



SPORTS HUB, MOWBRAY

APPLICATION FOR RESERVED MATTERS

Planning and Compliance Statement

On behalf of **Legal & General (Strategic Land North Horsham) Limited**

Document Control Sheet

Project Name: Sports Hub, Mowbray
Project Ref: 333102644
Report Title: Planning and Compliance Statement

	Name	Position	Signature	Date
Prepared by:	James Taylor	Planner	JT	16/12/2025
Reviewed by:	Alex Jones	Planning Director	AJJ	17/12/2025
Approved by:	Alex Jones	Planning Director	AJJ	17/12/2025
For and on behalf of Stantec UK Limited				

Revision	Date	Description	Prepared	Reviewed	Approved
01	17/12/25	Draft 01	JT	AJ	AJ

This report has been prepared by Stantec UK Limited ('Stantec') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which Stantec was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). Stantec accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.

CONTENTS

	Page No
1. INTRODUCTION AND OVERVIEW	1
2. PLANNING HISTORY AND BACKGROUND	3
Strategic Allocation	
Outline Planning Permission	
Non-Material Amendments	
Sports Hub and Pavillion	
3. PROPOSED DEVELOPMENT	5
Description of Development	
Pre-Application Consultation	
4. SCOPE OF APPLICATION AND SUBMISSION	8
5. PLANNING POLICY	9
6. CASE FOR DEVELOPMENT	13
Principle of Development	
Consistency with OPP Parameters	
S106 Agreement	
Matters of Detail	
<i>Design</i>	
<i>Landscape</i>	
<i>Ecology</i>	
<i>Highways and Parking</i>	
<i>Energy and Sustainability</i>	
<i>Drainage – Surface Water and Foul</i>	
<i>Trees</i>	
<i>Community Use and Facilities Management</i>	
7. COMPLIANCE DESIGN DOCUMENT	25

1 INTRODUCTION AND OVERVIEW

- 1.1 This Planning Statement has been prepared by Stantec UK Limited (**'Stantec'**) on behalf of Legal & General (Strategic Land North Horsham) Limited (**'L&G'**) in support of the accompanying application for the approval of Reserved Matters (the **'Application'**) for the provision of a Sports Hub, pavilion, and associated development (the **'Development'**).
- 1.2 L&G acquired majority control of the strategic site known as 'Mowbray', formerly known as 'Land North of Horsham', from Liberty Property Trust UK Limited (**'Liberty'**) in December 2018. The Site is allocated within the Horsham District Planning Framework (2015) to provide, *inter alia*, at least 2,500 new homes alongside a new business park, local centre, sports and recreation facilities and schools (Policy SD1).
- 1.3 An application for outline planning permission was submitted on behalf of Liberty in August 2016 and approved subject to conditions and accompanied by a S106 Agreement on 1 March 2018 (LPA reference DC/16/1677; the **'OPP'**) for a mixed-use strategic development as follows:

'Outline planning application with all matters reserved except access for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure.'

- 1.4 L&G is committed to the timely delivery of the Development and has secured the discharge of conditions for site-wide, phase-wide and pre-commencement matters along with applications for Reserved Matters approval for infrastructure to create serviced land parcels within Phase 1 of the Development.
- 1.5 Reserved Matters approval was granted for the Sports Hub, a Sub-Phase located to the east of Phase 1, on 22 December 2022 (LPA reference DC/22/1026) with a separate Reserved matters approval for the Pavillion granted 25 April 2024 (LPA reference DC/23/1980). Since the approval of these applications, the Applicant has engaged in extensive discussions with Roffey Football Club (**'Roffey FC'**) who are seeking to take forward the long-term management of the Sports Hub and Pavilion. To facilitate this, Roffey FC is seeking to upgrade and refine the previously approved scheme.
- 1.6 This Reserved Matters Application (**'RMA'**) therefore seeks an amended Reserved Matters approval for the Sports Hub and pavilion together. The proposal includes internal accesses, landscaping, foot/cycle paths, car and cycle parking and drainage including attenuation basins as well as the following sports facilities (as required by the S106):
- Two grass football pitches
 - One artificial grass football pitch
 - Cricket wickets
 - Three Multi-Use Games Areas (**'MUGAs'**)

- Skate Park
 - Mountain bike trail
 - Associated car and cycle parking
- 1.7 This Reserved Matters Application comprises the Sports Hub Phase up to, but not including, the Bush Lane Bridleway as shown on the Phasing Plan approved pursuant to the OPP; reference 2153A-507E.
- 1.8 The description of development for this RMA is as follows:
- Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the Sports Hub including Pavilion and covered spectator stands, ancillary amenity buildings, access roads, landscaping, foot/cycle paths, car and cycle parking, and drainage including drainage basins, and associated infrastructure***
- 1.9 Condition 48 of the OPP requires a 'Compliance Design Document' to be submitted with each application for Reserved Matters approval. The wording of the condition is as follows:
- 48. Each Reserved Matters application submitted pursuant to this planning permission shall be accompanied by a design document which demonstrates how the Reserved Matters application is in compliance with the approved Design & Access Statement, Landscape & Visual Impact Assessment, Phase Wide Design and Landscape Strategy, Phase-Wide CEMP, Site-Wide Cycling Strategy, Site-Wide Surface Water Drainage Strategy, Phase-Wide Ecological Management and Mitigation Plan (hereafter called the Compliance Design Document).***
- 1.10 This Planning and Compliance Statement provides a Planning Statement identified as a validation requirement for all Major development. It also includes the Compliance Design Document required by Condition 48 of the OPP at Section 7.

2 PLANNING HISTORY AND BACKGROUND

Strategic Allocation

- 2.1 The Site is the subject of a strategic allocation within the Council's adopted local plan: the Horsham District Planning Framework (2015; '**HDPF**'). Policy SD1 (Strategic Policy: Land North of Horsham) allocates the Site for a 'mixed use strategic development to accommodate at least 2,500 homes and associated infrastructure' (page 67). In addition to new homes, Policy SD1 clarifies that the 'associated infrastructure' would include a business park, local centre, land for new schools, land safeguarded for a new railway station adjacent to the business park and open space, sport and recreation facilities.

Outline Planning Permission

- 2.2 Following the allocation of the Site through the HDPF, Liberty applied for outline planning permission for the strategic development of the Site having regard to the principles outlined in Policy SD1. The OPP was submitted to the Council in August 2016 and approved on 1 March 2018.
- 2.3 The OPP was granted subject to 64 conditions as set out in the decision notice. A legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) ('**S106**') was completed prior to the grant of the OPP and is dated 1 March 2018 ('the S106').
- 2.4 The OPP was accompanied by an Environmental Impact Assessment (Environmental Statement dated July 2016 with March 2017 Addendum; the '**ES**').

Non-Material Amendments

- 2.5 Several applications pursuant to S96A of the Town and Country Planning Act 1990 (as amended) have been submitted and approved to vary elements of the OPP. The following S96A applications are relevant to the Sports Hub.
- 2.6 The first S96A was submitted to the Council on 8 May 2019 (LPA reference DC/19/0984). This sought to secure non-material amendments to correct drafting errors and streamline condition triggers and was approved on 12 June 2019.
- 2.7 The most recent set of parameter plans were approved pursuant to S96A submitted on 10 June 2024 (LPA reference DC/24/0876), which amended the Land Use Parameter Plan and Green Infrastructure Parameter Plan to amend details of the parameters around the existing dwelling known as Squirrels.

Sports Hub and Pavillion

- 2.8 An application for the approval of Reserved Matters relating to the Sports Hub (LPA reference DC/22/1026) pursuant to the OPP was approved dated 22 December 2022. The description of development as included on the decision notice is as follows:

Reserved Matters Application for the provision of a Sports Hub including access, a substation, landscaping, foot/cycle paths, car and cycle parking, and

drainage including drainage basins, realignment of Channells Brooks and a foul pump station, pursuant to Condition 5 of approved outline application DC/16/1677 (mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m²), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure)

- 2.9 This application did not include details of the Pavilion, for which a separate application for the approval of Reserved Matters was submitted on 30 October 2023 (LPA reference DC/23/1980), and subsequently approved on 25 April 2024. This application related solely to the Pavilion, as the approved description allows:

Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the Sports Pavilion.

- 2.10 Following the approval of the Reserved Matters application for the Pavilion, a S96A was submitted (LPA reference DC/24/0917) to amend details of the Sports Hub RMA, predominantly in relation to landscaping to ensure consistency of the Sports Hub Reserved Matters application with the Ecological Mitigation and Management Plan of the Pavilion RMA.

3 PROPOSED DEVELOPMENT

Description of Development

3.1 Reserved Matters approval is now sought for an amended Sports Hub and pavilion together, including access, landscaping, foot/cycle paths, car and cycle parking, drainage including drainage basins, and associated infrastructure.

