HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Horsham Horsham West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 35 to approved application DC/16/1677 (Phase 2)
REFERENCE:	DC/26/0333
RECOMMENDATION:	No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

The submitted Phase 2 LEMP is considered to provide an appropriate overarching framework for the long-term management and maintenance of the landscape buffers and areas of strategic open space within Phase 2.

The detailed landscape proposals for each Reserved Matters (RM) Area, including the Sub-Phase 2A Strategic Landscape Buffer currently under consideration, are controlled separately through the RM process. Condition 36 of DC/16/1677 requires a detailed RM Area-Specific Landscape and Ecological Management Plan prior to initial occupation of each RM Area. This provides the mechanism for securing component-specific management and maintenance information once the detailed landscape proposals are approved.

No landscape objection is therefore raised to the discharge of Condition 35 in relation to the Phase 2 overarching LEMP. The detailed Area-Specific LEMP required under Condition 36 should then reflect the approved landscape scheme for the relevant RM Area.

MAIN COMMENTS:

Condition 35

The following documents have been reviewed:

- Landscape and Ecological Management Plan - Phase 2, DJA reference 2898-5-4-LM-2005-S5-P1;
- Strategic Landscape Buffers Plan, drawing 2153A-210D;(under DC/16/1677)
- Plan 10 - Phasing Plan, drawing 2153A-507E; and
- Covering letter dated 14 August 2026.

1. The Phase 2 LEMP sets out long-term management objectives, responsibilities, management prescriptions, maintenance operations and monitoring arrangements for a broad range of existing and proposed landscape components.

It provides an appropriate overarching management framework for the landscape buffers and areas of strategic open space within Phase 2.

2. Strategic Landscape Buffers Plan 2153A-210D identifies the strategic landscape buffers associated with the development, including the Sub-Phase 2A Buffer, Sub-Phase 2C Buffer and Station Buffer. The detailed design of the individual landscape buffers is controlled through the Reserved Matters process.

3. Condition 46 of the outline permission requires the landscape details for the strategic landscape buffers to be submitted with the first RM application for each relevant adjacent sub-phase. Condition 50 requires each RM application to include a detailed landscaping scheme, including planting and seeding plans and schedules, species, planting sizes, densities and numbers, specifications and implementation details.

4. Condition 36 separately requires a detailed RM area specific LEMP. That document is required to identify the landscape components within the area, explain how each component will be managed and maintained, specify the timing and frequency of maintenance operations, identify the responsible parties and delineate their areas of responsibility, and coordinate with the approved Ecological Mitigation and Management Plan.

5. Any area specific LEMP submitted under Condition 36 should be consistent with this Phase 2 LEMP and should reflect the detailed planting, habitat, drainage and other landscape components approved for the relevant RM Area.

LMMP Advice

While the submitted LEMP is acceptable as an overarching management framework, the following points reflect matters that are frequently omitted or insufficiently detailed within submitted LMMP/LEMPs. These do not prevent discharge of the overarching Phase 2 LEMP, but should be addressed, where relevant, within the detailed RM area specific LEMPs required under Condition 36. This will help ensure that the management and maintenance arrangements correspond with the detailed landscape, ecological and drainage components approved for each RM Area.

- Chemicals, including herbicides, pesticides and fertilisers, are not applied within the landscape areas due to potential impacts on existing and proposed waterbodies, ditches, trees, hedgerows and associated ecological features. Alternative weed-control methods should be specified where appropriate, including hand weeding by careful digging or selective scything, and non-chemical methods such as hot foam or hot-water systems.
- Where mulch is applied around trees, a 120 mm collar should be maintained free of mulch around the stem/trunk to reduce the risk of stem or trunk decay.
- Replacement planting should be undertaken where plants fail to establish, die or become seriously damaged or diseased, using planting appropriate to the approved landscape scheme and its intended landscape and ecological function.
- Tree stakes, ties, guards and shelters should be regularly inspected and adjusted as necessary to prevent damage to establishing planting and removed when no longer required.
- Watering should be sufficient to achieve successful establishment of new planting and should respond to prevailing weather and soil conditions, with particular attention during periods of prolonged dry weather.
- Area specific LMMPs should be prepared with reference to the detailed approved landscape proposals and should identify all landscape, ecological and drainage

components within the relevant area. Management prescriptions and maintenance operations should correspond with the planting types, habitats and other landscape components approved.	
ANY RECOMMENDED CONDITIONS: N/A	
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DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	29/10/2026