



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0022

Public Open Space At, Charrington Way, Broadbridge Heath, West Sussex, RH12 3TL

DESCRIPTION:

Renewal / regeneration of a play and recreation area, including a larger MUGA with a sensory trail and wild walk with additional landscaping, existing fitness equipment to be re-purposed onto a hardstanding area and pathways to be widened and increased.

RELEVANT PLANNING HISTORY:

None relevant.

DESCRIPTION OF THE SITE

The application site has a defined boundary, fenced on all sides with access through rural style wooden gates. The site is surrounded by residential dwellings on the southern and eastern boundaries, an industrial site to the north and the A281 to the west. The site is screened by trees to the north and western boundaries. The site is open to the public, with a public right of way running through the site. The site is located within the Built-Up Area Boundary of Broadbridge Heath, with accessibility to

The area previously occupied by the play area is 250m², consisting of tarmac and rubber matting on a concrete base. The existing 'kick about' area is 81m² and tarmac. The existing hardstanding areas are 331m² excluding pathways. Existing pathways account for 75m².

DESCRIPTION OF THE APPLICATION

The proposal introduces a new multi-use recreation area designed to support a wide range of sports, social and play activities for all ages. It replaces aging equipment and enhances inclusivity, biodiversity and year-round usability. The MUGA/sports area size is 250m², this increases the existing hard standing 'kick about' pad by approximately 169m². The overall increase in hard standing is approximately 44m². The existing paths will be widened in size (53m²) and new paths added to allow wheelchair access to all areas. A biodiversity/sensory area with soft landscaping and the MUGA area is positioned to have low noise impact to the surrounding properties.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 40 - Sustainable Transport

Policy 41 - Parking

Policy 43 - Community Facilities, Leisure and Recreation

Neighbourhood Plan:

Broadbridge Heath has not been designated as a Neighbourhood Plan area.

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development

Strategic Policy 17: Green Infrastructure and Biodiversity

Strategic Policy 19: Development Quality

Strategic Policy 20: Development Principles

Policy 25: Parking

Policy 28: Community Facilities, Leisure and Recreation

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)

Community Infrastructure Levy (CIL) Charging Schedule (2017)

Parish Design Statement

Planning Advice Notes:

Facilitating Appropriate Development

Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

HDC Arboriculture: No Significant Arboricultural Concerns [Summary]

All of the trees present at or immediately adjacent to the site/access point or within potential area of the proposed development/associated process are young or early mature in age and mostly of indifferent form or condition.

There are two early mature oaks adjacent to the area of proposed MUGGA expansion, likely planted as part of the larger screening belt of trees along the boundary with the industrial estate to the North.

These two trees have not been subject of formative pruning and thus have low, relatively large branching growing out to the South towards the area of proposed formal playground development. Some crown lifting of the trees will be required in the short to medium term to maintain reasonable separation to the MUGGA. The size of pruning wounds this would inflict means pruning may have to be limited, somewhat compromising the future form of the trees which as a species, potentially have significant growth potential.

HDC Arboriculture: Comment (received 08.04.2026) [Summary]

The latterly submitted Tree Protection Plan and associated Arboricultural Method Statement are acceptable in principle and should enable works to be undertaken without any foreseeable detriment to the trees

HDC Environmental Health: No Comment [Summary]

No exterior lighting is proposed and the location of the new MUGA is unlikely to cause any noise issues. Accordingly, there are no EH comments on this application.

HDC Parks and Countryside: Advice [Summary]

Support the improvements proposed for Charrington Way Recreation Ground. The new design uses planting and natural features to help create a sense of place, which will make the space feel much

more welcoming for all. Most areas are connected by pathways which will improve usability in the wetter months.

Additional recreation features such as ball walls, table tennis table, climbing wall, swings balance trail will improve opportunities for practice of motor and balance skills.

Spaces for relaxation and socialisation have been provided. These are placed appropriately within the space to give good sight lines, so that users should feel safe.

The active area is within the current zone of active space, so whilst it is likely to be much busier, it shouldn't cause nuisance to local residents. In fact, the increase in usage of different age groups should help to make the space feel safer.

Sports England: Comment [Summary]

The proposed development does not fall within our statutory remit (Statutory Instrument 2015/595) and, therefore, Sport England has not provided a detailed response in this case.