3.2 Reserved Matters approval pursuant to the OPP is sought for the following works:

Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the Sports Hub including Pavilion and covered spectator stands, ancillary amenity buildings, access roads, landscaping, foot/cycle paths, car and cycle parking, and drainage including drainage basins, and associated infrastructure

3.3 The details of the proposals are as follows:

- Provision of three Sports Pitches including a 3G pitch in accordance with the Sports Pitches Specification in the S106 and upgraded to Football Association ('FA') standard. Grass pitches designed to accommodate two wicket cricket pitch/ two full sized football pitches
- Provision of a Mountain Bike Skills Track as per the Mountain Bike Trail Specification in the S106 and as previously approved
- Provision of three Multi Use Games Areas ('MUGAs') in broad accordance with the S106
- Provision of a skate park (500m²) as specified in the Youth Facilities Specification in the S106 and as previously approved
- Provision of a Sports Pavilion
- Landscape proposals including tree, shrub and wildflower planting and ecological features such as bird and bat boxes, dormouse scrub and log piles
- Car and cycle parking
- Drainage attenuation basin and associated infrastructure
- Two covered spectator stands with toilet facilities

3.4 Reserved Matters approval has been granted for both the Sports Hub (LPA reference DC/22/1026) and pavilion (LPA reference DC/23/1980) previously under two separate RMAs. This RMA combines the proposals, and seeks approval for both the Sports Hub and associated development, and the pavilion, with some minor amendments to facilitate Roffey FC taking on long-term management and upgrade the artificial grass pitch to Football Association standard:

- Two MUGAs combined to create a single larger artificial grass pitch

- Reduction in the number of home/ away changing rooms in the pavilion from three to two
 - Increase in bar/ social space area within the pavilion and reconfiguration of internal layout so that bar/ social space faces west
 - Minor external alterations to the pavilion
 - Addition of standalone W/C building
 - Changes to fencing and boundary treatments
 - Addition of two covered spectator stands
 - Turnstiles to the artificial grass pitch for competitive matches
- 3.5 No changes are proposed to the access arrangements, car parking, servicing, the other 2No. MUGAs, grass football / cricket pitches, skate park, mountain bike track, or SuDS basin.
- 3.6 For the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), an application for approval of Reserved Matters is defined as a 'subsequent application' (Regulation 2(1)). Whilst the OPP was accompanied by the ES, the proposals fall below the relevant thresholds for Schedule 2 Development and are not anticipated to give rise to significant environmental effects that were not assessed through the OPP and ES. As such, a Screening Opinion has not been sought for these proposals. Pursuant to Regulation 9, it is envisaged that the Council will Screen the proposals upon submission.

Pre-Application Consultation

- 3.7 The extant Reserved Matters application (LPA reference DC/22/1026) was guided by extensive engagement with HDC, West Sussex County Council, Sport England, and a Parish Liaison Group. Whilst the revised scheme proposes relatively minor changes, additional consultation with HDC including parks and sports Officers has been undertaken. L&G is working in partnership with Roffey FC and holds regular collaboration meetings with them.
- 3.8 HDC were supportive of the scheme in principle, though requested further information in relation to the following;
- Details of Roffey FC management of the Sports Hub and the existing facilities on Bartholomew Way.
 - Management plan detailing how the pitches and changing facilities would be managed to assist the case for losing one set of home/ away dressing rooms, and how male and female separation would be maintained.
 - Roffey FC's intentions for wider community use, lettings, events, including for Horsham Youth League teams.
 - Confirmation as to whether Roffey Cricket Club are involved on the cricket pitches for summer use.

- Clarity on the management arrangements for the Sports Hub, i.e. which parts Roffey FC, L&G or a Management Company would be responsible for.
- A management strategy for alternative parking locations, management and stewarding to account for the expected uplift in attendees to the facilities, notably on matchdays.

3.9 This information is included in part in this Planning Statement. A **Roffey FC Management Plan** and **Draft Community Use Agreement** have been submitted alongside this application which provide the requested additional information.

4 SCOPE OF APPLICATION AND SUBMISSION

- 4.1 Reserved Matters approval is required for the proposals. There are several conditions that set out the information required for submission as part of each Reserved Matters application. Additionally, a further four conditions need to be discharged/ partially discharged prior to commencement. **Table 1** summarises the relevant conditions.

Condition No.	Condition Title
RM Requirements	
5	Reserved Matters
47	RM Roads, Footpaths, Cycleways etc.
48	RM Compliance Design Document
49	RM Ecological Mitigation and Management Plan
50	RM Landscape Scheme
52	RM Tree Survey and Arboricultural Implications Assessment
54	RM Surface Water Drainage Strategy
55	RM Foul Water Drainage Strategy
61	Car and Cycle Parking Strategy
62	Sensitive Lighting Strategy
63	Sports Hub Sensitive Lighting Strategy

Table 1: Reserved Matters Requirement Conditions and Conditions to be Discharged

5 PLANNING POLICY

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.
- 5.2 The development plan comprises:
- Horsham District Planning Framework 2015 ('**HDPF**')
- 5.3 Material considerations include:
- National Planning Policy Framework 2024 (as amended; '**NPPF**')
 - Planning Practice Guidance (last updated February 2024; '**PPG**')
 - Local Supplementary Planning Documents ('**SPDs**')

Adopted Planning Policy

- 5.4 Land North of Horsham is identified as a strategic allocation in the Horsham District Planning Framework to deliver a mixed-use development (Policy SD1). The key development principles outlined in Policy SD1 can be summarised as:
1. High quality, sustainable, mixed-use community with its own identity and character but connected to Horsham
 2. Locally distinctive and unique through its architecture, urban and landscape design
 3. Legible layout that facilitates modes of sustainable travel
 4. Minimal impact on existing transport network with new crossings of the A264
 5. Business Park
 6. Safeguarded land adjacent to the business park for a new parkway railway station
 7. Local centre including shops, healthcare and community facilities
 8. Homes of different sizes, types and tenure to meet local needs
 9. Two primary schools and a site for a secondary school together with provision for Special Education Needs
 10. Open space, sport and recreation facilities
 11. Strong landscape buffer
 12. Sequential approach to flood risk
- 5.5 Additional policies that specifically relate to the Land North of Horsham are SD2 to SD9. These policies set out more detailed provisions for the Site in respect of, *inter alia*, employment, the local centre, housing, sports, landscape, design, education and transport.
- 5.6 These Reserved Matters proposals provide sports and recreation facilities, drainage infrastructure and landscaping. The key adopted policies in this regard are:

Policy SD5: Open Space, Sport and Recreation

This policy requires the provision of Open space, sport and recreation within the development at Land North of Horsham. High quality formal and informal open space shall be provided and should have an appropriate split between formal and informal space to meet local needs. The distribution of open space should be structured so it is easily accessible and create parks, green linkages and community focal points which are suitable for a wide range of activities for all ages and interests.

Policy 24: Environmental Protection

The environmental quality of the district is to be protected from development impacts through, inter alia, the minimisation of air pollution and greenhouse gas emissions, and the prevention of contaminated run-off to surface water sewers.

Policy 25: The Natural Environment and Landscape Character

Protects the landscape and natural environment from inappropriate development and seeks to protect, conserve and enhance the landscape, maintain and enhance the Green Infrastructure Network, ensure no net loss of biodiversity, delivering net gains where possible, and maintains and enhances the existing network of geological sites.

Policy 31: Green Infrastructure and Biodiversity

Requires development proposals to contribute to the enhancement of existing biodiversity and the creation of new habitats where possible. Any trees lost as a result of the development are to be replaced.

Policy 32: Quality of New Development

Development is expected to reflect an understanding of local, physical, social, economic, environmental and policy context for development.

Policy 33: Design Principles

Several principles set out within this policy. Relevant to this application, the appearance of development is required to respond to built surroundings and landscape features, offer a high standard of landscaping, and presume in favour of retaining existing landscape and natural features.

Policy 35: Climate Change

Supports development which makes a clear contribution in adapting to climate change, including measures which reduce energy use in construction (1), provide appropriate flood storage capacity (1), support the use of sustainable transport methods (4) *inter alia*.

Policy 37: Sustainable Construction

Requires proposals to seek sustainable improvements by introducing design features to minimise vulnerability to flooding and heatwave events (3), encourage walking, cycling and other forms of sustainable transport (5), and incorporate measures to improve biodiversity value (8).

Policy 38: Flooding

Sets of how development which could result in increased flood risk should incorporate the use of SuDS features to mitigate that risk (3), and in doing so, should consider the importance of local ecological resources such as water quality and biodiversity (4). Drainage techniques that mimic natural drainage patterns and manage surface water close to source should also be adopted (5).

Policy 39: Infrastructure Provision

This policy highlights that in the event of need for additional capacity, the infrastructure will need to be provided in time to serve the development (or relevant phase) to ensure the existing environment or amenities are not adversely affected (2).

Policy 40: Sustainable Travel

Supports developments which maintains and improves existing transport system by road, rail and cycle (2), is integrated into the wider network of routes (3), includes opportunities for sustainable transport to cut emissions (4), located where there are a range of transport options available (5), minimises conflict between traffic, cyclists and pedestrians (6), and provides safe and suitable access for vehicles, pedestrians, cyclists (9).

Policy 43: Community Facilities, Leisure and Recreation

The policy supports the provision of new or improved community facilities or services to meet the identified needs of local communities and or contribute to the provision of Green Infrastructure.

Emerging Planning Policies

- 5.7 The Council commenced a review of its local plan in 2018. Regulation 18 consultation took place in February/ March 2020. Regulation 19 consultation took place between January 2024 and March 2024 and the Submission Version Local Plan was submitted to the Secretary of State for Examination in August 2024. The initial hearing sessions were held in December 2024, and the Inspector subsequently wrote to HDC to recommend withdrawal of the draft Plan (see letter dated 4 April 2025) on the basis that Duty to Cooperate had not been met.
- 5.8 However, the Written Ministerial Statement on Reforming Plan Making and the Minister of State's letter to the Planning Inspectorate of 27 November 2025 sets out that the Government's intention is to abolish the Duty to Cooperate in the plan-making system.
- 5.9 Considering this, and Natural England's withdrawal of their water neutrality position statement, the Planning Inspectorate has re-opened the possibility to continue examination of the Submission Local Plan with higher growth targets. It is understood that the LPA and the Planning Inspectorate are to arrange for a procedural / exploratory meeting in February 2026 with a view to progress the Local Plan proceedings.
- 5.10 NPPF (2024) paragraph 49 states increased weight can be attributed to the emerging policies as they progress towards adoption depending on the extent of unresolved objections. Whilst discussions between HDC and the Planning Inspectorate may continue, the examination remains at very early stages, and it is not clear how previous objections will be overcome. Very limited weight can currently be attributed to its policies.

