HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Christs Hospital School The Avenue Christs Hospital West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 22 and 26 to approved application DC/24/0063
REFERENCE:	DISC/25/0204
RECOMMENDATION:	More Information / Modification No objection

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments in blue

No further comments. We are satisfied the changes are sufficient to recommend the discharge of condition 26.

No concerns with Condition 22 are raised on landscape grounds.

More information/modification is requested in order to recommend the discharge of Condition 26. Please note that this condition should also be discharged to the satisfaction of an Ecologist. Please see details below.

MAIN COMMENTS:

Condition 26

Prior to the first use of any of the facilities hereby permitted, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The content of the LEMP shall include (but not be limited to) the following:

a) Description and evaluation of features to be managed.

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

c) Aims and objectives of management.

i. No concerns raised on landscape grounds for points a-c.

d) Appropriate management options for achieving aims and objectives.

i. Please specify for tree, shrub and hedgerow planting that a 120mm collar should be left free of mulch around the stems/trunks to prevent rotting. Closed with thanks

ii. Please provide detail on when stakes and guards are to be removed. Closed

iii. Please provide information on watering regimes for successful establishment, as '*as required until established'* is not sufficient detail. Closed

iv. Please note that 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 proposed meadows.

Alternative methods for weeding should be considered such as hot foam or hot water systems which are effective for large areas of land, meadow preparation and hard landscaped areas. Steel brushing in combination with acetic acid spraying, or electronic control systems are also effective in hard landscaped areas and suited to dealing with invasive species.

i. Please amend section 7.1.11 and 7.1.12 accordingly. Closed

ii. Please specify weed control method for hard surfaces. Closed. Notwithstanding, our recommendation remains, that glyphosate should only be used in last resource and that other methods, as recommended above, should be considered instead.

e) *Prescriptions for management actions.*

i. No concerns raised on landscape grounds.

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

i. Please include frequency to programme of operations.

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

i. We are satisfied with information regarding responsibilities, however information on key personnel has not yet been provided. However, this outstanding point is deemed minor on this occasion and can be submitted to HDC on request.

h) *Ongoing monitoring and remedial measures.*

i. No concerns raised on landscape grounds.

The LEMP shall also include details of the legal and funding mechanism(s) by which the longterm implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

i. No comments from a landscape perspective.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

i. No concerns raised on landscape grounds.

RECOMMENDED CONDITIONS: N/A	
NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	07/08/2025

SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	07/08/2025 16/09/2025