



Miss F Whiles
1st Floor, Regent House
1-3 Queensway
Redhill
RH1 1QT

Our ref: DISC/26/0027
Your ref: Elmfield Duckmoor Outline
Condition 11 LEMMP
Email: planning@horsham.gov.uk
Direct Line: 01403 215187
If Calling Please ask for: Matthew Porter
Date: 17th June 2026

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England)
Order 2015**

Application for Approval of Details Reserved by Condition 11 (Landscape and Ecological Management and Maintenance) to approved application DC/26/0401 (83 residential units, landscaping, access, parking and associated infrastructure).

Duckmoor Farm, Wooddale Lane, Billingshurst, West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

11. ***Pre-Occupation Condition:*** *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:*
- a) Details of long term design objectives, including description and evaluation of features and all communal landscaped areas to be managed.*
 - b) Ecological trends and constraints on site that might influence management.*
 - c) Aims and objectives of management.*
 - 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.*
 - e) Prescriptions for management actions.*
 - f) Preparation of a work / maintenance schedule (including an annual work plan capable of being rolled forward over a five-year period).*
 - g) Details of the body or organisation responsible for implementation of the plan.*
 - h) Ongoing monitoring and remedial measures.*

The LEMMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMMP 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 shall be implemented in accordance with the approved details.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework (2015).

Date of approval - 17th June 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	12039: Landscape and Ecology Management and Maintenance Plan (LEMMP) Duckmoor, Billinghamurst REV A Date 20/04/2026 by Ecology Solutions		26.05.2026

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control