Biodiversity Net Gain

- 5.11 As of 12th February 2024, all new major development is mandated to achieve a minimum 10% Biodiversity Net Gain, as set out within the Environment Act 2021 and Schedule 7A of the Town and Country Planning Act 1990. However, the submission of the OPP predates the BNG regulations so there is no statutory requirement for 10% BNG to be delivered by this RMA.

6 Case for Development

Principle of Development

- 6.1 The principle of the strategic development of the Site is established through the allocation and subsequent OPP. As such, only matters of detail are to be considered or as required specifically by condition.
- 6.2 The development proposed within this RMA is similar to those approved within previous applications for the Sports Hub, approved 22 December 2022 (LPA reference DC/22/1026), and the Pavillion dated 25 April 2024 (LPA reference DC/23/1980), albeit with minor amendments to matters of detail. Elements of the Sports Hub RMA have been implemented, and the Pavilion remains in time. Both permissions therefore remain extant.

Consistency with OPP Parameters

- 6.3 Condition 2 of the OPP requires that the detailed design of the development proposed through Reserved Matters applications 'shall have regard to, and broadly accord with, the principles set out in the following parameter plans and supporting documents. The Parameter Plans have been amended since the OPP was approved through S96A submissions. The relevant Parameters are therefore set by the S96A application of LPA reference DC/24/0876, dated 27 June 2024, and are as follows:
- Land Use Parameter Plan (2153A-100Q)
 - Density (drawing reference 2153A-101P)
 - Building Heights (drawing reference 2153A-102S)
 - Movement and Access (drawing reference 2153A-103S)
 - Green Infrastructure (drawing reference 2153A-105R)
- 6.4 The land within which these proposals is located is identified as Sports Hub on the Land Use Parameter Plan (100Q). The Movement and Access Plan (103S) identifies a new pedestrian and cycle access from an existing bridleway (No. 1585) and from adjacent to the Foot/ Cycle Bridge over the A264 running east-west towards the future Employment Land adjacent to the Sports Hub on its eastern side. Vehicular access to the Sports Hub is shown on the Parameter Plans as coming from the northwest across the Bush Lane Bridleway. The Green Infrastructure Parameter Plan (105R) identifies a Sports Hub, attenuation ponds along the A264 and to the west of the left-in, left-out ('**LILLO**') from the A264 and ancient woodland to the north with Channells Brook running along the north, south, east and west of the land.
- 6.5 The Movement & Access Parameter Plan envisaged access to the Site coming from the northwest, through part of Phase 1 and across the existing Bush Lane Bridleway. The extant Sports Hub RMA approved vehicular access from the south-east, utilising the LILLO from the A264. The LILLO was approved in detail by the OPP and has been built out. The vehicular access to the Sports Hub,

SUDS Basin adjacent to the LILO and culvert are also largely complete and do not form part of the revised proposals to the remaining Sports Hub area.

- 6.6 The proposed works for which Reserved Matters approval is sought comprise the Sports Hub and pavilion, along with associated infrastructure and landscaping. The proposal demonstrates broad accordance with the approved parameters, as assessed through the ES.
- 6.7 Details of compliance with the Design and Access Statement submitted in support of the OPP and the Landscape and Visual Impact Assessment comprised within the ES and subsequent reports/assessments prepared pursuant to conditions of the OPP are set out in the Compliance Design Document at Section 7.0 of the Statement.

S106 Agreement

- 6.8 The OPP was granted subject to a S106 Agreement. Schedule 4 refers to Green Infrastructure and sets out that the Sports Hub Masterplan should be submitted to and approved by the Council prior to the occupation of the 350th Housing Unit (see Schedule 4, Part 2, paragraphs 1.1 and 1.2). The Sports Hub is required by the S106 to comprise a Sports Pavilion, 4 MUGAs, Sports Pitches, a Youth Facility, a Mountain Bike Trail and ancillary parking. Whilst this RMA proposes three MUGAs, this is a result of two of the four MUGAs approved under the previous Sports Hub RMA being merged into one. The overall area of the MUGAs remains the same, albeit the number reduces to three. Nonetheless, the proposal maintains the spirit of the S106 requirements. All required sporting facilities are therefore provided for within the submitted proposals.
- 6.9 The S106 requires the following to be submitted and approved by HDC prior to commencement of the Sports Hub, Youth Facility and the Mountain Bike Trail as follows:
- Prior to commencement of the Sports Hub:
 - Sports Pavilion Specification, details of the Sports Hub Temporary Facilities Strategy, the Sports Hub Car Parking Strategy and Sports Hub Landscaping Strategy (see Schedule 4, Part 2, paragraphs 1.4 and 1.5)
 - Sport Pitches Specification (see Schedule 4, Part 3, paragraphs 1.2 and 1.3)
 - MUGAS Specification (see Schedule 4, Part 4, paragraphs 1.2 and 1.3)
 - Prior to commencement of the Youth Facility:
 - The owner to confirm in writing to the Council that it will provide a Skate Park
 - Youth Facility Specification (see Schedule 4, Part 8, paragraphs 1.2 and 1.3)
 - Prior to the commencement of the Mountain Bike Trail:
 - Details of appointment of a specialist design consultant
 - Mountain Bike Trail Specification (see Schedule 4, Part 9, paragraphs 1.1 and 1.2)

- 6.10 The proposed Sports Pitches, MUGAs, Skate Park and Mountain Bike Trail have been designed to comply with the Green Infrastructure standards as set out in Appendix 8 of the S106 and are largely unchanged from those previously approved.
- 6.11 The S106 also requires the Youth Facility and Mountain Bike Trail to be inspected by the Royal Society for the Prevention of Accidents ('RoSPA') and submit the post installation report and assessment to the Council within 5 Working Days of receipt prior to practical completion with annual inspections until these facilities is transferred to the Council or its Nominee (See Schedule 4, Part 8, paragraphs 1.7-1.10 and Part 9, paragraphs 1.6-1.9). This will be carried out at the appropriate time.

Matters of Detail

- 6.12 The matters of detail to be assessed are:
- Design
 - Landscape
 - Highways and Parking
 - Energy and Sustainability
 - Drainage – Surface Water and Foul
 - Trees
 - Ecology
 - Community Use and Facilities Management

Design

- 6.13 Policy 32 requires new developments provide high quality and inclusive designs and, in particular, are expected to provide attractive, functional and accessible environments, and contribute to a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings.
- 6.14 Policy 33 furthers these expectations and seeks to ensure that the scale, massing and appearance of the development is of a high standard of design and layout, relates sympathetically with built surroundings, landscape, and open spaces, and uses high standards of building materials, finishes and landscaping.
- 6.15 The proposed pavilion remains similar to that previously approved pursuant to RMA reference DC/23/1980, albeit with minor amendments to external details and internal layouts.
- 6.16 Internally, the pavilion has been reoriented to make the most effective use of the space internally, including repositioning the bar / social space on the western side of the building, allowing views from the bar onto the sports facilities, most pertinently the 3G pitch facilitated by additional glazing. This amendment would create a more sensible spatial relationship between the pavilion and its social space, and the adjacent sports hub uses and offering increased passive surveillance.

- 6.17 Moreover, the changing rooms have been repositioned to benefit from natural light and ventilation. Kitchen, bar and refuse store relocated to the south of the building for more practical delivery and bin access, fire escape and natural light/ventilation.
- 6.18 Other minor amendments are proposed to external details, however the overall massing and scale of the pavilion remains the same as previously approved.
- 6.19 To provide the additional capacity required by Roffey FC and provide additional revenue as the club shifts to a more professional structure, two stands are provided on the eastern side of the 3G pitch. The stands are situated between the 3G and grass pitches, giving them a central position within the Site. The stands will be seen within the context of the pitches.
- 6.20 External toilets are now proposed to serve the stands of the 3G pitch and have been positioned between the stands and the central grass pitch.

Landscape

- 6.21 Condition 46 of the OPP requires landscape details for the landscape buffers as shown on the approved Strategic Landscape Buffers Plan are submitted with the first Reserved Matters application for each relevant sub-phase. Condition 50 sets out additional requirements, in that each Reserved Matters application is accompanied by a scheme of landscaping which accords with the principles of the approved Phase-Wide Design and Landscape Strategy.
- 6.22 Policy 33 of the HDPF seeks to conserve and enhance the natural and built environment by, in part, ensuring materials, finishes, and landscaping are of high quality.
- 6.23 It should be noted that the following landscaping scheme is similar to that proposed under the previous Sports Hub proposal, which remains extant.
- 6.24 The submitted **Sports Hub - Landscape Statement** details how the landscape strategy for the Sports Hub meets or exceeds the principles of the S106 Green Infrastructure Standards.
- 6.25 The SuDS basin would be multifunctional and has been designed with gently sloping sides to allow safe access and egress, and low-flow channels in the centre. This is in compliance with Annexe 3 of the NPPF, which categorises “amenity open space” and “outdoor recreation” as water-compatible development.
- 6.26 Open space is to be provided within the Sports Hub outside of the sports facilities and parking, proposed as grassland. The grassland is intended to offer buffers to the adjacent woodlands and will be maintained to enhance the ecological value of the land, though also preclude weed growth.
- 6.27 Large tree species will be strategically placed to create focal points within the Site and create a strong landscaped appearance. Tree lines are proposed along the north/south route and around grass pitches, with smaller trees flowering trees proposed near the Site entrance and skate park. The same is proposed for the car park, though formal ornamental planting and clipped hedging is also proposed.
- 6.28 The footpaths and roadways around car park and along the primary east/west route are proposed as tarmac with most of the parking bays using a reinforced gravel creating a formal aspect. The

primary north/south route is proposed as coloured tarmac creating a more rural aspect as it moves north and joins Bush Lane.