Ecology Consultant: No ecological objection subject to attached conditions [Summary]

We understand from the Design and Access Statement (Broadbridge Heath Parish Council, submitted January 2026) and Existing Site Plan Rev B (submitted January 2026) that the site comprises grassland with scattered trees, a line of mature trees to the north and a tarmac, rubber matting and concrete play area in disrepair. We understand that no trees will be impacted by the development and biodiversity features, including a raised wildflower area, will be incorporated.

Therefore, there will be no severance to the flight lines of foraging or commuting bats from the SAC and habitat connectivity within the site will be maintained.

We therefore believe there will be no Adverse Effect on Integrity of the bat SAC.

Ecology Consultant: No ecological objection subject to attached conditions [Summary]

Additionally, the applicant has now included a Landscape and Ecological Management Plan (LEMP) Broadbridge Heath Parish Council, 27th March 2026, which includes habitat enhancements, including wildflower grassland creation, which have been recommended to secure net gains for biodiversity. The submitted information does not include what would usually be considered sufficient to satisfy a Biodiversity Enhancement condition. However, given the small scale of the proposals, which include renewal of a site, we are satisfied that the habitat enhancements are sufficient for this site.

Southern Water: Insufficient information provided

WSCC Rights of Way: No Objection [Summary]

This application to be for the renewal / regeneration of a play and recreation area, including a larger MUGA with a sensory trail and wild walk with additional landscaping, existing fitness equipment to be re-purposed onto a hardstanding area and pathways to be widened and increased. Having reviewed the online documentation, it is noted that Footpath 1453 lies within the site's red line boundary. However, the plans indicate that no works or new equipment are proposed in the vicinity of Footpath 1453. If this is not the case, I reserve the right to make a further recommendation.

Having reviewed the submitted documents, I raise no objection to this application.

The existence of a Public Right of Way (PROW) is a material consideration. Should planning consent be granted, the impact of development upon the public use, enjoyment and amenity of the PROW must be considered by the planning authority.

PUBLIC CONSULTATIONS:

Representations:

1 letter from 1 address that neither objected nor supported to the application on the following grounds:

- The field floods

1 letter for Support has been received from 1 address, supporting the application on the following grounds:

- Fantastic investment for local community
- Provide much needed facilities for children and families
- Positive development

Parish Comments:

None received

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

The application site is located within the designated built-up area boundary of Broadbridge Heath.

Policy 43 of the HDPF relates to Community Facilities, Leisure and Recreation and states that *'The provision of new or improved community facilities or services will be supported, particularly where they meet the identified needs of local communities as indicated in the current Sport, Open Space and Recreation Study and other relevant studies, or contribute to the provision of Green Infrastructure. In addition to supporting facilities or services located in accordance with the Development Hierarchy and Strategic Development locations, sites located outside built-up areas will be supported where this is the only practicable option and where a suitable site well related.'*

Paragraph 96(c) of the NPPF states that *'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.'*

Paragraph 98 of the NPPF then states that:

'To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*

c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs....'

Paragraph 103 of the NPPF states that *'Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.'*

Paragraph 104 of the NPPF states that: *'Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:*

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.'*

The proposal would be located within the built-up area boundary of Broadbridge Heath, regenerating an existing play and recreation area, which includes a larger MUGA pitch, a sensory trail and wild walk with additional landscaping, creation of new hardstanding areas and the widening of pathways. The principle would not vary from the existing use, as Charrington Way would remain for play provision, as existing.

The proposal would regenerate an existing open space and playing field and so would fall under the provisions of Paragraph 104 of the NPPF. Parts b) and c) would be most relevant to this application, as the proposal would create a larger all-weather pitch and regenerate the existing play provision, which would be of better quality, has been developed in consultation with local residents and would have clear benefits for the sports and recreational provision for the local area. The design and access statement states that the design will promote inclusivity, allowing for mixed-gender participation and adaptable spaces for a range of abilities incorporating a sensory area with planting and wildflower walk. The design will also provide a seating and landscaping area including aspects of 'make space for girls'. Therefore, the benefits of a larger multi-use games area and regeneration of existing equipment and play provision would outweigh the loss of this section of open space.

Need for Regeneration of Play Provision

Horsham District Council's *Open Space, Sport and Recreation Review* (June 2021) sets out the existing open space provision within the district, its condition, distribution and overall quality. For the purpose of the study, playing pitches and built facilities were included within the figures for parks and gardens. As part of the review, Broadbridge Heath which contains Charrington Way Play Area, had a current provision of parks and gardens of -0.9 sqm per person. Therefore, there is currently an under-provision of parks and gardens within this part of the district. The review also highlighted that there is currently an oversupply of provision for children (+0.6 sqm pp) and undersupply of provision for young people (-0.3 sqm pp).

