HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Mowbray Phase 1 Area 4 North Horsham Old Holbrook Horsham
DESCRIPTION:	Approval of details reserved by condition 36 to approved application DC/16/1677
REFERENCE:	DISC/26/0189
RECOMMENDATION:	Modification No Objection/Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments in blue

The revised LEMP addresses a number of the previous comments and the information provided is satisfactory to discharge Condition 36, however please refer to advice below.

Outstanding matters remain in relation to the altered red line boundary, chemical fertilisers/potential chemical algae treatment, and delineation of management responsibilities. These are considered minor advisory matters and are left to the case officer's discretion.

Landscape proposals for Phase 1 Area 4, previously approved in part under DC/24/0446, have not yet been approved under DC/26/0909 and there are points of discrepancy. In addition, the red line boundary has been altered, resulting in previously approved habitats and landscape components, and associated maintenance measures, not having been identified in current proposals.

This will be discussed in detail under DC/26/0909.

It is therefore recommended that details are submitted after a decision has been issued for DC/26/0909. Nonetheless, request for modification is detailed below.

MAIN COMMENTS:

Condition 36

Prior to the initial occupation of any Reserved Matters Area, a detailed Reserved Matters Area-Specific Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Reserved Matters Area-Specific LEMP shall include the following:

a) Details of the landscape components of that Reserved Matters Area

1. The following landscape components are identified: Woodland, Thicket & Trees (existing & proposed); Hedges (existing & proposed); Proposed Shrub Planting; Grassland & Wildflower Meadows (existing & proposed); Proposed Marginal Aquatic and Wetland Habitats including those connected with new Sustainable Drainage Systems (SuDS); Play Area (LAP); and Street Furniture, Boundary Treatment & Hard Surfacing. Newt Compensation Planting included within the red line boundary under DC/24/0446 (Drawing Ref. 2898-5-2-23 Version S4-P11) should be included as a landscape component or clarification provided as to how this will be delivered and maintained via other methods.
Addressed. The revised LEMP now identifies the Newt Compensation Pond as a landscape

component and provides specific management prescriptions for the wet pond/newt compensation habitat. Addressed. **CLOSED**

b) *A description of existing and proposed ecological, drainage and landscape components within that Reserved Matters Area;*

2. As above, the red line boundary detailed in proposals under DC/26/0909 no longer captures the Ancient Woodland and existing pond; clarification is requested.

   The site description refers to the remnant ancient woodland and existing pond to the north-east, but does not clarify their relationship with the altered red line boundary or future management. **Not fully addressed, but to officer discretion.**

3. Please amend section 9 to reflect 1no. seasonally wet attenuation basin to form part of the SuDS network and 1no. newt pond, as opposed to 2no. attenuation basins.

   Addressed. Section 9 now identifies one seasonally wet attenuation basin forming part of the SuDS network and one permanently wet pond providing newt compensation habitat. **CLOSED**

4. Details of marginal planting under 9.5 and 9.17 should reflect species within 5.6.1 and 5.6.2 of the EMMP approved DC/24/0446. This may also affect proposed maintenance.

   Addressed. The marginal and aquatic planting shown on the Structural Open Space Proposals Plans CSA/7914/107–109 REV D (DC/26/0909) has been reviewed and is consistent with sections 5.6.1 and 5.6.2 of the approved EMMP.

c) *Details of how each component will be managed and maintained;*

5. We strongly 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, particularly the wet/aquatic components and wildflower meadow, the objective of which is to "*provide nectar and food*" for invertebrates. Please amend the LEMP accordingly by:

   a. Clarifying that herbicides including glyphosate must only be used on Schedule 9 species.

      Addressed. Section 4 states that herbicide use is only permitted in connection with the removal of Schedule 9 species. **CLOSED**

   b. Removing chemicals and herbicides from the following sections: 4.11; 4.13; 6.18; 6.23; 7.10; 7.15; 8.5; 8.12; 8.15; 8.24; 9.9; 9.21; 11.13; General Maintenance Operations F and H; Amenity Grass / Wildflower Meadow Maintenance Operations G and K; Wet Ponds Maintenance Operation B; and Ornamental Shrub Planting Maintenance Operation J.

      Partly addressed. Herbicide references have generally been removed and hand weeding is now specified with thanks. However, chemical fertiliser remains included within the management prescriptions and schedules, and Section 9 retains potential chemical treatment of algae. **Not fully addressed, but to officer discretion.**

   c. Specifying alternative methods for weeding, such as hand pulling. Please refer to pan-uk.org for guidance and resources.

      Addressed. Hand weeding/hand pulling is specified for wildflower meadow, wetland and hard-surfaced areas, with cultivation/hoeing used within ornamental planting. **CLOSED**

6. It is noted that areas of 'persistent weeds' within wildflower meadow are proposed to be cultivated and resown with pure grass seed mix. This is likely to be ineffective at removing unwanted species and will result in eroding the wildflower meadow. We recommend continued hand pulling of unwanted species and pernicious weeds as the most effective maintenance measure to reach objectives.

   Addressed. The revised wildflower meadow prescriptions require perennial weeds to be hand weeded and no longer propose cultivation and reseeding with a pure grass seed mix. **CLOSED**

d) *Details of maintenance operations including timing and frequency of when those measures will be carried out;*

7. No concerns raised.

e) *Details of the parties / organisation who will manage and maintain the site, to include a plan delineating the areas that they will be responsible for;*

8. Not addressed. Please amend.

   Addressed. The revised LEMP identifies Mowbray Estate Management Company Limited as responsible for management of the communal landscape areas following the initial defects period, with private planting remaining the responsibility of individual occupiers. Although no delineation plan is provided, it is assumed that all communal open space, including the LAP, will be managed and maintained by the Management Company. **CLOSED.**

f) Coordination with the approved Ecological Mitigation and Management Plan for that Reserved Matters Area.

9. Alteration of red line boundary notwithstanding, the LEMP is broadly in accordance with the EMMP under approved DC/24/0446 and the new EMMP under undetermined DC/26/0909. Newt Compensation Planting must however be addressed (point 1) and maintenance outlined, as well as marginal and aquatic species amended to reflect previously approved (point 4).

   Partly addressed. The Newt Compensation Pond and associated management are now included with thanks, and marginal/aquatic planting approved for the EMMP reflects CSA/7914/107-109 no STRUCTURAL OPEN SPACE PROPOSALS drawing referred to in the appendix A. However, the position regarding the altered red line boundary remains unclear. **CLOSED**

RECOMMENDED CONDITIONS: N/A	
NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	14/07/26
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	15/07/2026 16/10/2026