- 6.29 A more natural and informal approach has been taken to the planting around the east-west cycle route through the Site, and around the bike track. Mixed native trees are proposed to be planted intermittently along the route with native shrubs used to implement natural soft screening between the path and carpark.
- 6.30 Along the northern boundary and in the southwest corner of the site is proposed dormouse mitigation planting. A combination of Hazel scrub (*Corylus avallena*) and Bramble and Honeysuckle scrub (*Rubus fruticosus* and *Lonicera periclymenum*) edged with a mixed native hedge. This would enhance the biodiversity within the site in accordance with the ecological strategy of the OPP.

Ecology

- 6.31 HDPF Policies 25 and 31 seek to ensure new developments maintain, enhance and create new green infrastructure and ecological networks, to ensure no net loss of wider biodiversity, and to provide biodiversity net gain where possible.
- 6.32 The OPP was supported by an outline Ecological Mitigation and Management Plan (2016; 'OEMMP') which provided details of how the impact of the development on ecology would be avoided, mitigated and/ or compensated. The aim of the OEMMP was to provide an overarching guide and framework for the delivery of detailed Ecological Mitigation and Management Plans ('EMMP') for each development phase as they come forward. The OEMMP, along with the results of detailed ecological surveys carried out within Phase 1 during 2018 and 2019, have been used to inform the detailed Phase-Wide EMMP for Phase 1 (July 2020) as required by Condition 12 of the OPP. This was approved in October 2020 (HDC reference DISC/20/0224). The objectives of the Phase 1 EMMP are to:
- Ensure avoidance and mitigation measures are implemented during construction to minimise adverse effects upon protected species;
 - Manage/mitigate for the urbanising effects of the development on habitats and species and ensure their long-term protection and management post-construction;
 - Ensure the habitats within the scheme are connected and permeable to allow species to pass through the site;
 - Ensure the proposed planting (which will primarily comprise native species) will enhance the biodiversity and nature conservation interest of Phase 1;
 - Provide a biodiversity resource which is valued by local residents, and which can deliver nature-related education to residents and other visitors; and
 - Establish a programme of monitoring and reporting.
- 6.33 Condition 13 of the OPP requires the submission of a phase-wide EMMP prior to commencement of development within that Phase and shall be based on up-to-date ecological surveys and information, and support protected and notable species, including measures for the mitigation and compensation measures for any potential impacts of the development.. Condition 49 sought further

detail and applies to any applications seeking approval of Reserved Matters. The EMMPs relevant to the Reserved Matters applications should align with the Phase wide EMMPs and incorporate additional or amended recommendations as may be required following up-to-date surveys. Details of protection of retained habitat and avoidance measures with regards to protected and notable species shall also be provided.

6.34 Condition 63 requires details of ambient light levels are provided to ensure that any external lighting serving the Sports Hub does not detriment surrounding vegetation and habitats.

6.35 The RMA submission is accompanied by an **Ecology Mitigation and Management Plan** which provides sufficient information to satisfy the above conditions.

Ecology

6.36 The submitted EMMP develops specific objectives for the Sports Hub from the objectives of the OEMMP;

- Ensure avoidance and mitigation measures are implemented during construction to avoid adverse effects upon protected species;
- Manage/mitigate for the urbanising effects of the development on habitats and species and ensure their long-term protection and management post-construction;
- Ensure the habitats within the scheme are connected and permeable to allow species to pass through the site;
- Ensure the proposed planting will enhance the biodiversity and nature conservation interest of the RMA and the wider development site;
- Provide a biodiversity resource which is valued by local residents, and which can deliver nature-related education to residents and other visitors;
- Establish and undertake a programme of monitoring and reporting post-construction.

6.37 Moreover, as required by Conditions 13 and 49, the EMMP has sought to ensure the findings of more recent reports from March 2022 and October 2025 are adopted into the mitigation and compensation measures, and that the earlier reports remain valid.

6.38 Following these surveys, a limited number of receptors have been identified, these being bats, nesting birds, dormouse, and higher value habitats (hedgerows and mature trees). The impacts on these receptors can largely be avoided, however some vegetation would need to be removed to facilitate access, for which mitigation is provided in the form of additional wildflower, wetland wildflower, tree and scrub planting.

6.39 The EMMP also provides mitigation and compensation measures for the construction phase of the development.

Lighting

6.40 External lighting is proposed on the 3G pitch and the three MUGAs. The pitches will be floodlit using LED luminaires to achieve a maintained average horizontal illumination level of 200 lux with a uniformity (Min/Ave) >0.6, in accordance with principal sports guidance and the requirements of

the S106. However, back guards will be fitted onto all lighting columns to minimise the amount of light spill onto retained habitats surrounding the lights.

- 6.41 Appendix 1 of the EMMP demonstrates average light levels within areas of retained vegetation to be < 1 lux, with a small area of exception in the north-west of the Reserved Matters area. The hours of the use of the flood lighting would be strictly controlled and, as bats are generally inactive during the period from early October until mid-April, increased light levels across the RMA resulting from the flood lights used until 21:15hrs could only potentially indirectly impact bats for a limited time from mid-April to the third week of May and from the first week in August until the end of September. As such, the hours of use for flood lighting within this application are proposed to extend to 21:15hrs between April and October, and 22:30 between November and March.

Highways and Parking

Parking

- 6.42 Condition 61 of the OPP requires each RMA is accompanied by plans and documentation demonstrating the number and location of car, motorcycle and cycle parking spaces to serve the respective reserved matters area.
- 6.43 Parking provision was assessed and deemed acceptable under the approved RMA for the Sports Hub. However, Roffey FC seeks to expand its operations and is likely to draw larger crowds than assessed for under the previous Sports Hub RMA, especially for high-profile games and festive fixtures, for example. Car parking provision has been revised with some assumptions having been revisited, and the requirements of Roffey FC taken into consideration within the submitted **Transport Statement**.
- 6.44 Provision for the bike track has been reduced as the approved Sports Hub RMA made allowance for up to 45 spectators. This has been deemed excessive, as the track allows up to 10-participants at any one time and it is assumed that the majority will travel by bike or on foot. As such, assumed spaces required for the bike track has been reduced to 5.
- 6.45 L&G have been in discussion with Roffey FC throughout the development of this application, which has allowed for their expected parking requirements to be assessed on a first principles basis.
- 6.46 Roffey FC do not expect to require more than 40 spaces for most of the week, which can easily be accommodated within the Sports Hub's on-site 84 car parking spaces.
- 6.47 Matchdays are likely to receive greatest demand for parking spaces, with matches usually played on Tuesday evenings, and Saturday and Sunday afternoons. Of these, festive fixtures and "big-games" (cup games, play-offs, etc) would generate the maximum demand which is estimated to be 250 spaces at peak. Including demand for the MUGAs (12 spaces), skate park (5 spaces) and bike track (5 spaces) when fully utilised, parking demand could reach 272 spaces.
- 6.48 A **Car Park Management Plan** is provided, which gives a strategy for meeting the additional expected capacity requirements by identifying additional local sites which could be used. The identified local sites could provide up to 420 spaces as shown in **Table 2**, easily meeting expected demand:

Table 2: Parking Strategy Sites and Provisions

Site	No. of Spaces
Sports Hub Car Park	84
Existing Roffey FC Site	50
Existing Roffey Robins FC Site	20
On-street parking	50
Bohunt School Public Car Park (Bailey Road)	88
Bohunt School Staff Car Park (Rusper Road)	48
Proposed Health Centre (Employment Land)	80
Total Capacity	420

Highways

- 6.49 Access into the Sports Hub is taken from the south-east, around 100m north of the completed left-in left-out junction which is the same as those previously approved. The internal layout has also not changed.

Energy and Sustainability

- 6.50 An **Energy Statement** and **Energy Performance Certificate** for the pavilion has been included within this RMA in accordance with Policy 36 of the HDPF, which requires demonstration and quantification of how commercial developments comply with the energy hierarchy. The energy hierarchy seeks to reduce energy consumption and improve energy delivery and sources through the lean, clean and green approach.
- 6.51 Proposals are required to make a clear contribution to mitigating and adapting to the effects of climate change through a range of measures given in Policy 36. These include reduced energy consumption during construction, improved energy efficiency, and use of renewables, for example. Policy 37 introduces the requirement for sustainable construction methods.
- 6.52 The fenestration has been designed as to optimise natural daylight to internal areas and passive solar gains while limiting overheating. When necessary, the building will be lit by energy efficient LED lighting, controlled by Passive Infrared and daylight dimming to reduce their usage when not needed.
- 6.53 Underfloor heating via a high-efficiency gas boiler will be used to heat the pavilion, while building fabrics will meet or exceed Building Regulations Part L standards to reduce heating demand.
- 6.54 The pavilion's showers will be provided hot-water via a high-efficiency gas-fired domestic hot water system. All other spaces will be provided hot water by instantaneous electric systems. Given the hot water demand from the pavilion showers, wastewater heat recovery systems will be installed to recover heat from showers' wastewater, which reduces hot water demand and CO₂ emissions in turn.
- 6.55 Mechanical ventilation with heat recovery systems will be adopted for changing and shower areas. Zonal extract ventilation is proposed in kitchens, WCs, and the accessible shower area.

