

From: Anna.Chapman <Anna.Chapman@horsham.gov.uk>
Sent: 29 January 2026 18:10:42 UTC+01:00
To: "Nicola.Pettifer" <Nicola.Pettifer@horsham.gov.uk>
Subject: RE: DC/24/1676 New Place Nurseries

Hi Nicola

In short – no we're not happy that Fields in Trust overrides OSSR. The OSSR took into account FiT guidelines and also applied local 'in practice experience', which determined our final recommendations. The problem with such a close proximity to the housing is that the play area ends up causing a nuisance to the residents who are very close to it. It's far more successful to push the boundary away from the housing and for children to be able to enjoy themselves without causing a nuisance to nearby residents.

The fencing of the BNG seems very odd. It feels like it's a compromise, because it's isolating the BNG area from the adjacent graduated hedge boundary and it's likely to create a circular dog walking area. I haven't looked at the quantity provision, but it's likely to impact that. If it doesn't need to be amenity space, then doesn't it make more sense to just fence the outer boundary so that there's a graduated edge to the BNG?

I can write my thoughts up properly next week, but definitely need to go back on the FiT.

Regards

Anna

Anna Chapman

Parks and Countryside Development Manager

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Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

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From: Nicola.Pettifer <Nicola.Pettifer@horsham.gov.uk>
Sent: 22 January 2026 13:25
To: Anna.Chapman <Anna.Chapman@horsham.gov.uk>
Subject: RE: DC/24/1676 New Place Nurseries

Hi Anna

We've got a revised land use plan (rec'd 22nd Jan 2026) , and a detailed play area masterplan (rec'd 23rd Dec, 2025) which may be of interest, and may respond to some of your earlier points raised. The overall current land use plan results in some 0.75ha less open space than the consented outline scheme. No land budget provided insofar as the typology / requirements as previously requested.

No details of the Pump track have been provided, but we can secure this by condition.

The applicants refer to the use of **Field In Trust guidance (2024)** in place of our OSSRR in responding to the fact that the LEAP is closer than the advised 20m buffer to plot 120. Whilst we can condition the detailed design and planting, the siting of it would become fixed by way of the current application if permitted, including the distance off Plot 120. Are we happy that the Field in Trust overrides our OSSRR?

They have also enclosed the 'Country Park', saying that this was now part of their BNG provision. I queried this (in blue) as they are not required to provide BNG, and the response was as follows (in red):

- *Why is the country park now fenced? Where are the mown paths around it for the expected recreational uses* The mown footpath is still detailed on the detailed landscaping sheets. The area will need to be fenced as part of our biodiversity net gain strategy. BRSC will be responsible for ensuring the 10% gain is maintained for the next 30 years and this ensures there is limited damage from being trampled / mown / run over *The provision of a countryside park, to be transferred to a ManCo, or the Parish council, is embedded within the s106 agreement, which is to be made available to the public. As the outline application pre-dates the BNG requirement, there is no expectation for the site to provide on-site BNG*
I apologise for the confusion but this is an internal business commitment Biodiversity | Barratt Redrow Commercial Support where we committed to deliver BNG and the management of the space as such would form part of the handover contract. The space will be handed over as you identified, and will still be publicly available and accessible via the gate, and the fencing will be a preventative measure for any damage from the pump track / bikes etc to retain the planting. As mentioned, the route around the perimeter is still proposed. I hope this provides clarity as to why we wish to retain the post and rail fence

I'd be keen for your comments on this one, please.

Many thanks
nic

Nicola Pettifer

Senior Planning
Officer

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From: Anna.Chapman <Anna.Chapman@horsham.gov.uk>

Sent: 22 January 2026 13:06

To: Nicola.Pettifer <Nicola.Pettifer@horsham.gov.uk>

Subject: DC/24/1676 New Place Nurseries

Hello Nicola

I notice we've been consulted on the above application again. Is there anything specific that you need me to look at?

Regards

Anna Chapman

Parks and Countryside Development Manager

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