



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land West of Ifield Charlwood Road Ifield West Sussex
DESCRIPTION:	Hybrid planning application (part outline and part full planning application) for a phased, mixed use development comprising: A full element covering enabling infrastructure including the Crawley Western Multi-Modal Corridor (Phase 1, including access from Charlwood Road and crossing points) and access infrastructure to enable servicing and delivery of secondary school site and future development, including access to Rusper Road, supported by associated infrastructure, utilities and works, alongside: An outline element (with all matters reserved) including up to 3,000 residential homes (Class C2 and C3), commercial, business and service (Class E), general industrial (Class B2), storage or distribution (Class B8), hotel (Class C1), community and education facilities (Use Classes F1 and F2), gypsy and traveller pitches (sui generis), public open space with sports pitches, recreation, play and ancillary facilities, landscaping, water abstraction boreholes and associated infrastructure, utilities and works, including pedestrian and cycle routes and enabling demolition. This hybrid planning application is for a phased development intended to be capable of coming forward in distinct and separable phases and/or plots in a separable way.
REFERENCE:	DC/25/1312
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION:	
<ul style="list-style-type: none">Clarification is required regarding the location and size of open space typologies.Further investigation required on the type of youth activity area to provide.Ensure that school land is not included within public open space quantities.	

Open space typologies – quality, quantity, accessibility

In order to confirm whether the typologies of open space provided are likely to meet the required quantity, quality and accessibility standards in the OSSR, further development of some plans are needed.

- 1) Design and access statement 6.3 - Change colours on figure 134 to make the different typologies easier to see (The different shades of green are difficult to distinguish).

Please use distinctly different colours.

- 2) Design and access statement 6.3 - Figure 134 is showing areas of amenity open space in narrow corridors. We need certainty that all areas identified as amenity open space will meet the quality standards. It looks like some of this land would not.

Referring to OSSR 8.2.2a, Amenity open space is defined as 'Priority on suitability for informal recreation pursuits such as 'kickabout' football, picnicking, kite flying and dog walking. Minimum size of 0.05 ha and with a minimum dimension in length or breadth of 20m. SuDS schemes will not be counted towards the quantity standard but may be incorporated into the same site as long as they comply with the requirements stated in 8.2.2 and don't compromise the minimum size or dimensions.'

Please scale the plan and only identify areas of amenity land where it meets the minimum size standards.

- 3) The Neighbourhood Park areas look very constrained in terms of size, considering proximity to attenuation basins and woodland. They appear to just be providing for sport and not integrated into a wider parkland setting. Further details on dimensions are needed in order to properly assess the suitability of the location. The proximity of attenuation basins next to pitches would require the provision of fencing to prevent the balls running into the basins. This would be an unfortunate detraction from the natural setting.