- 6.56 PV solar panels are proposed on the pavilions south-facing roof-slope.
- 6.57 Cumulatively, the measures above deliver a 25.18% improvement above baseline CO₂ emissions and achieves an A-rated EPC.
- 6.58 The submission clearly demonstrates and quantifies compliance with the HDPF sustainability Policies 35, 36, and 37. Whilst the emerging Horsham District Council Local Plan 2023-2040 carries very limited weight at this time, the pavilion also complies with the higher tests contained therein, contributing to Net Zero ambitions.

Drainage – Surface Water and Foul

- 6.59 Paragraph 170 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 6.60 Policy 38 of the HDPF requires new development to be designed so that it can adapt to climate change and reduce vulnerability to flooding through the provision of appropriate flood storage capacity, green infrastructure, and Sustainable Drainage Systems ('**SuDS**') to reduce run-off and provide additional habitats (Policies 35 and 39). Chapter 17 of the ES assessed the implications of, and impact of the development on, surface water and hydrology. This was underpinned by a Flood Risk Assessment at Appendix 17.1 (June 2016; '**FRA**') which identified that the majority of the Site is located within Flood Zone 1, save for a small section immediately adjacent to Channells Brook within Flood Zones 2 and 3 (Section 3.1). In respect of surface water flooding, the FRA identifies the majority of the Site to be at 'very low' risk (Section 3.2).
- 6.61 To mitigate any future risk, the FRA advised that surface water would be appropriately managed, and provided an initial Drainage Strategy (June 2016) at Appendix F. Officers considered the proposed strategy of SuDS to manage flooding and surface water appropriate (see April 2017 Committee Report, paragraph 6.129). Condition 54 requires a Detailed Surface Water Drainage Strategy (consistent with the Site-Wide Strategy submitted pursuant to Condition 17) for each application for Reserved Matters approval.
- 6.62 A Drainage Statement was submitted and approved within the approved Sports Hub RMA. An updated **Drainage Statement** is enclosed within this RMA, which details the proposed alterations to drainage required to accommodate Roffey FC.
- 6.63 It should be noted that recent changes to the NPPF and national flood risk mapping do not affect the Sports Hub proposal, which is required to follow the principles of flood risk and surface water drainage established as part of the OPP.

Surface Water Drainage

- 6.64 As per Condition 54 of the OPP, each Reserved Matters application shall be accompanied by a Detailed Surface Water Drainage Strategy. This strategy shall demonstrate compliance with the principles of the Site-Wide Surface Water Drainage Strategy approved pursuant to Condition 17 of the OPP (see LPA reference DISC/19/0214).

- 6.65 The Site-Wide Surface Water Drainage Strategy aims to direct surface water discharge into the local network of watercourses across Mowbray. The same approach has been taken within the Sports Hub, with surface water run-off to be discharged into Channels Brook to the Sites south.
- 6.66 It is proposed to attenuate flows within an attenuation basin, supplemented with storage within pervious pavements and the sub-base of the MUGAs. This matches the strategy approved under application approved Sports Hub RMA. Surface water drainage infrastructure, including the attenuation basin, will remain private and be the responsibility of a management company or Roffey Football Club. The SuDS Management and Maintenance Plan provided within Appendix H of the Drainage Statement outlines typical maintenance tasks for drainage infrastructure within the Sports Hub. This plan will be implemented by a management company or Roffey FC upon completion of the related drainage works associated with the Sports Hub.
- 6.67 The surface water drainage strategy demonstrates that there will be no flooding for all storm events up to and including the 1 in 100-year storm event, with a 20% allowance for the effects of climate change. Flood risk on-site will not therefore increase either on-site or elsewhere as a result of the Development.

Foul Water Drainage

- 6.68 No changes are proposed within this RMA to the principles of the approved Site Wide Foul Water Drainage Strategy (August 2016) as approved under the OPP, which generally follows the topography of Mowbray to drain within natural catchments. Pumping stations are adopted where necessary.
- 6.69 Foul water from both the pavilion and toilet block discharge by gravity to an existing sewer, which is then to be pumped off-site by an existing pump station.

Trees

- 6.70 Policy 25 of the HDPF seeks to maintain and enhance the Green Infrastructure Network. Policy 31 requires development proposals to contribute to the enhancement of existing biodiversity and the creation of new habitats where possible, and requires any trees lost as a result of the development to be replaced.
- 6.71 A **BS:5837 Arboricultural Impact Assessment & Method Statement** is provided.
- 6.72 The assessment identifies dense, mature tree cover of high quality and amenity value on all boundaries of the Site, including an area of semi-natural and Ancient Woodland along the northern boundary (Bush Copse), which is also subject to Tree Preservation Orders.
- 6.73 Nonetheless, the scheme has been designed as to provide minimal impact on surrounding trees, and the development does not pose any incursion into the root protection areas of any trees as a result. As a result, the Development would not result in the loss of any trees, and, moreover, would enhance the appearance and amenity value of the Site through extensive additional planting illustrated in the submitted Landscape Proposals in clear compliance with Policies 25 and 31.

Community Use and Facilities Management

Facilities Management

- 6.74 Roffey FC currently occupy an existing ground on the southern side of the A264 at Bartholomew Way. The club intends to operate a two-site system, and a **Roffey MC Management Plan** has been provided within this application to provide insight into how this arrangement is intended to operate.
- 6.75 The strategy for operating two sites is to be adopted in aid of the club's ambitions of transitioning to a more professional structure, with the Sports Hub used to accommodate the larger crowds that the club is expected to draw on matchdays.
- 6.76 Roffey FC intend to create a high-standard women's football sector, fed by several junior sides. As part of these strategic ambitions, Roffey FC is in full support of facilitating the wider community use of the Sports Hub in recognition of the club's responsibilities to ensure new and existing residents benefit from the complex. The club recognises the need for synthetic pitch facilities such as those provided by the Sports Hub in the Horsham area, most significantly amongst the junior sectors. Roffey FC has strong links with Roffey Robins FC, Faygate FC, Horsham Tigers and Horsham Sparrows. It is in Roffey FC's interest as a senior football club to develop close "pathway" relationships with junior clubs such as these to ensure there is a constant supply of players into the senior teams once they reach the age of 17. This will be for both male and female teams and will aid the developing strategy for a push towards senior women's football.
- 6.77 The proposed Sports Hub scheme reduces the number of changing rooms in the pavilion from three sets of home and away, as previously approved, to two. HDC have advised the Management Plan should detail how the changing room facilities will be used to ensure that the reduction does not diminish the function of the facilities.
- 6.78 It should be noted that Roffey FC successfully operates both male and female teams at Bartholomew Way and always maintains separation between male and female changing rooms and W/C facilities.
- 6.79 The usage patterns of the existing facilities indicates that only senior and veteran teams use the showers. Juniors and girl's teams do not tend to use the facilities. Moreover, girl's teams are encouraged to arrive on site fully dressed in sports kit and so do not typically require the use of the changing rooms on match days.
- 6.80 Roffey FC have engaged with the Sussex FA at length for the reduction in the number of changing rooms. The Sussex FA have offered their support for the proposed reduction to maximise the social space to support the club's financial sustainability. This arrangement would not detriment the wellbeing of players as there are no situations envisaged where three sets of changing rooms and showers are required at any one time

Community Use

- 6.81 A **Draft Community Use Agreement** has been submitted as part of the RMA submission to demonstrate Roffey FCs commitment to sharing benefit from the Sports Hub facilities with the wider Horsham community.

- 6.82 The agreement sets out that the facilities that are to be available for community use, which include the three pitches (1no. 3G, and 2no. grass), 2no MUGAs, and the toilet facilities.
- 6.83 The use agreement provides for local schools within the North Horsham catchment area, including Bohunt School, to use the facilities within term-time between the hours of 10am to 4pm, Monday to Friday for up to two hours per day.
- 6.84 An easy and accessible advance booking arrangement for Casual Use and block bookings will be available to arrange hiring the Sports Facilities.
- 6.85 Pricing for the casual use of the facilities are intended to be competitive to support the club, though will be taken on balance with the club's ambitions to facilitate community use detailed in the Roffey FC Management Plan, share benefit with residents, and accord with the spirit of the Community Use Agreement.

7 Compliance Design Document

- 7.1 Condition 48 of the OPP requires a 'Compliance Design Document' to be submitted with each application for Reserved Matters approval. The wording of the condition is as follows:

48. Each Reserved Matters application submitted pursuant to this planning permission shall be accompanied by a design document which demonstrates how the Reserved Matters application is in compliance with the approved Design & Access Statement, Landscape & Visual Impact Assessment, Phase Wide Design and Landscape Strategy, Phase-Wide CEMP, Site-Wide Cycling Strategy, Site-Wide Surface Water Drainage Strategy, Phase-Wide Ecological Management and Mitigation Plan (hereafter called the Compliance Design Document).

- 7.2 In short, the Compliance Design Document is to show compliance for each Reserved Matters proposal with the following key documents:

- OPP Design and Access Statement (March 2017; 'DAS')
- OPP Landscape and Visual Impact Assessment (contained within the Environmental Statement Addendum, March 2017; 'LVIA')
- Site-Wide Cycling Strategy (OPP Condition 19; July 2022); and
- Site-Wide Surface Water Drainage Strategy (OPP Condition 17; June 2019);

- 7.3 The tables below set out the key principles of each of the documents relevant to the proposed works and how/ why they are compliant with reference to other documents/ drawings submitted with the Reserved Matters application and/ or to discharge relevant conditions.

OPP Design and Access Statement (2017)

- 7.4 The original DAS submitted in support of the OPP was dated March 2016 and was subsequently amended in March 2017. The DAS (2017) identifies the 'vision' for Land North of Horsham as (page 7):

'[C]reate a new and vibrant community where people will live, work and play, underpinned by the concept of 'placemaking' which will shape the design and masterplan. Quality will be at the heart of the development – from building design and landscaping to public art and high-quality sports facilities.

