



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 2 nd set of comments in blue 3 rd set of comments in green
RECOMMENDATION:	More Information / Modification Advice More Information / Modification
SUMMARY OF COMMENTS & RECOMMENDATION: 3rd set of comments The LEMP has been reviewed in line with the Landscape General Arrangement under DC/26/0135 and most recently, DC/26/1213. While some comments have been addressed, much of the required information to discharge Condition 8 has been included within the LMP as opposed to the LEMP. While it is preferred that all information is included within the one document and condition requirement (LEMP), it is considered acceptable for both documents to cover the scheme. However, the documents should be amended to state that they should be read in conjunction with each other. In any case, minor modification/more information remains requested, noting point 11 in particular. 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.

Existing scrub is not listed as a retained habitat and no management prescriptions have been detailed within the LEMP. However, it is noted within the LMP (5.6) that long term maintenance of existing scrub planting will be in line with scrub planting maintenance.

It is preferred for existing scrub to be included within the LEMP, however this is left to the discretion of the case officer. Closed.

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.

Further information has been added, however it remains incomprehensive.

Nonetheless, this information has been included within the LMP, which is sufficient on this occasion. Closed.

5. Specific management aims for each component are requested. For example, habits and desired heights.

Not addressed. This information has been included within the LMP, however, which is sufficient on this occasion. Closed.

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.

Not addressed. This information has been included within the LMP, however, which is sufficient on this occasion. Closed.

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.

Not addressed. This information has been included within the LMP, however, which is sufficient on this occasion. Closed.

8. Specific measures are required for removing *Heracleum sphondylium* (Hogweed).

Not addressed. Please amend and/or consult the ecology officer for further advice.

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.

Not addressed; please amend. We advise this is added to the LMP which includes all landscape components.

10. Please include watering regimes.

Not addressed. Please amend, as above.

11. A plan delineating areas of responsibility is requested.

This has been included within the LEMP. The resolution is very low; it is advised that a legible plan is added. It is also noted that the pathway through the focal space appears to be adopted by Highways; please confirm if this is intended.

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.

Not addressed. This information has been included within the LMP, which is sufficient on this occasion. Please note, however, that it is strongly recommended 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. Alternative methods for weeding should be considered, except for Schedule 9 species; please refer to pan-uk.org for guidance and [resources](#). The LMP should be amended accordingly to remove mention of herbicides and reflect alternative methods as per guidance or hand weeding alone by careful digging or selective scything. Closed.

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.

Amended, with thanks. Closed.

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.

Amended, with thanks. Closed.

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.

The GA plans approved under DC/26/0135 and most recently, DC/26/1213, continue to detail reed, tree and shrub planting. However, *Iris pseudacorus* and *Hemp agrimony* are now included within the LEMP. These species, in addition to further aquatic/marginal planting are expected to be provided under Condition 10 of DC/26/0135. Closed.

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.

Not addressed, however this is deemed minor on this occasion. Closed.

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.

Native shrub planting has now been included, but no details regarding objectives or management have been provided. Nonetheless, this is addressed under scrub planting within the LMP. Closed.

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.

Amended, with thanks.

20. 5.23 of the updated LEMP refers to the installation of fencing to prevent human access to SuDS features. While this is not relevant to the condition requirements, please note that the introduction of a vegetated buffer is the preferred approach.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	05/03/2026 28/05/2026 05/10/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	05/03/2026 28/05/2026 05/10/2026