



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Rascals Farm Shipley Road Southwater Horsham
DESCRIPTION:	Approval of details reserved by conditions 5 and 8 to approved application DC/20/0695
REFERENCE:	DISC/26/0026
RE-CONSULT:	1 st set of comments in black 2nd set of comments in blue
RECOMMENDATION:	More Information / Modification Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

[2nd set of comments](#)

A LMP has been provided, however the condition requires a LEMP in order to be discharged. Nevertheless, we strongly recommend that details are submitted after a decision has been issued under DC/26/0135. As previously commented, discrepancies are noted within proposals under DC/24/0249, DC/25/1975 and DC/26/0135, all of which will affect proposed management and maintenance measures.

[We thus cannot recommend the discharge of Condition 8 at this stage.](#)

1st set of comments

No comments provided for Condition 5 as details are not pertinent to landscape.

Hard and Soft Landscaping works details required to discharge Condition 10 under DC/24/0249 have not yet been submitted for approval. We therefore cannot be confident in assessing the suitability of the proposed LEMP, as various species and components require specific maintenance measures. Further, landscape proposals under DC/25/1975 and DC/26/0135 have not yet been approved, therefore in any case, the LEMP will require updating and review once confirmed.

Nonetheless, more information/modification is requested. Please see details below.

MAIN COMMENTS:

Condition 8

No development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and be approved in writing by, the local planning authority prior occupation of the development. The content of the LEMP shall include the following:

- a) *Description and evaluation of features to be managed.*
 - 1. Retained, enhanced and created habitats have been listed, however the LEMP does not include all communal landscape components to be managed. Please amend.
- b) *Ecological trends and constraints on site that might influence management.*
 - 2. No concerns.
- c) *Aims and objectives of management.*
 - 3. No concerns.
- d) *Appropriate management options for achieving aims and objectives.*
 - 4. Given that exhaustive landscape components have not been described or evaluated, management options are not appropriate and solely relate to habitats. Management actions must be provided for sitewide landscape components.
 - 5. Specific management aims for each component are requested. For example, habits and desired heights.
 - 6. We note the following grassland types within the Landscape General Arrangement: existing grassland, species rich lawn, mown species rich grassland, species rich long grassland, wildflower meadow, and wetland wildflower meadow. However, only 'Other neutral grassland' and 'Vegetated garden' is described within the LEMP. We recommend that these are separated into separate components with relevant management prescriptions and aims, as above.
- e) *Prescriptions for management actions.*
 - 7. In general, management should be more prescriptive as 'undertaken to benefit wildlife' and 'infrequent cuts' (5.12) and 'supplemented with a seed mix' (5.15) is not enough detail.
 - 8. Specific measures are required for removing *Heracleum sphondylium* (Hogweed).
- f) *Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
 - 9. Please amend work schedule to include all landscape components.
 - 10. Please include watering regimes.
 - 11. A plan delineating areas of responsibility is requested.
- g) *Details of the body or organisation responsible for implementation of the plan.*
 - 12. No concerns.
- h) *Ongoing monitoring and remedial measures.*
 - 13. Please amend with measures for all landscape components.
 - 14. Please include that any stakes, ties and guards must be removed upon successful establishment or after 4 years of planting, whichever is sooner. This is to ensure that the establishment and long-term health of trees is not impeded.
 - 15. Management and ongoing measures for insect hotels have not been detailed. In order to prevent the spread of pathogens which may have inadvertent secondary landscape effects, we request this is amended.

Further comments

- 16. We note discrepancies within proposals under DC/24/0249, DC/25/1975 and DC/26/0135 which affect the LEMP. For example, SuDS Details Plans under DC/26/0135 detail

permanently wet ecology/biodiversity areas constructed with an impermeable liner, further reinforced by the CG viewpoint which illustrates a permanently wet pond area planted with Iris pseudacorus and Hemp agrimony. However, the General Arrangement (GA) and Illustrative Masterplan under DC/25/1975, detail an alternate layout with reed and native shrub planting. In any case, neither reeds, native shrubs for SuDS or aquatic/marginal planting are described within the LEMP. Please ensure that all plans demonstrate consistency and amend the LEMP as necessary.

17. We note species and planting mixes within the LEMP that are not found within landscape proposals under DC/24/0249 or recent applications. For example, orchard habitat (Table 1) and ground flora mix (5.6). These landscape components are welcomed, however as above, please ensure all plans demonstrate consistency and the LEMP amended to reflect the specific management prescriptions.
18. While native shrub planting is absent from the LEMP, we note that it is proposed within the GA under DC/24/0249 and DC/25/1975 within the SuDS basins, focal space and proposed native scrub areas. More detail is required as to proposed species and desired habits, given that each area will require a different objective. Please amend the LEMP as necessary.
19. Section 5.8 refers to a 'native hedgerow with trees along the southern boundary', however its location is unclear. Does this refer to the existing treeline or the proposed hedgerow to the south of various hardscaped areas? In any case, infill enhancement has not been indicated in plans. Clarification is requested.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	05/03/2026 28/05/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
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