The vision will deliver an exemplar development comprising a sustainable development providing up to 2,750 private and local needs homes, with its own employment areas, schools, shops, health services, leisure and recreation areas, transport links and community centres.

In this unique masterplan, open space and landscape will work together with contemporary construction to create a distinctive place with all the positive characteristics associated with traditional market towns.'

- 7.5 The principles set out in Table 3 below are identified in the DAS (2017) as 'Key Design Principles' (pages 28 and 29) which are stated as having 'influenced and informed the preparation of the masterplan and the information presented in the Design and Access Statement' (page 28). Given the limited scope of works for which Reserved Matters approval is sought, not all the principles are relevant. However, for completeness all are included and, where appropriate, are identified as not relevant to this RMA.

Table 3 - OPP Design and Access Compliance Schedule

	KEY PRINCIPLES	COMPLIANCE	RELEVANT SUBMISSION
OPP DESIGN AND ACCESS STATEMENT (2017)			
Relationship To Horsham			
01	Provide a range of facilities, commercial space and residential accommodation at Land North of Horsham that complement the existing provision within Horsham and support the economic prosperity of the town as a whole.	The proposal will provide the Sports Hub which includes three MUGAs, Sports Pitches, Mountain Bike Track, Skate Park, a sports pavilion and ancillary parking and foot/cycle routes to meet the sporting and recreational needs of future and existing residents in Horsham.	This RMA
02	Promote a shift towards more sustainable transport modes for travel between Land North of Horsham and Horsham.	The Sports Hub will benefit from access from the Bridleway 1585 and new green cycle/pedestrian routes to facilitate east/west and north/south movement between the wider Phases 1 and 2 and Horsham by foot and cycle from Rusper Road. In addition, the Phase 2 primary road is designed as a bus corridor to facilitate visitors to reach the Sports Hub via public transport.	Transport Statement
Mixed Uses and Forms			
03	Build a range of homes of different types, sizes and tenures to meet the needs of different sections of the community and distribute them widely across the site.	No dwellings proposed.	N/A
04	Provide a range of non-housing uses to service the needs of the residential community and create a varied and stimulating environment.	The proposals seek create a Sports Hub to provide a range of sports and recreational facilities to service the needs of the residential community	This RMA

	KEY PRINCIPLES	COMPLIANCE	RELEVANT SUBMISSION
		set by the S106 agreement. The proposal seeks to widen the sports offer at Horsham and create a destination hub for the surrounding community.	
05	Provide connected neighbourhoods that cater for most daily needs of residents within easy walking distance of their homes.	The Sports Hub would be connected via foot/cycle paths and bridleway 1585 to Phase 1 and Phase 3 to the west and would be south and west of upcoming residential development in Phase 2.	Transport Statement
06	Create a vibrant and viable Local Centre as a focus for the community life of the development.	The Sports Hub would meet the sporting and recreation needs of future and existing residents. It is envisaged that the proposed facilities would create a destination hub for surrounding communities.	This RMA
Sustainable Community			
07	Consider the social, economic and environmental impacts of proposals on existing and future residents and also the wider area.	The Strategic Development was demonstrated through the OPP as having significant benefits to Horsham. The proposed Sports Hub will create a destination hub for the community for sports, leisure and community facilities that will have social, economic and environmental benefits.	This RMA
08	Facilitate the creation of a safe, comfortable, varied and attractive place.	This RMA develops from previous submissions which were subject to consultations with Sport England, Horsham District Council, the Parish Council and RoSPA to ensure that the Development meets the requirements for the creation of a safe, comfortable, varied and attractive place. This RMA has been subject to further discussions with HDC and Roffey FC.	This RMA
09	Explore phasing options to provide an appropriate level of services and facilities to support	The Sports Hub will be phased in accordance with the S106 triggers established the outline planning permission.	The partners are working together to facilitate completion of the

	KEY PRINCIPLES	COMPLIANCE	RELEVANT SUBMISSION
	residents as the scheme is built over time.		Sports Hub in its entirety in advance of the S106 trigger (full completion by 1,500 dwelling occupations).
Landscape and Place			
10	Work with the existing site characteristics and landscape features to create a scheme which sits comfortably within the natural environment.	The landscape proposes seeks to align and enhancing existing site landscape features.	Landscape Statement
11	Take advantage of existing site features and orientation to maximise energy conservation and amenity.	The southern roof-slope of the pavilion features extensive PV panels to make most effective use of the surface. Club and social space has been moved to the western side of the pavilion, which will reduce the need for artificial light in evenings, when most likely to be in use. The pavilion achieves an A-rated EPC through the adoption of such measures.	Energy Statement Design and Access Statement
12	Create a series of green fingers linking to the countryside and towards the town centre.	The proposed landscaping creates distinctive areas for sports activity and creates smaller areas of landscape to create a varied and legible environment. The Sports Hub demonstrates broad compliance with the Green Infrastructure Parameter Plan, which delivers a network of green links across the OPP, including towards the town centre.	Landscape Statement
13	Avoid Ancient Woodland and important hedgerows and aim to keep as much existing vegetation as possible.	The proposals avoid the Ancient Woodland and the root protection areas of protected trees to the north and retains existing hedgerows.	Landscape Statement
Connectivity			
14	Provide good connections both within the new development and	The proposed primary road currently under consideration	Transport Statement

	KEY PRINCIPLES	COMPLIANCE	RELEVANT SUBMISSION
	to important destinations outside to facilitate access to jobs, schools, health and other important services.	(LPA reference DC/25/1543) will form part of the highway network of the future Employment Land, providing access to both the sports and recreation facilities in the Sport Hub and further east to the Employment Land via the A264. The proposed foot/cycle routes also facilitate north/south access from the Bush Lane bridleway and east/west movement from the adjacent foot/cycle bridge over the A264.	
15	Consider the differing needs of pedestrians, cyclists, public transport users and car owners, with a focus on the creation of attractive streets rather than efficient highways.	Adequate parking has been provided within the Site for a range of transport methods, including public and private transport, and cyclists. The wider OPP provides a network of transitory links serving a range of transport modes.	Transport Statement Car Park Management Plan
16	Retain existing rural lanes where possible encouraging pedestrian, cycle and equestrian use through providing new routes better suited to vehicles.	The existing Bridleway 1585 has been retained and enhanced, in addition, a foot/cycle path is proposed to run north/south and east/west of the Sports Hub. The Sports Hub will be access via the Phase 2 Primary Road from the existing left-in/left-out along the A264.	This RMA
Urban Form			
17	Create a clear hierarchy of streets and spaces to define a legible and varied urban environment.	The proposals comprise of a primary route from the LILO of the A264 providing vehicular connections from the A264 and the future Employment Land. The proposed foot/cycle routes enable east-west and north-south links to the wider site and Horsham.	Transport Statement Landscape Statement

	KEY PRINCIPLES	COMPLIANCE	RELEVANT SUBMISSION
		The proposed landscaping creates distinctive areas for sports activity and creates smaller areas of landscape to create a varied and legible environment.	
18	Design high quality buildings to enclose spaces and form important landmarks within the street scene.	The pavilion is situated centrally within the Sports Hub, and appears as a civic face of both the Sports Hub and the wider OPP. The proposed stands are situated between sports pitches and will be viewed comfortably within that context.	Design Statement
19	Respect existing development by designing new development to avoid sunlight / daylight impact.	No existing development nearby.	N/A
Character and Identity			
20	Create buildings and spaces which have a strong and distinct character.	The proposed landscaping has been considered in accordance with the OPP parameters. A variety of tree and scrub planting have been proposed to create varied landscaping for the proposed sports facilities. The pavilion is situated centrally within the RM Area, and appears as a civic face of both the Sports Hub and the wider OPP. The proposed stands are situated between sports pitches and will be viewed within that context.	Design Statement
21	Take inspiration from local building styles and urban forms.	The building has been designed in the form of a single contemporary barn. It's material palette has been kept limited and reflects the Site's agricultural character.	Design Statement

	KEY PRINCIPLES	COMPLIANCE	RELEVANT SUBMISSION
22	Ensure that development complements and enhances the quality of the surrounding area.	The landscaping scheme seeks to integrate the proposed sports facilities to the landscape to complement and enhance the quality of the area and to create attractive green corridors.	Landscape Statement Design Statement
23	Create an attractive setting for buildings of heritage value within the site.	The Sports Hub is separated from heritage assets by future development and will not have any impact on their significance.	N/A
Community Safety			
24	Create spaces with appropriate levels of activity, which are well observed by residents, attractive and well lit.	The Sports Hub proposals will result in the creation of local destination sports and recreational hub for the community. The Sports Hub will also be overlooked by future residential development and employment site on adjoining land parcels. The proposed lighting strategy seeks to discourage the public from visiting the Sports Hub at night to prevent anti-social behaviour.	Lighting
25	Ensure that the definition between public and private spaces is clear and unambiguous and that different uses do not conflict with each other.	This proposal only includes sports facilities for the strategic development of the site.	This RMA
26	Aim to achieve Secured by Design accreditation from the local constabulary.	The proposals are not subject to Secure by Design accreditation from the local constabulary but the proposed Mountain Bike Trail, Skate Park and attenuation basins will be subjected to RoSPA checks prior to practical completion.	N/A
Inclusive Design			
27	Provide homes which are of a reasonable size to allow adaptation and flexible use by owners throughout their lifetime regardless of physical ability.	No dwellings proposed.	N/A

