



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0134

Rampion 2 Offshore Windfarm Onshore Cable Transmission Works – Climping to Bolney National Grid Substation Compound, Land West of Kent Street, Cowfold, West Sussex

DESCRIPTION:

DCO Requirement 22 (Code of Construction Practice and related to environmental management documents and plans) Discharge Request in relation to Rampion 2 Onshore Site Investigation Campaign 2a

DETAILED DESCRIPTION:

Rampion Extension Development Limited seeks to conduct a campaign of onshore site investigations in 2026. These activities fall under the definition of 'Onshore Site Preparation Works' as per the Made Order (as corrected).

This stage of 'Onshore Site Preparation Works' is called Onshore Site Investigation Campaign 2a. This campaign relates to a single site at the Rampion 2 onshore substation location at Oakendene. Boreholes, test pits, trial trenches, cone penetration testing, soil stripping and geophysical techniques are proposed across an area of the onshore substation Order Limits presented in Plan 1 (Drawing Number 006807176) shown as 'SI Campaign 2 Target Area'. These activities will determine and monitor ground conditions and ground water levels in preparation of the construction of the Rampion 2 onshore substation.

Requirement to be partially discharged: Requirement 22 (Code of Construction Practice and related to environmental management documents and plans)

For the Onshore Site Investigation Campaign 2a the applicable subsection of Requirement 22 is triggered by

PART 3, Requirement 22.

Code of construction practice

"(1) No stage of any works landward of MLWS is to commence until a detailed code of construction practice for the stage has been submitted to and approved by the relevant planning authority, following consultation with the Environment Agency, the statutory nature conservation body, the highway authority and the lead local flood authority and, to the extent that it relates to works seaward of mean high water springs comprising Work No. 6, the MMO.

(2) Any construction code of practice submitted under sub-paragraph (1) may cover one or more stage of the works landward of MLWS.

(3) All construction works landwards of MLWS must be undertaken in accordance with the relevant approved code of construction practice.

*(4) The code of construction practice must accord with the outline code of construction practice and include, **as appropriate to the relevant stage—***

arboricultural method statement and tree protection plan;

construction phase drainage plan;

materials management plan;

site waste management plan which accords with the outline site waste management plan;

soil management plan which accords with the outline soils management plan;

biodiversity management plan including invasive non-native species protocol;

noise and vibration management plan (construction) which accords with the outline noise and vibration management plan;
air quality management plan which accords with the outline air quality management plan;
emergency response plan;
pollution prevention plan and pollution incident response plan;
details for dealing with contaminated land and groundwater;
arrangements for temporary fencing or other means of secure enclosure of the construction sites and compounds during the carrying out of the connection works and their removal on their completion;
details for dealing with artificial light emissions (construction);
hours of construction working;
water quality monitoring programme;
and a crossing schedule”

[Underlined and bold text; Officer emphasis]

The details comprise a Code of Construction Practice (COCP), the scope and content of which is tailored to the Site Investigation Campaign 2a.

For Reference, the original Outline COCP can be viewed on the Planning Inspectorate Website APP244 – 7.2 Outline Code of Construction Practice.

In line with the ‘DCO explanatory memorandum sections 9.6-10’, the key principles have been transposed to apply to the delivery of the SI Campaign 2a - having considered the nature of the preconstruction activity and its potential impacts.

Based on the description of this Stage of the Site Preparation Works the following parts of the OCOCP are considered to some extent to be relevant to this stage:

- (d) site waste management plan which accords with the outline site waste management plan;
- (e) soil management plan which accords with the outline soils management plan;
- (h) air quality management plan which accords with the outline air quality management plan;
- (i) emergency response plan;
- (j) pollution prevention plan and pollution incident response plan;
- (k) details for dealing with contaminated land and groundwater;
- (n) hours of construction working;

Other elements of the OCOCP have not been included either because they are specific to construction (e.g. construction phase drainage plan) or because the impact is not triggered by this stage of site preparation works (e.g. arboricultural and tree protection plan).

The SI Campaign 2a stage specific COCP is presented in the form of tables in the submitted discharge material. The table confirms which sections of the Outline COCP will be met in carrying out these site investigations and how the OCOCP is being implemented specifically for SI Campaign 2a.