The future projections indicate that there will be an increase in population and therefore a greater requirement for open space provision. Within Broadbridge Heath this is projected to result in -1.73 hectares of parks and +0.30 hectares for child's play and -0.20 hectares for young people. The future projections indicate that there needs to be new developments to contribute to provision of open space and also provision for young people. Within the Horsham District Council Playing Pitch Strategy Document (May 2019), this site was not identified as an area that has a need for a playing pitch. However, it is considered that there is still a need for new developments for young people and a larger MUGA pitch in this location would contribute to addressing this need.

In their consultation response, HDC Parks and Countryside had no objection, but raised some areas for improvement. The proposal would contribute to improving opportunities for the practice of motor and balance skills with additional recreation features, as well as spaces for relaxation and socialisation, and new planting and natural features to help create a sense of place. Sports England also raised no objection to the application as it was considered to accord with their guidance. As the proposal involves the provision of new sporting provision, these should be fit for purpose and designed in accordance with design guidance notes produced by Sports England.

Against this backdrop, the proposed development would regenerate an existing play area and create a larger all-weather pitch. This would serve to improve the quantity (in terms of being able to accommodate greater year-round use) and quality of the sports facilities on this site. The proposed development is therefore, in this regard, considered compliant with Policy 43 of the HDPF and Paragraphs 96, 98, 103 and 104 of the NPPF.

Conclusion

The site is located within the built-up area boundary of Broadbridge Heath. The existing playing fields are utilised by local residents and given that the existing site already includes some gym equipment, a climbing frame and swing, as well as an area of hardstanding with a basketball hoop, the proposal would only enhance what already exists, rather than have an adverse impact. It is considered that the proposal to include a larger multi-use games area would not be introducing a new use to the area, rather intensifying the existing use on site. The improvements to the design and layout will contribute to a better provision of recreation space, and the inclusion of a sensory trail and wild walk will introduce soft landscaping and visual interest to the site, as well as contributing to biodiversity gains.

It is recognised that there is a clear need for more facilities for young people and the proposed MUGA and other improvements would play an important role in meeting that need. The commitment to creating space for girls, including places to socialise and unwind, would also help foster a more inclusive and sustainable environment. For the above reasons, the principle of the development is supported and is considered in accordance with Policy 43 of the HDPF, and paragraphs 96, 98, 103 and 104 of the NPPF.

Design and Appearance:

Policy 33 of the HDPF promotes development that is of a high-quality design, which is based upon a clear understanding of the local, physical, social, economic, environmental, and policy context. Development will be expected to provide an attractive, functional, and accessible environment that complements locally distinctive characters and heritage of the district. Development should contribute to a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings.

The proposal seeks to regenerate an existing playing field and renew the existing recreation provision, with some additions to add visual interest and make the site more inclusive. The changes would include widening the existing pathways, adding additional pathways in, as well as creating a biodiversity/sensory area with soft landscaping and MUGA area. The footpaths would be tarmacked, and the adult fitness area would use resin bound gravel surfacing materials. The proposed changes would not appear visually overbearing, as they would sit on the existing footprint. When compared to the existing site, there would be an increase in play provision and hardstanding, but these works would be confined to the existing play area. The Design and Access Statement states that all the works would comply with the British and European Standards for playground equipment. It is considered that while there would be an increase in hardstanding areas, that the addition of a sensory area/wild walk would incorporate more soft landscaping to the site promoting sustainability and habitat creation.

The installation of a MUGA/NUMUGA multi-use sports equipment including 6 activities/equipment; including football/tennis rebound wall, football target wall, table tennis, cricket wall, mini skills football wall, basketball hoop and climbing wall. An open design, with no fencing, providing good sight lines is proposed with no fencing or physical barriers to discourage anti-social behaviour. The surfacing of the area is approximately 250m², with green, blue and black wet pour providing an interesting design. The

location of the MUGA would utilise a place, currently hardstanding with a basketball hoop, in use for recreational play, with a line of trees along the boundary, screening the majority of view of the pitch from the north vantage points. While there would be some visual impact, particularly on those neighbouring amenity which overlooks the playing field, as the MUGA utilises an area of land already in use for recreational purposes, it is not considered to encroach on amenity or be detrimental to the visual landscape.