	KEY PRINCIPLES	COMPLIANCE	RELEVANT SUBMISSION
28	Create an external environment that is accessible and appealing to all regardless of physical ability, age, gender or circumstance.	The proposed sports facilities seek to accommodate people of different physical ability, age, gender or circumstance. In particular, the Skate Park and Mountain Bike Trail would include several features with varying levels of difficulty to meet the needs and ability of future users. These will be clearly signed to users.	This RMA
CAR AND CYCLE PARKING			
29	Provide an appropriate amount of parking for the surrounding homes without allowing it to dominate the environment of the street.	No dwellings proposed.	N/A
30	Provide parking which is clearly defined and integral to the design of streets and spaces.	The RMA proposes 84 car parking spaces of which 5 are disabled spaces, two minibus spaces and a 15m coach lay-by with entry/exit tapers. The design of the car parking spaces have been designed to accommodate and complement the proposed sports facilities within the Sports Hub and pavilion.	Transport Statement Car Park Management Plan
31	Provide ample, convenient and secure cycle parking to encourage reduced use of the car.	The RMA proposes 22 Sheffield Stands to park 44 cycles which exceeds West Sussex County Council standards.	Transport Statement
Sustainable Construction			
32	Specify construction materials carefully and avoid those which have poor sustainability credentials.	Materials to adoptable standard and appropriately sourced.	Design Statement DJA palettes
33	Minimise the requirement for landfill and make use of In-situ remediation and decontamination technology to reduce the amount of waste material leaving the site.	Embedded within L&G construction practises and will be passed on to appointed contractor.	N/A
Deliverability And Long-Term Management			

	KEY PRINCIPLES	COMPLIANCE	RELEVANT SUBMISSION
34	Design buildings and external environments that are robust and easily maintained.	Materials to adoptable standard.	Design Statement DJA palettes
35	Ensure that quality can be sustained over time through the development of long-term management strategies.	Materials to adoptable standard.	Landscape Statement
Community Engagement			
36	Work with local people and community stakeholders throughout the development process to ensure that proposals respond to their needs and reflect local aspirations.	Previous and on-going liaison with Horsham District Council, West Sussex County Council, Sport England, Parish Liaison Group, Roffey FC and the West Sussex FA.	This RMA
37	Enable local people to continue to be involved in the running of their community after development has been completed.	The Sports Hub proposal has been developed in consultation with Roffey FC, which is an established club within the community.	N/A

OPP Landscape and Visual Impact Assessment (2017)

- 7.6 The Landscape and Visual Impact Assessment ('LVIA') is provided at Chapter 11 of the Environmental Statement Addendum (2017). The LVIA states (see paragraphs 11.1.1 and 11.1.2) that it provides a baseline landscape and visual appraisal for the Site which underpins the subsequent assessment of the potential effects of the Development during the construction stage and on completion. Where adverse effects are identified, mitigation measures are highlighted with the aim of avoiding, reducing or compensating for such effects. Residual landscape and visual effects are also considered and are defined as those 15 years post completion (paragraph 11.5.3).
- 7.7 **Table 4** below sets out the key mitigation measures which the LVIA identifies as forming 'the design principles behind the open space and landscape strategy' (paragraph 11.6.4) and how these have been incorporated within the East West Greenspace to demonstrate compliance.

Table 4 - LVIA Compliance Schedule

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
OPP LANDSCAPE AND VISUAL IMPACT ASSESSMENT (2017)			
Construction Mitigation			
01	Locate contractor's compound and material stockpiles away from nearby sensitive receptors i.e. locate compound within the eastern well screened parts of the application site	A Phase Specific CEMP will be submitted and approved by HDC in the future.	N/A

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
02	Minimise length of construction time required for scaffolding, and use of designated routes within and around the site	No buildings of substantial size are proposed such that scaffolding would be required for any extended period. Nonetheless, mitigation may be provided in the future CEMP.	N/A
03	Reduce the visual effects of mobile cranes by minimising the length of time required for crane activity, ensuring that the cranes are maintained in good order with fresh paint and establishing guidelines to ensure that they do not operate outside unsociable hours	No cranes anticipated to be required for the construction works associated with this RMA.	N/A
Existing Landscape Features			
04	The retention of existing boundary trees and shrubs within the application site which are worthy of retention; and their protection to be compliant with BS5837:2012 – ‘Trees in relation to design, demolition and construction – Recommendations’	Retention of existing trees, hedgerows and other vegetation has been a key consideration in the development of the proposals. No trees are to be removed to facilitate this development.	Arboricultural Impact Assessment and Method Statement
05	Retaining and strengthening with new planting, where possible, the majority of existing hedgerows, shaws within the application site area, as well as retaining areas of woodlands, both within the application site and adjoining it, including the provision of appropriate ‘buffer’s to the woodlands	Retention of existing trees, hedgerows and other vegetation has been a key consideration in the development of the proposals. No trees are proposed for removal as part of this RMA. Additional planting has been proposed across the RMA, both in formal and informal arrangements, trees and shrubs.	Landscape Statement
Ecological Habitats / Enhancements			
06	The retention and enhancement of existing high quality wildlife habitats within the application site, where possible	Trees retained where possible, landscape proposals will improve biodiversity. The proposals include the installation of six bat and ten bird boxes and planting of dormouse planting.	Ecological Mitigation and Management Plan

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
07	The creation of new habitats to enhance the biodiversity value within the application site, and compliment the surrounding habitats including the introduction / creation of a new dormouse crossing point within the eastern parts of the application site to ensure that this species does not become isolated from section of habitat along and adjoining the Channells Brook	Landscape strategy proposals developed with input from the project ecologist to ensure suitable locations and planting species to complement and enhance the biodiversity value of the land and to provide compensatory habitat for that lost to facilitate delivery of the approved masterplan. Extensive additional planting is proposed as mitigation for a minor extent of vegetation to be removed to facilitate access.	Ecological Mitigation and Management Plan Landscape Plans and Statement
08	The provision of new bird and bat roosting habitat	The proposals include the installation of six bat and ten bird boxes.	Ecological Mitigation and Management Plan
09	Retention and enhancement of the existing great crested newt (GCN) and reptile populations within the application site	No reptiles have been encountered within the Sports Hub.	Ecological Mitigation and Management Plan
10	The provision of appropriate buffers to existing badger setts and incorporation of green corridors within the development to provide foraging and dispersal routes for badgers	No badgers present.	N/A
Landscape / Open Space Provision			
11	Provision of substantial areas of multifunctional greenspace, natural and semi-natural greenspace, parks and amenity space, youth and children's play spaces, sports and recreational areas and community facilities including cemetery and allotment(s) which exceed the requirements of Policy SD1, SD5, and SD7 of the Horsham District Planning Framework	The proposal includes provision of Sports and Recreational facilities comprising a 3G pitch, two natural turf pitches, a skate park, three MUGAS and a mountain bike trail as required by the S106 which exceeds the requirements of Policy SD1, SD5 and SD7 of the HDPF.	This RMA
Elevated Parts of the Application Site			
12	Avoiding, where possible, the more visible, open elevated parts of the application site located on (and adjoining) the wooded ridge	Not relevant to this RMA.	N/A

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	(Hurst Hill - between Graylands and Wimland Rd). These areas would be retained in open uses with the central northern part of the application site proposed as a Natural Greenspace including parts of a recreational route around the development (see bullet point below regarding views); whilst the western elevated parts of the application site are proposed for cemetery and allotments uses. It is envisaged that the central northern area would be predominantly open grassland habitat with appropriate landscape planting and 'buffers' along the edge of housing parcels whilst within the cemetery the landscape approach would be more formal with a parkland character. Within the development parcels adjoining these areas carefully consideration is to be given building heights and building densities in order to create a transition from built development to open countryside. This would also assist in creating a natural northern boundary to the development		
Structural Landscape 'Buffers'			
13	The provision of a wide landscape 'buffers', up to 30 metres in width, along the western, eastern and southern edges of the development comprising of the following The design and uses within the buffers is to include predominantly open uses, such as youth and children's play areas, sustainable urban drainage (SuDs), noise reduction measures, earth mounding, recreational areas [footpaths, cycle ways, seating areas, exercise trail(s),	Not relevant to this RMA.	N/A

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	educational signage and other facilities], allotments and areas of new landscape planting • The primary objective of the design of the buffer on the eastern edge of the application site adjoining Wimland Road is to reduce and mitigate, in the longer term, any potential landscape and visual impacts on the existing Horsham to Crawley gap landscape to the east. It is envisage that substantial screen planting will be provided within the buffer including parts of a recreational route around the development • The primary objective of the design of the buffer along the western edge of the application site, adjoining Langhurstwood Road, is to provide an appropriate transition to the wider countryside to the west and maintain the rural character of Langhurstwood Road as well as providing some separation to properties along the road. It is envisaged that some screen planting will be provided within the buffer together with areas of open space including parts of a recreational route around the development. The northern section of the buffer is to connect to the existing areas of ancient woodland to the north and include areas of new planting to provide an appropriate edge to the woodland • The primary objective of the design of the buffer along the southern edge of the application site adjoining the A264 is to provide physical and visual separation from the road. The buffer would include noise		

