
Southern Counties

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23/10/2026

Dear Nicola,

Ref. DC/23/0406 - Land To The West of Ashington C of E School, Park Lane, Ashington, West Sussex

I write to you regarding an Application for approval of details reserved by condition following grant of planning permission under Town and Country Planning Act 1990 (section 74A) for the above Site, granted 10/08/2026.

This submission seeks to discharge condition 6 (Construction Environmental Management Plan (CEMP) Biodiversity). The Condition wording is set out below.

The development hereby approved shall not 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) Containment, control and removal of any Invasive non-native species present on site in particular New Zealand Pygmyweed in Pond P1

f) The times during construction when specialist ecologists need to be present on site to oversee works.

g) Responsible persons and lines of communication.

h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

i) 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 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 s17 Crime & Disorder Act 1998, and in in accordance with Policy 31 of the Horsham District Planning Framework (2015).'

The Construction Environmental Management Plan (CEMP) Biodiversity produced by Aspect Ecology is found enclosed.

The relevant application fee has been paid via the planning portal. I trust this is sufficient to discharge this condition but should you require anything further, please do not hesitate to contact myslef.

Yours faithfully,

Dominic Taylor
Senior Planning Manager
Bellway Southern Counties

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