HDC Parks and Countryside while raising no objection to the proposal, suggested some areas of improvement to the scheme. These included providing benches with a back and arms and changing the MUGA surfacing from wet pour to tarmac. The Applicant confirmed that the benches would be modified in accordance with these comments, but no modification is required regarding the MUGA surfacing and wood deterioration. This is considered acceptable.

Overall, while the proposed improvements and additions to the site would undoubtably change the overall appearance of the site, its use would remain for sporting and recreational purposes in line with the existing wider sports and leisure use of the site. It is therefore considered that the visual and character effects of the proposed development are acceptable and would comply with the relevant requirements of HDPF Policies 32 and 33.

Trees and Landscaping:

Policy 31 of the HDPF 'Green Infrastructure and Biodiversity' states that 'Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained' and that development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate.

There is a line of mature trees which run along the boundary of the recreation ground with the industrial/commercial site to the north. All of the trees present at or immediately adjacent to the site/access point or within the potential area of the proposed development are young or early mature in age and mostly of indifferent form or condition. It was highlighted by HDC Arboriculture that some crown lifting of the trees will be required to maintain reasonable separation to the MUGA. While HDC Arboriculture noted that it may be prudent to consider the control of access and circulation for both pedestrian and plant access associated with the implementation of the development, no significant arboricultural concerns were raised.

Landscaping-wise, the proposal seeks to install seating provision that has a visually interesting design and includes landscaping, multiple sections of seat and some hammocks. A soft landscaping barrier would be provided between the multi-use sports area and the circular seating area, with the main works relating to the 'making space for girls' design. It is considered that the proposal would enhance and improve the existing landscaping at the site, with these improvements considered appropriate to the site.

The proposed biodiversity enhancements would involve the addition of a sensory/wildflower area to the south-east of the site, which will include mounds made from the reuse of excavated topsoil. Native species will be selected for biodiversity gains, as well as shrub beds that create layered vegetation. The native wildflower area or meadow-style mix will provide cover for insects and improve habitat diversity. The planning statement states that the proposal will have a meaningful improvement compared to the existing amenity grass, with natural infiltration zones for rainfall. The scheme would provide habitat creation and ecological connectivity improvements relative to the existing provision.

Residential Amenity:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

The letters of representation received during the consultation period are acknowledged. It is considered that as the site has an established use as a recreation ground, there is a level of noise expected for neighbouring amenity. It is considered that the play equipment and proposed development would not encroach into the open green space to the west, with development well contained within the existing developed area, which sits to the north-east of the site, closer to the industrial park, and screened by mature trees. The proposal seeks to regenerate the existing play provision, and so while there is a level of intensification of use expected, the site is already established and is already in use as a playpark so the noise will be comparable to the existing.

In respect of lighting, no floodlighting or other external lighting is proposed. The Council's Environmental Health Department considered that the location of the new MUGA is unlikely to cause any noise issues and as such, there are no Environmental Health comments to make. It is considered that as the proposal seeks to enhance and add to existing play provision that any harmful amenity impacts will be minimal. Overall, while it is acknowledged that some impacts on private amenity are likely to arise from the proposal, it is considered that due to the existing use of the site, the proposal would not result in an unacceptable degree of harm to the private amenity of nearby residential occupiers.

Highways Impact:

Policy 41 of the HDPF stipulates that development must provide adequate parking and facilities to meet the needs of anticipated users, with consideration given to the needs of cycle parking, motorcycle parking and electric/low emission vehicles. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

The recreation ground is accessed via Charrington Way. There is no parking area for the recreation ground, but limited on-street parking is available. Access to the site will continue to be provided through the existing pedestrian gate. While there is no dedicated on-site parking proposed, it is considered, due to the location, that the site is accessible, as it is surrounded by residential roads which benefit from on-street parking and linked footpaths. As the site lies within the built-up area boundary of Broadbridge Heath, the site is considered a sustainable location, with sustainable methods of transport available to reach the site, no parking is therefore necessary to be provided as part of the application. Cycle parking facilities have been designed into the site, to promote sustainable transport. Furthermore, a Public Right of Way is situated within the red line boundary of the site (Footpath 1453). WSCC Public Rights of Way commented on the application, raising no objection, as there are no works or new equipment proposed in the vicinity of the footpath, therefore will not have any impact on it.

The design of the recreation area itself is inclusive to allow wheelchair-accessible equipment and routes through the site, through the widening of footpaths. This would be a substantial improvement over the existing site as it would remove physical barriers, through providing accessible surfaces. The increased accessibility on site would be welcomed and would contribute to the sustainable nature of the proposal. It is considered that due to the existing use as a recreational playing field, there wouldn't be an intensification of use and therefore there isn't an anticipated need for parking. Therefore, the current arrangement on site would be sufficient for the proposed works.