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	reduction measures such as earth mounding and noise barrier fencing (design to be agreed) which would be heavily planted as well as SuDs as this is the lowest lying parts of the application site. It is envisaged that some of the SuDs are to be permanent ponds with the pond sides to be carefully designed with appropriate safe gradients and slopes allowing the public access to the water's edge as well as for pond dipping etc, whilst other SuDs are to be dry attenuation areas apart from during peak periods of rainfall. Areas of existing vegetation adjoining the A264 would be retained, where possible, with additional screen planting and landscape planting provided to supplement and maintain the existing belt of trees / hedgerow along this edge with areas of open space created including parts of a recreational route around the development		
Key Views			
14	The retention of long distance, panoramic views southwards from the wooded ridge looking over the Low Weald to the AONB and to the South Downs, although it is appreciated that these views would change and be experienced in the context of increased urban development on the lower land in the foreground within the application site	The proposals have been carefully designed to ensure a high-quality landscaped area that will evolve into the landscape strategy for the wider Sports Hub area.	Landscape Statement
Listed Buildings			
15	The provision of appropriate buffers to listed buildings within and adjoining the application site to safeguard / protect their rural landscape settings and minimize impacts where possible, albeit the context of the buildings will	No listed buildings or Scheduled Ancient Monuments are in proximity to the elements of the proposals that require Reserved Matters approval.	N/A

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	change due the proposed development		
East – West ‘Green’ Link and New ‘Greenways’			
16	The creation of a strong east-west ‘Green’ link between Wimland Road and Langhurstwood Rd through the development. This would include retention of the existing east to west bridleway and footpath (Bridleway No.1585 and Footpath No.1575) between Wimland Road and Old Holbrook, and extension of the ‘Green’ link westwards to connect to Graylands Copse and Langhurstwood Road. The existing routes and new section of footpath / cycleway would be located within a wide corridor of open space including retaining existing hedgerows, trees and wooded adjoining existing routes and new areas of tree, shrub, and hedgerow planting provided to enhance the routes together with incidental seating areas, play areas and open spaces. It is envisaged that Bridleway No.1585 would remain essentially unchanged and form part of an extended section of the Horsham Riverside Walk between Wimland Road and Rusper Road (with a new footbridge provided over the A264) whilst the complete east – west ‘Green’ link would form an integral part of a Heritage trail and Wildlife trail around and through the application site connect places / points of interest;	Not relevant to this RMA.	N/A
17	A number of new ‘greenways’ will be created along the principal access routes, bus routes and cycle paths and through development parcels which take the form of planted corridors of varying width depending on the location of the pedestrian / cycle route. It is envisaged that these	Not relevant to this RMA.	N/A

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	routes would be aligned adjoin to existing hedgerows and hedgerow trees, where possible, new areas of tree, shrub, and hedgerow planting provided to enhance and create attractive routes and places for residents to use and enjoy		
18	The provision of new tree and shrub 'buffer' planting adjoining the new east – west link road (within the northern central parts of the application site) to soften the effects of the road, integrate with adjoining areas of ancient woodland and to create a further wildlife corridor within this part of the application site	Not relevant to this RMA.	N/A
Sports / Recreation Provision			
19	The provision of a 'Sport Hub' including formal sport pitches and other facilities together with area of 'Natural Greenspace' within the central eastern parts of the application site including vegetation adjoining Channells Brook and its tributary streams and Bush Copse. It is envisaged that the sports hub will include sport changing facilities and car parking areas, an enclosed 3G artificial sport pitch with floodlighting number of sports pitches (senior and junior pitches), multi-use games areas (MUGA's) and youth facilities and children's play area whilst the area of natural greenspace will use the existing habitats along the Channells Brook as a starting point with these being improved and new habitats created to provide an area of informal recreational and educational interest for use by existing and new residents to experience and enjoy. The exact design for the 'natural greenspace' has yet finalised but	The proposals comprise the provision of two natural turf pitches, a 3G AGP pitch, three MUGAS, a Skate Park and a Mountain Bike Track. The MUGAS and 3G pitch would be flood lit, and public street lighting would be provided to streets and car parking to provide adequate lighting. Additional tree planting is proposed across the site to soften the hard landscape and along the Channells Brook and Bush Copse. A natural foot/cycle path has been provided from the Bridleway 1585 and along the south of the RMA to provide north/south and east/west connections to the wider site. The Mountain Bike Trail has been carefully designed to integrate with the surrounding landscape. Additional planting has been proposed to the proposed attenuation ponds to provide new habitats.	Landscape Statement Lighting Plans

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	it is anticipated that this area would be relatively low key and designed in conjunction with the District Council and interested stakeholders.		

Design and Landscape Strategy

- 7.8 Condition 8 (Design and Landscape Strategy) attached to the OPP requires a Design and Landscape Strategy for each Phase of the development. The Sports Hub sits outside of the three development Phases and is identified on the approved plans as a sub-phase. As such, there is no Design and Landscape Strategy for this area to demonstrate compliance with.

Construction Environment Management Plan

- 7.9 The Sports Hub is a sub-phase and sits outside of Phases 1 and 2 of the development.

Site-Wide Surface Water Drainage Strategy (2019)

- 7.10 A Site-Wide Surface Water Drainage Strategy (June 2019) to discharge the requirements of Condition 17 of the OPP was approved in September 2019 (HDC reference DISC/19/0214).
- 7.11 The aim of the Site-Wide Surface Water Drainage Strategy is to manage surface water arising from the developed area in a sustainable manner to attenuate the surface water flows arising to below the level prior to the development taking place thus reducing flood risk on the site and elsewhere, taking account of climate change (paragraph 3.1.1). To achieve this aim, the Strategy outlines how SuDS will be used to minimise changes in the volume and rate of surface water run-off from the development (Section 3.2). Based on topography and on the masterplan available, the Site has been split for the purposes of the Strategy into catchments.
- 7.12 **Table 5** below sets out the expectations of the Site-Wide Surface Water Drainage Strategy (June 2019) and the reason for the need for the basin to the west of the Moat having regard to the requirements of Condition 17 in respect on climate change allowance at 20% and 40% exceedance.

Table 5: Site-Wide Surface Water Drainage Strategy Compliance Schedule

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
SITE-WIDE SURFACE WATER DRAINAGE STRATEGY (2019)			
01	The Sports Hub will drain into a grassed attenuation basin at the south-western corner of the site. The area of the Sports Hub access road junction together with new highway access from the A264 and future commercial development area to the east will detain to an attenuation pond and	The Detailed Surface Water Drainage Strategy has been compiled in accordance with the requirements of Condition 54, and builds upon the details set out in the Site Wide Drainage Strategy document submitted in support of the OPP, and any subsequent	Drainage Statement

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	reed bed to the south of the Sports Hub. Additional surface drainage to the sports hub may include rainwater harvesting, gravel filled parking grids and permeable surfaces to artificial pitches. In additional to the two attenuated surface water drainage systems, the access road crosses the southern branch of Channells Brook. This crossing will be over a concrete box culvert and requires a realignment of the Channells Brook.	amendments / updates submitted thereafter. The proposed surface water drainage scheme is designed to manage a 1 in 100-year rainfall event with a 20% allowance for increase in rainfall intensities to take account of the predicted effects of climate change.	

Site Wide Cycling Strategy (2022)

7.13 Site-Wide Cycling Strategies have been approved pursuant to Condition 19 on 18 March 2021 (HDC reference: DISC/19/0267) and 3 November 2022 (HDC reference: DISC/22/0232).

7.14 **Table 6** below sets out the principles of the approved Site Wide Cycling Strategy (July 2022; of HDC reference DISC/22/0232) and demonstrates how the proposals for this RMA are compliant.

Table 6: Site Wide Cycling Strategy Compliance Schedule

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
SITE WIDE CYCLING STRATEGY (2020)			
Movement and Access Parameter Plan			
01	The Movement and Access Parameter Plan in Appendix A contains details of pedestrian and cycle access points within and at the site boundary. Furthermore, it indicates the broad alignment of existing cycle routes, bridleways, public footpaths and proposed bridleways, cycle and pedestrian paths. Proposals should broadly accord with the parameters.	The proposed foot/cycle ways accord with the approved parameter plan. A new shared pedestrian and cycle access is proposed from the existing Bush Lane bridleway and from adjacent to the foot/cycle bridge over the A264.	Transport Statement
Links to Off-Site Cycle Network			
02	Proposed cycle connections beyond the site to be provided in accordance with the approved Movement and Access Parameter	The proposed foot/cycle routes connects to the existing Bush Lane bridleway and to the approved foot/cycle bridge over the A264.	Transport Statement

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	Plan. Including links across the A264.		
Site-Wide Cycle Route Hierarchy			
03	Cycle routes to be either segregated, dedicated or residential.	The proposed cycle routes will be a shared cycle route.	Transport Statement
Cycleway Design			
04	The design of cycle facilities will be detailed in each reserved matters application. The selection of cycle route type should take into account the development proposal of the specific parcel/phase, including the proposed land use, the development quantum and number of access points/side roads/crossings for cyclists. The material and lighting selection will be dependent on the landscape/ecological requirements and the number and type of users.	Cycle facilities are detailed in this RMA and proposes 22 Sheffield stands to park 44 cycles, which is in excess of West Sussex County Council's guidance. 4.5m wide shared footway / cycleway on the east side of the access road that will connect with facilities that will be provided as part of the primary road infrastructure	Transport Statement
Cycleway Infrastructure Phasing			
05	The cycle infrastructure including cycle lanes and cycle parking will be delivered in each parcel/phase following the consent of each reserved matters application alongside or in advance of the adjacent development areas, as appropriate.	Cycling infrastructure will be delivered in accordance with the appropriate S106 triggers and conditions.	N/A
Cycle Parking			
06	Cycle parking should be provided for each type of use on the site. Where multiple uses are proposed in a single parcel/phase the opportunity to share visitor cycle facilities should be investigated. All cycle parking facilities should be secure, easy to use and located in convenient, sheltered positions. The exception is where it is to be conveniently located next to mixed use development for visitors, in which case it should also be in visible,	22 Sheffield cycle stands will be provided adjacent to the land allocated for the future Sports Pavilion.	Transport Statement

	KEY PRINCIPLES	COMPLIANCE	SUBMISSION
	well-lit areas with natural surveillance.		