



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0027

Duckmoor Farm, Wooddale Lane, Billingshurst, West Sussex, RH14 9DZ

DESCRIPTION:

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).

DETAILED DESCRIPTION:

Planning Application DC/26/0401 was permitted 22nd May 2026. This permitted amendments to the Outline Permission DC/20/2607 for the development of 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access.

Approval is now sought for details pursuant to condition 11 (Landscape and Ecological Management and Maintenance) to approved application DC/26/0401.

The details submitted comprise of 12039: Landscape and Ecology Management and Maintenance Plan (LEMMP) Duckmoor, Billingshurst REV A Date 20/04/2026 by Ecology Solutions.

RELEVANT PLANNING HISTORY:

DC/20/2607	Outline Application for the development of 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access.	ALLOWED at appeal 18-01-2023
DISC/25/0257	Approval of details reserved by condition 22 (Biodiversity Net Gain) to approved application DC/20/2607 (83 residential units, landscape, access, parking and associated infrastructure)	Permitted 17 October 2025
DC/26/0401	Variation of Conditions 3 (Approved Plans), 9 (foul water sewerage), 10 (Surface water drainage statement) and 21 (off-site water neutrality measures) of previously approved application DC/20/2607 (Outline Application for the development of 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access) relating to water neutrality.	Permitted 22 May 2026
DISC/26/0056	Approval of details reserved by condition 14 (hard and soft landscaping) to approved application DC/26/0401 (83 residential units, landscaping, access, parking and associated infrastructure).	Permitted 10 June 2026

CONSULTATIONS (summarised)

HDC Landscapes (3rd consultation): No Objection

HDC Ecology (3rd consultation): No Objection

HDC Arboriculturist: *No Arboricultural concerns with the submitted ecological management/maintenance document.*

REPRESENTATIONS

None received.

Other Considerations

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The application seeks to discharge the details submitted pursuant to condition 11 (Landscape and Ecological Management and Maintenance).

Condition 11 reads:

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).*

Various amendments have been made to the Landscape and Ecological Management and Maintenance Plan (LEMMP) to accommodate amendments and clarifications requested by the Council's Landscape Officers and Council's Ecologist.

This includes measures to ensure the Biodiversity Net Gain (BNG) measures will be delivered, with the LEMMP referring to the targeted condition criteria for each proposed UKHab habitat type as per the approved metric/BNG plan, and detail how these will be achieved via appropriate management practices.

The Council's Landscape Architect continues to recommend modification to the LEMMP be made for clarity and ensuring successful establishment - see points d7, e2, e4. However, these outstanding concerns are deemed minor, therefore the information submitted is sufficient to recommend the discharge of Condition 11.

Overall Conclusions

The submitted details regarding condition 11 are therefore acceptable, pursuant to the condition reasoning.

Recommendation: Application Permitted

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/26/0027

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

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

DELEGATED

Case Officer sign/initial Matthew Porter Date: 16-06-2026

Authorising Officer sign/initial Adrian Smith Date: 17/06/2026