HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Site Office Re-Development of Rambledown House Wells Place West Chiltington Pulborough
DESCRIPTION:	Approval of details reserved by condition 10 (LMMP) to approved application DC/21/0279
REFERENCE:	DISC/26/0281
RECOMMENDATION:	More Information

SUMMARY OF COMMENTS & RECOMMENDATION:

The submitted Landscape Management and Maintenance Plan provides long-term objectives, identifies KTS Estate Management as the responsible management body, and includes management prescriptions and maintenance frequencies for grassed areas, hardstanding, pathways and boundary fencing. However, it does not address all communal landscape components shown on the submitted landscape masterplan, including retained and proposed trees, hedgerows, understorey and ornamental planting, the wildlife pond with marginal and aquatic planting, and the wildflower and grassland meadow. In addition, the submitted masterplan does not clearly delineate the respective areas of management responsibility.

The condition is therefore only partly addressed and more information is required before discharge can be recommended.

MAIN COMMENTS:

Condition 10 - Prior to the first occupation of any part of the development hereby permitted, a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

The submitted LMMP addresses the requirement in part. It sets out long-term objectives for the communal external areas; identifies KTS Estate Management (MC) as responsible for management and maintenance, with routine works undertaken by an appointed contractor; and explains that ongoing maintenance will be funded through service charges, supported by general maintenance and reserve funds. It also provides management prescriptions and a maintenance schedule for communal grass, pathways and hardstanding, bin and cycle-store hardstanding, and boundary fencing.

However, the scope of the LMMP is not consistent with the submitted landscape masterplan. The masterplan identifies a wider range of landscape components, including retained and proposed trees, native hedgerows, native understorey planting, ornamental shrub and herbaceous planting, a wildlife pond with marginal and aquatic planting, and a wildflower and grassland meadow. These components are not described within the LMMP and no corresponding management prescriptions, establishment measures, replacement provisions, maintenance operations, timing or frequencies are provided.

It is strongly recommended that chemicals, including herbicides, pesticides and fertilisers, are not applied on site at any time due to their potential effects on existing and proposed waterbodies, ditches, trees and hedgerows, and the ecological features associated with them. Appropriate non-chemical weed-control methods should be specified, including hot-foam or hot-water systems, careful hand digging or selective scything.

The LMMP should also include appropriate establishment measures for proposed trees, including inspection and timely adjustment or removal of stakes, ties and collars, and retention of a 120 mm clear collar around each stem or trunk, free from mulch, to avoid stem or trunk decay.

The LMMP states that an accompanying Landscape Management Plan delineates the communal areas and excludes private ground-floor terraces. The submitted drawing is instead a general landscape masterplan and does not clearly distinguish all areas for which the MC or private ownership are responsible for. It is therefore unclear if the proposed ornamental planting surrounding the private ground floor terraces remains under the MC or if this is the individual flats responsibility. Boundary fencing is stated to be included within the LMMP but is not expressly listed among the areas delineated by the responsibility plan.

To satisfy condition 10, please submit:

1. A revised LMMP covering all communal landscape components shown on the approved landscape proposals, including appropriate establishment and long-term management prescriptions, maintenance operations, timing and frequency, and replacement of failed planting where relevant.
2. A clearly annotated plan delineating all areas of responsibility, including communal areas managed by KTS Estate Management and private areas. The plan should be consistent with the approved landscape layout and the written LMMP.

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	16/10/2026