HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Huddlestone Farm Horsham Road Steyning West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 7 to approved application DC/22/0100
REFERENCE:	DISC/25/0200
RE-CONSULT:	1st set of comments in black 2nd set of comments in blue 3rd set of comments in green
RECOMMENDATION:	More Information / Modification / Advice Advice No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

3rd set of comments

We are satisfied the information submitted is sufficient to recommend the discharge of Condition 7 on landscape related grounds.

2nd set of comments

We have read the redischarge note dated 21st August 2025, with thanks. While we acknowledge that our concerns will not be addressed in full, we are satisfied that the majority of them will be. As such, while not all comments are concurred with, we will be happy to review the LEMP once re-submitted.

We do, however, continue to recommend that a predominance of one species be avoided by rebalancing the 80% of Quercus robur in the tree mix, and 50% of Quercus robur in the woodland mix.

1st set of comments

More information/modification is requested in order to recommend the discharge of Condition 7. Please see details below.

MAIN COMMENTS:

Condition 7

No development shall take place until a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, has been submitted to, and approved in writing by, the Local Planning Authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority. The scheme shall include the following elements:

a) *Details of maintenance regimes;* [LEMP]

1. 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 Ancient Woodland (AW) and 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, including for meadow preparation. Please refer to pan-uk.org for guidance and resources.

   a. Please amend sections 3.4-3.8, 6.3.5, 6.4.3, 6.5.3, 6.7.3, 7.1.2 accordingly to specify no use of herbicides or glyphosate and to detail alternative methods.

   b. Please remove fertilisation maintenance from 7.1.1.

   Not amended.

2. We advise against strimming in proximity to trees and hedgerow. The use of bark mulch, as also proposed, in tandem with hand pulling is sufficient to maintain the bases free from weeds. Please amend sections 5.17, 6.3.5, 6.4.3, 6.5.3 accordingly. A strimmer distance of 400mm has now been clarified. However, use of weed-control fabric remains, rather than solely bark mulch and hand pulling. We continue to recommend this amendment, however this outstanding point is deemed minor.

3. Given the ecological and landscape aims of the scheme, we do not concur with the aim to maintain a 'neat and tidy appearance' under 6.4.4, unless this means free of undesirable weeds. Strimming is not deemed necessary for native scrub and native woodland planting.

   a. Please amend 6.4.4 accordingly.

   b. If disagreed with, a single cut in September may be acceptable if required, as per management for grassed areas along hedgerow bases under section 6.6.4. However, strimming is not advised in proximity to stems and trunks, as per point 3 above.

   Closed, with thanks.

4. We note that under section 6.2.1, hedgerows within the site will be maintained at a maximum of 4m high, however 6.5.1 states up to 3m high. Please amend 6.5.1 to reflect growth to a height of 4m. Closed, with thanks.

5. We recommend that EM4 Meadow Mixture for Clay Soils is used as opposed to EM1, in order to better suit the Site conditions. EM8 may be required in proximity to watercourses if EM4 is unable to establish. Please amend section 6.7.7. Closed, with thanks.

b) *Details of any new habitat created on-site;*

6. No comments from a landscape perspective.

c) *Details of treatment of site boundaries;*

7. Please see comments above.

d) *Details of management responsibilities;*

8. No concerns on landscape grounds.

e) *Details of proposed enhancements to include: 10 of each- bird boxes, bat roost boxes, log piles/hibernacula & insect hotels;*

9. No comments from a landscape perspective.

f) *Details of the proposed 2km of new hedgerow planting, plus additional woodland planting.* [Plant schedule & specification]

10. A predominance of one species or variety should be avoided in order to minimise the risk of widespread biotic threats, particularly Acute Oak Decline. We recommend following Santamour's rule of 30:20:10 where no more than 10% of proposed trees should be the same species, no more than 20% should be the same genus and no more than 30% should be the same family. Please consider amending the schedule accordingly, given that Quercus robur comprises 80% of the tree mix and 50% of the native woodland mix. Not amended.
11. Please note that we recommend that backfill should replicate existing soil profile by using soil excavated from planting pits, only amended with imported soils if necessary. No fertiliser should be used. Please amend Plant Schedule & Specification accordingly. Not amended.
12. We recommend that tree pits are no deeper than the root system and at least one and a half times as wide. Please amend Plant Schedule & Specification accordingly to ensure that establishment is not hindered by planting too deep. Closed, with thanks.
13. Preparation of the receiving area and spreading topsoil should adhere to BS. Please amend Plant Schedule & Specification to reflect that the depth of topsoil spread should not exceed 300mm, with loosened subsoil providing the remainder of the minimum rooting depth. Not amended.
14. AW is classified as an irreplaceable habitat and is highly significant to both the character and the ecological function of the area. Government guidance sets out the principle of a minimum 15m wide buffer zone, which should be clearly marked in plan. Not amended.
15. Given the proximity to AW, planting stock must be locally sourced from suppliers of accredited UK Sourced and Grown stock, in accordance with Woodland Trust guidance. Supplier information is therefore requested. LEMP amended, however supplier information has not been provided yet.
16. More information is requested regarding the creation of wildflower meadow. Specific measures are required to ensure the successful establishment of wildflowers, given the ex-arable nature of the Site. As such, we recommend the following measures:
    a. Removing and replacing the top 10cm of topsoil with low fertility media, as opposed to 'approved quality topsoil'. Not amended.
    b. The use of hot foam systems to minimise undesirable weeds, such as thistle. Not amended.
    c. Sowing Rhinanthus minor (Yellow rattle) in order to reduce competition from grasses. Closed, with thanks.
17. As per point 5 above, please amend wildflower meadow mix to be EM4, or possibly EM8 in proximity to watercourses. Closed, with thanks.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)

DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	08/08/2025 05/09/2025 23/09/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	11/08/2025 10/09/2025 24/09/2025