Ecology:

Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.

The site lies approximately 11.8km northeast of The Mens Special Area of Conservation (SAC) and is therefore within the 12km Wider Conservation Area for the SAC. Ecology had no ecological objections to the proposal as it was understood that no trees would be impacted by the development and biodiversity features, including a raised wildflower area, would be incorporated. Therefore, no

severance to the flight lines of foraging or commuting bats from the SAC and habitat connectivity within the site will be maintained. No adverse effect on the integrity of the bat SAC would therefore result from the proposal. With no ecological objections raised from Ecology, it is considered that the proposal would be in accordance with the above policy.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the development necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Drainage and Flood Risk:

The submitted Design and Access statement states that additional drainage, such as land drains, will not be required. The site is underlain by clay soil, which results in slow but stable infiltration and shallow surface saturation rather than rapid overland flow. Due to the modest scale of the increased hardstanding and relatively limited extent of impermeable surface, the statement states that the risk of creating significantly greater runoff volume is low. The proposed tarmac and wet-pour surfacing is designed with a gentle gradient so that rainfall runs off into the surrounding soft-landscaped zones. The scheme introduces new landscaped and planted zones, which includes trees, shrubs and wildflower planting, enhancing on-site water attenuation. Therefore, due to the improved landscaping and increased permeable surface, the proposal would likely improve the existing drainage on site. It is considered that the proposal would have sufficient drainage in place for the site, with the reliance on runoff to soft landscaping over discharging to sewers.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net

Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has submitted a Biodiversity Metric which demonstrates a 10.39 % net gain is achievable by way of onsite biodiversity gains. However, this is not so significant as to warrant legal agreement for monitoring. The informative attached details that the proposed net gain shall be secured post-decision.

Conclusions and Planning Balance:

The application site is located within the built-up area boundary of Broadbridge Heath.

NPPF Paragraphs 96 (c), 98 and 103 confirm that planning policies and decisions should aim to promote opportunities to encourage social interaction, enable and support healthy lifestyles and opportunities to increase the sustainability of communities, including through the provision of sports facilities. The health and wellbeing to be derived from the proposed development, therefore, should be accorded significant weight in-line with the provisions of the Framework in this regard.

It is not considered that the proposed development would unacceptably impact upon local character and appearance, highway safety or operation, or upon neighbouring and nearby users/occupiers of land and property, subject to appropriate conditions.

The site has provided the required net gain for biodiversity and opportunities to incorporate other minor biodiversity enhancements have been secured by way of appropriately worded conditions.

Overall, it is considered that the proposed development would accord with policy, and it is therefore recommended that planning permission be granted, subject to the conditions recommended.

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Method Statement: Mobile Protected and Priority Species (Broadbridge Heath Parish Council, 27th March 2026) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 4 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [CW10BTPMS 27.03.2026]

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** The materials and planting to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: [Submit a biodiversity gain plan - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/biodiversity-net-gain).

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat Regulations 2024)) there are additional requirements for the content and approval of Biodiversity Gain Plans.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/0022

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement		CW10B	09.01.2026
Supporting Docs	Works Plan	NONE	09.01.2026
Supporting Docs	Action Plan	NONE	09.01.2026
Supporting Docs	Plan Of Works	NONE	09.01.2026
Supporting Docs	Risk Assessment	NONE	09.01.2026
Photos	Existing Site and Aerial	NONE	09.01.2026
Location plan		NONE	09.01.2026
Site plan	Existing	NONE REV B	21.01.2026
Site plan	Proposed	NONE REV C	30.03.2026
Site plan	Proposed	NONE REV A	21.01.2026
Plans	Tech Sheets	NONE REV C	03.02.2026
Supporting Docs	Ecology Method Statement	NONE	30.03.2026
Supporting Statement	Tree Protection Method Statement	CW10BTPMS	30.03.2026
Supporting Docs	Landscaping Specification	CW10BLASPEC REV A	30.03.2026
Supporting Docs	Landscape and Ecological Management Plan (LEMP)	NONE	30.03.2026
Plans	Landscaping Plan	CW10BLAND REV A	30.03.2026
Plans	Drawing Annotations	NONE REV B	27.02.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 14.04.2026

Authorising Officer sign/initial RHERMITAGE Date: 17.04.2026