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

Date: 20 October 2026
Our ref: 23326

Sophie Moore
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

By email only: 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/26/0315
Location: Rushfields High Bar Lane Thakeham West Sussex
Proposal: Approval of details reserved by conditions 9 (CEMP Biodiversity) and 11 (Precautionary Method Statement) to approved application DC/20/2577

Thank you for re-consulting Place Services on the above discharge of Condition application. We can only comment on Conditions related to ecology.

Condition
Condition 9: **Recommend discharge**

environmental management plan (CEMP: Biodiversity) shall be 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 Local Planning Authority 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 (as amended) and Policy 31 of the Horsham Development Framework (2015).

Condition 11: **Recommend discharge**

Pre-Commencement Condition: Prior to the commencement of development, a Precautionary Method Statement for reptiles shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to reptiles during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved Details and shall be retained in that manner thereafter.

Reason: To conserve protected and Priority species and allow the Local Planning Authority 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 (as amended) and to accord with Policy 31 of the Horsham District Planning Framework (2015).

Comments

We have now reviewed the Construction Environemtnal Management Plan (CEMP) (ecosupport, October 2026) and the Reptile Precautionary Working Method Statement) (ecosupport, October 2026) which have been submitted in order to discharge Condition 9 and 11.

We are now satisfied that the submitted information includes the detail required by this Condition. Our previous concerns regarding inconsistencies across both documents have now been addressed and we are satisfied the documents include sufficient information.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 9 and 11.

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

Yours sincerely,

Hayley Dean MCIEEM MSc BSc (Hons)
Senior Ecological Consultant
Place Services at Essex County Council

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.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI 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.