



Date: 26 February 2026

Our ref: 14077

Matthew Porter
Horsham District Council
Parkside,
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Horsham,
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RH12 1RL

Thank you for requesting advice on this discharge of condition from Place Services' ecological advice service. This service provides advice to planning officers to inform Horsham District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DISC/26/0027

Location: Duckmoor Farm Wooddale Lane Billingshurst West Sussex RH14 9DZ

Proposal: Application for Approval of Details Reserved by Condition 11 (Landscape and Ecological Management and Maintenance) to approved application DC/20/2607 (83 residential units, landscaping, access, parking and associated infrastructure).

Thank you for consulting Place Services on the above Discharge of Condition application. We note this relates to Planning Appeal APP/Z3825/W/21/3283823 dated 18th January 2023.

Summary

Condition 11: Recommend discharge from an ecological perspective

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.

Comments

We have reviewed the Landscape and Ecology Management and Maintenance Plan VF (LEMMP) (Ecology Solutions Ltd., April 2025), which has been submitted in order to discharge Condition 11.

From an ecological perspective, we are satisfied that the submitted information includes the detail required by this condition.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 11 from an ecological perspective.

Please do not hesitate to contact us if you have any queries in relation to this advice.

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Place Services at Essex County Council

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Place Services provide ecological advice on behalf of Horsham District Council.

Please note:

- This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

- We are unable to respond directly to applicants/agents or other interested parties.
- Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.