Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0268
Land at New Place Farm, Pulborough , West Sussex

DESCRIPTION:
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).

RELEVANT PLANNING HISTORY:

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	Application Permitted on 07.07.2023

PLANNING ASSESSMENT
Planning Application DC/21/2321 was granted consent on 07.07.2023. This permission was for the following:

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.

Consent is sought to discharge the details reserved by condition 4 (CEMP: Biodiversity).

Condition 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).

Subject to a reformat (clarification to numbering to avoid confusion), the Council's Ecology Consultee confirmed the information provided in the submitted CEMP (with welcomed inclusion of ecological protection measures and protection zones for bats, lighting, and general construction) is satisfactory.

The submitted CEMP has now been reformatted as requested, making it explicit the Arboricultural Impact Assessment and Method Statement are the first Appendix.

On this, it is noted the Arboricultural Impact Assessment and Method Statement (AIA and AMS) referenced in the submitted CEMP are not the most up to date. However, there are no substantive ecological implications to conservation of Protected and Priority species arising from this. 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.

The details pursuant to the condition are therefore satisfactory.

Recommendation: Application Permitted

NOTE 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.

POSITIVE AND PROACTIVE STATEMENT
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received in order to be able to, where possible, grant permission.

Plans list for: DISC/26/0268
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

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

DELEGATED

Case Officer sign/initial Alice Johnson Date: 12/11/2026

Authorising Officer sign/initial Matthew Porter Date: 13-11-2026