Note ‘C-#’ entries are specific Commitments logged in the Rampion 2 DCO Commitments Register. This can be viewed on the Planning Inspectorate Website: APP-254 – 7.22 Commitments Register.

The main table covers off the Emergency Response Plan commitment and the Pollution Prevention Plan and Pollution Incident Response Plan. The remainder of this stage specific COCP document consists of the relevant secondary management plans for SI Campaign 2a.

REQUIREMENT 22 (4k) - Details for dealing with contaminated land and groundwater - for SI Campaign 2a COCP. This section of the Discharge Document sets out any risks and management measures associated with this. In summary, there are no known issues with contaminated land and groundwater for SI Campaign 2a activities and as such, there is no detailed contaminated land plan to present. However, there remains the need to set out details for dealing with contaminated land and ground water a under the OCOCP (Requirement 22- as cited before).

Update to discharge COCP submission

Details were incorporated into the discharge COCP submission at the request of Horsham District Council's Ecologist on site practice measures relating to track matting and alternative access, and that soil bunds should be located away from suitable great crested newt (GCN) dispersal features insofar as this is practicable within the site constraints. The applicant declined to implement the recommendation that an Ecological Clerk of Works be present during all backfilling activities. The reason given was Rather than continuous presence during all backfilling activities given the small-scale, temporary and tightly controlled excavations (backfilled and reinstatement being typically the same day or shortly thereafter) represents a relatively low-risk phase. However, the ECoW will remain available on call and will attend site where works interface with higher-suitability habitats or if any ecological issues are identified during the works. The Council's Ecologist is satisfied this measure is sufficient safeguarding of Protected and Priority habitats and species.

RELEVANT PLANNING HISTORY/LEGISLATION:

Planning Act 2008

The Rampion 2 Offshore Wind Farm Order 2025 (As Corrected)

CONSULTATIONS

Natural England: No Objection

Environment Agency: Advice

Groundwater may be spread to land; this activity may require an environmental permit.

West Sussex Highway Authority: Advice

No comments to make.

HDC BNG Ecologist: No Objection

HDC Environmental Health: No Objection

HDC Environmental Health Air Quality: *application relates to a site investigation campaign and site preparation works, where impacts on air quality will be minimal.*

REPRESENTATIONS

None received

Other Considerations

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The element of the campaign relevant for this application is the use of a Code of Construction Practice (COCP), the scope and content of which is tailored to the Site Investigation Campaign 2a. For Reference, the original Outline COCP can be viewed on the Planning Inspectorate Website APP244 – 7.2 Outline Code of Construction Practice. This document is certified under the Made Order.

Following amendment to incorporate the additional practice measures requested, the Council's BNG Ecologist is now satisfied the Onshore SI Campaign 2a Code of Construction Practice submitted to partially discharge Requirement 22 of the DCO in relation to the Site Preparation Works. The notes on the application of the Outline COCP for this stage specific SI Campaign 2a COCP are generally agreed with regards to terrestrial ecology and nature conservation.

The other consultees are satisfied given the proposed works applied for to be discharged at this stage are narrow in scope, relating to the evaluation works only and not the construction phase.

Conclusion

For the reasons given above, it is recommended that Requirement 22 (1) (2) (3) (4) is partially discharged for the purposes of Onshore Site Investigation Campaign 2a.

Recommendation: Application Permitted

INFORMATIVE

This decision only relates to the above-mentioned requirement. All other terms and conditions of the Development Consent Order, where relevant, must be fully complied with

Plans list for: DISC/26/0134

(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 Docs	006796646-01 REV 02 Dated 26-05-2026 DCO Requirement 22 Discharge Request in relation to Rampion 2 Onshore Site Investigation Campaign 2a for the Approval of Horsham District Council		26.05.2026
Supporting Docs	006796647-01 REV 01 Dated 21-04-2026 Onshore Site Investigation Campaign 2a -Background information on methods to be used as part of the SI Campaign 2		24.04.2026
Plans	Dated 21-04-2026 Onshore SI Campaign 2a - Area for Site Preparation Works Plan 1	006807176 Version 01	24.04.2026

DELEGATED

Case Officer sign/initial Matthew Porter Date: 08-06-2026

Authorising Officer sign/initial Adrian Smith Date: 09/06/2026

