



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Duckmoor Farm Wooddale Lane Billingshurst West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 11 (Landscape and Ecological Management and Maintenance) to approved application DC/20/2607 (83 residential units, landscaping, access, parking and associated infrastructure).
REFERENCE:	DISC/26/0027
RE-CONSULT:	1 st set of comments in black 2 nd set of comments in blue
RECOMMENDATION:	More Information / Modification No Objection
SUMMARY OF COMMENTS & RECOMMENDATION: 2nd set of comments We continue to recommend modification is made for clarity and ensuring successful establishment - see points d7, e2, e4. However, these outstanding concerns are deemed minor, therefore the information submitted is sufficient to recommend the discharge of Condition 11. 1st set of comments More information/modification is requested in order to recommend the discharge of Condition 11. Please see details below.	
MAIN COMMENTS: <u>Condition 11</u> <i>No part of the development approved at reserved matters applications pursuant to the outline planning application hereby permitted shall be occupied until a Landscape and Ecological Management and Maintenance Plan (LEMMP) has been submitted to, and been approved in writing by, the local planning authority. The content of the LEMMP shall include the following:</i> a) <i>Details of long term design objectives, including description and evaluation of features and all communal landscaped areas to be managed.</i> 1. We advise that objectives should reflect the establishment and long-term health of proposed native trees as opposed to the provision of their planting.	

Not addressed, however we are satisfied with the information provided. Closed.

2. As above, we advise that objectives should reflect the enhancement and establishment of areas of native scrub, as opposed to creating new areas.

Not addressed, however we are satisfied with the information provided. Closed.

3. Please amend aim 1 to reflect the creation and establishment of multiple waterbodies.

Addressed, with thanks. Closed.

4. No details or evaluation of communal landscaped areas to be managed have been provided. Please amend.

Addressed, with thanks. Closed.

b) Ecological trends and constraints on site that might influence management.

1. None provided. Closed.

c) Aims and objectives of management.

1. See a).

d) Appropriate management options for achieving aims and objectives, including management responsibilities, a description of landscape components, management prescriptions, maintenance schedules, and accompanying plan delineating areas of responsibility.

1. A plan delineating areas of responsibility is requested.

Addressed, with thanks. Closed.

2. As with point a)4, landscape components have not been identified and described in full. Please amend.

Addressed, with thanks. Closed.

3. As a result, management actions relate solely to habitats. Management actions must be provided for sitewide landscape components, including but not limited to rain gardens, bulb areas, ornamental shrubs and hardscaped areas.

Addressed, with thanks. Closed.

4. We note discrepancies between 'measures for habitats' and 'management measures'. To avoid confusion, we recommend that these sections are combined or reviewed in full. We highlight, for example, conflicting measures for waterbodies.

Addressed, with thanks. Closed.

5. Watering regimes are requested.

Addressed, with thanks. Closed.

6. Maintenance schedule/s are requested.

Addressed, with thanks. Closed.

7. We note that 'Species-rich grassland' includes the following: 'wildflower grassland', 'amenity meadow', 'meadow grassland', 'wildflower grassland where seasonally wet', 'SuDS meadow', 'wet grassland', 'amenity grassland', 'tussocky grassland' and 'mown grass'. We suggest the provision of a map with these grassland types delineated, however, to accord with approved landscape proposals, we advise that separate management prescriptions are provided for the following components (subject to coordination with BNG): amenity grassland, mown paths, meadow grassland, wetland meadow grassland and pond edge grassland.

Not addressed. The 'Other Neutral Grassland' section details management and maintenance measures applicable to 'wildflower grassland', 'wildflower meadow', 'amenity meadow', 'SuDS meadow', 'tussocky grassland areas', 'wet tolerant (other neutral)', as well as 'other neutral'. The Schedule of Landscape and Ecological Works (SLEW) also details different and conflicting regimes within the same habitat/category.

We continue to recommend that the wording used within the schedule, management and maintenance measures and habitat plans align.

e) Prescriptions for management actions.

1. In general, management should be more prescriptive as 'managed sensitively' and 'more frequently' is not enough detail (5.6.2 and 5.4.20 for example).

While changes are not prescriptive, the further degree of specificity is sufficient. Closed.

2. Existing hedgerows, as per 4.3.1, 5.4.1 and the Ecological Mitigation and Enhancement Strategy (EMES), are to be maintained at a height of at least 3 to 4 metres. However, 5.4.3 goes on to say that hedgerows will be maintained at 2-3m in height. Please amend or clarify.

Specified height is noted within the 'Aim 1: Measures for Habitats' section. We recommend this is included within the SLEW, however the information provided is sufficient. Closed.

3. Please amend 4.3.19. in line with the EMES, which advises that scrub areas are largely left without management for 5 years with the exception of replacement planting.

Addressed, with thanks. Closed.

4. We advise that leaf litter is removed on a monthly basis during winter months to prevent adverse effects and increased future maintenance.

This is partially indicated within the 'Aim 1: Measures for Habitats' section. We strongly recommend this is included within the SLEW, however the information provided is sufficient on this occasion. Closed.

5. We advise that the ponds are monitored monthly at minimum during summer months when growth is accelerated, as opposed to annually, to ensure that species such as duck weed and blanket weed do not colonise.

Addressed, with thanks. Closed.

6. As discussed under DISC/25/0239, we recommend that chemical fertilisers, pesticides and herbicides including glyphosate are not to be applied at any time due to impacts on existing and proposed ecological features. Please amend 5.4.6 accordingly.

Addressed, with thanks. Closed.

f) Preparation of a work / maintenance schedule (including an annual work plan capable of being rolled forward over a five-year period).

1. See d)6.

g) Details of the body or organisation responsible for implementation of the plan.

1. To be secured via Section 106.

h) Ongoing monitoring and remedial measures.

1. 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.

Addressed, with thanks.

RECOMMENDED CONDITIONS: N/A

NAME:

Elly Hazael
Trainee Landscape Architect (Planning)

DEPARTMENT:

Specialists Team - Strategic Planning

DATE:

02/03/2026
15/06/2026

SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	02/03/2026 15/06/2016