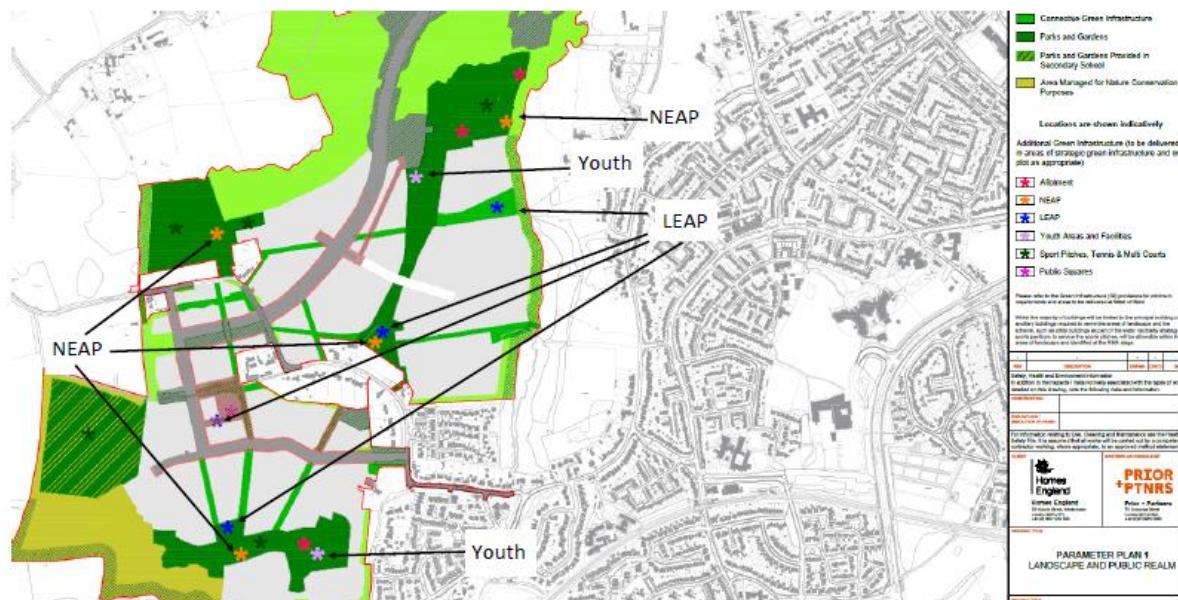
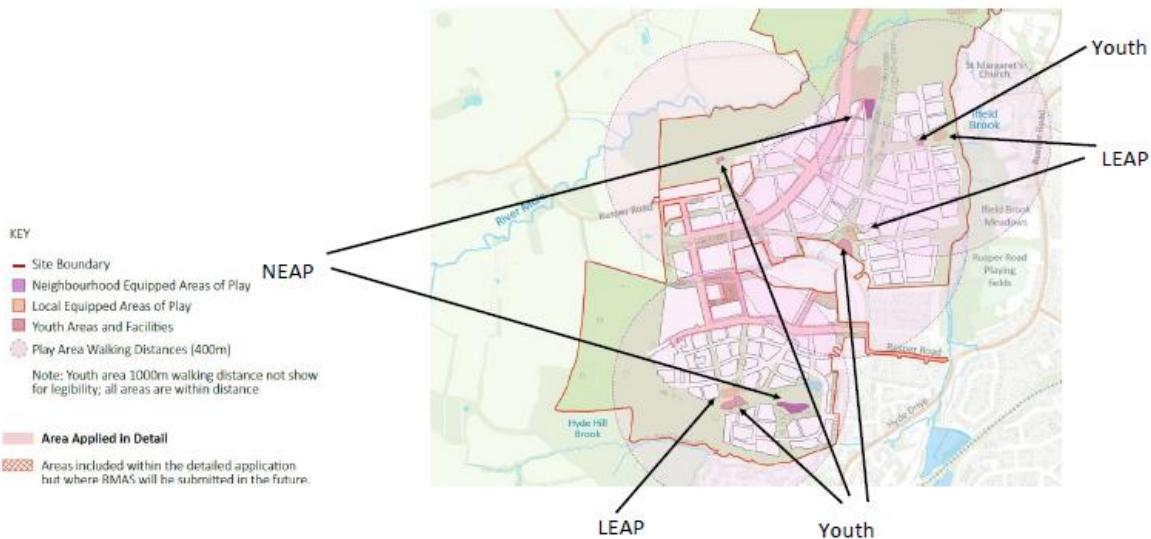
Please provide a scaled plan of neighbourhood parks showing the dimensions of pitches and the proximity of attenuation basins and woodland to the edge of the pitches.

- 4) All play areas and youth activity areas must be able to support the buffer zones detailed in the OSSR. This ensures that exciting play spaces can be provided and they are not compromised in their scale when placed very close to housing.

Show the required buffers on LEAPs, NEAPs, MUGA's and Youth Activity Areas.

5) There appears to be a difference between DAS figure 134 and the parameter plan. This may be an issue with the colour use again, however we need to be certain of the intention.

Please ensure that these plans match with each other and make it clear, what type of play facility / youth facility is proposed.



Provision of youth facilities

Page 49 of the DAS looks at the existing play spaces and parks in Crawley. This needs to be expanded to include a review of the types of spaces for young people (teenagers) to use. This will help to ensure the type of youth activity areas provided across the new development complement the existing youth activity areas.

The approach to amenity spaces near to housing (DAS 6.3.6) is appreciated and meets with the Council's aspirations for providing inclusive spaces for all which have good passing surveillance.

When considering the design of youth facilities, gender inclusive design principles must be applied including:

- ***Creating varied types of spaces: active, social, creative, reflective***
- ***Ensuring location, visibility, lighting and layout promote safety for all genders***
- ***More seating, shelters and informal gathering areas that support social gatherings***

Dual use of school facilities for public/community

The Infrastructure Delivery Plan pg. 68 Leisure and Sport states that a Community Use agreement will be sought for dual use of the facilities. In practice we do not believe that this will work and these facilities should not be counted within the open space quantity provision.

Ensure that school land is not included within public open space quantities.

ANY RECOMMENDED CONDITIONS:

None at the moment

NAME:	Anna Chapman Parks and Countryside Development Manager
DEPARTMENT:	Parks and Countryside
DATE:	27/11/2025