Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
S106/24/0006
Land North of Horsham, Old Holbrook, Horsham, West Sussex,

DESCRIPTION:
Discharge S106 obligation (DC/16/1677) relating to Part 7, Schedule 4 in relation to the location and layout of local landscaped areas of play (LLAPs) in Phase 2.

RELEVANT PLANNING HISTORY:

DC/16/1677	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	Application Permitted on 01.03.2018
DC/19/0984	Non material amendments to approved application DC/16/1677 (the North Horsham Development site) for amendments to the wording of conditions 5,7,8,9,11,12,13,14,16,17,18,19,22,28, 31 & 54 and the introduction of a new condition to enable the Principal Access Works to come forward	Application Permitted on 12.06.2019
DC/21/0181	Non Material Amendment to condition 2 of DC/16/1677 (Outline planning permission for Land North of Horsham strategic site) to amend all parameter plans.	Application Permitted 12.03.2021

PLANNING ASSESSMENT
Outline Planning Permission was granted for the for development of the North of Horsham sites in March 2018. Permission was granted subject to conditions and a s.106 Agreement.

Schedule 4, Part 7 of the S106 sets out the obligations in relation to the LLAP. Clauses 1.1 of the Part 7 states the following:

1.1. Prior to commencement of any Housing Units in Phase 2 the owners shall submit a plan to the District Council for approval specifying the location for the LLAP and the plan shall ensure that the 0.1 hectare activity area forming part of the LLAP shall be located a minimum of 30m form the curtilage of any Housing Unit.

To comply with the requirements of the above, details of the LLAP have been submitted. As originally submitted, HDC Landscape Officer and HDC Parks & Countryside Officer both made comments on the submission requesting amendments. The applicant has responded to the comments with amended details and comments.

Notwithstanding the amendments, the applicant has also commented that the Phase 2 LLAP will be located in the strategic infrastructure area between RM Areas 12 and 13. L&G will be preparing a Reserved Matters application in relation to the infrastructure approval area between RM Areas 13 and

14 which will comprise of the LLAP, surrounding greenspace and infrastructure in due course. This will seek approval for the detailed designs of the LLAP including colour, materials and specification. Whilst such details are shown on the drawings submitted to discharge the relevant obligation of the s106, the applicant has commented that these should be treated as indicative only at this stage with approval focusing on the location and layout as required by the s106.

The extent of the amendments and comments are as follows:

HDC Park & Countryside Comments	**L&G response**
Welcome signage should be included.	Details of signage will be considered at Reserved Matters.
Wooden poles should have steel footings. The addition of a couple of well-placed large hammocks would help make this space feel more inclusive for young people.	Two hammocks have been added to the south of the sensory path. All wooden play equipment will have steel footings.
A green play carpet can be used underneath banked items and a reasonable width around the perimeter of each item to ease maintenance.	This has been incorporated in the LLAP.
Clarifications on drainage required.	Drainage details will be provided at Reserved Matters.
Information sought on the selection of tree and hedge species.	Planting specification will be provided at Reserved Matters stage.
The site should be reviewed for potential for bike jumps.	A mountain bike track is provided in the Sports Hub to the west of the LLAP. Further, bike jumps would be designed out through the planting proposal. Details will be provided at Reserved Matters stage.
Clarity on maintenance and emergency access required.	Access for maintenance and emergency vehicles would be provided within tertiary roads of the development parcel. Details will be provided in the relevant Reserved Matters application.
HDC Landscape Comments	**L&G Response**
Please consider creating pockets of sensory planting within the scheme, as well as lining portions of the sensory route for enhanced sensory play.	Planting details and surfacing of sensory paths will be considered at Reserved Matters stage.
There is opportunity for further planting around the self-binding gravel to assist with drainage from the proposed mounds.	This will be considered at Reserved Matters stage alongside the detailed drainage strategy for the LLAP.
Planting details are not yet provided.	Planting details including planning schedule, tree pit and staking/underground guying details, including details for planting on sloping ground will be provided at Reserved Matters stage.
It is acknowledged the requirements of a LLAP, as described in HDC's Open Space, Sports and Recreation Review, does not require provision of elements for Young People as this fall within the provision for children category.	Noted. Whilst this is not required, two hammocks have been added to the LLAP to create an inclusive play area for a variety of ages.
Please include the provision of a bin at the entrance and exit of the play area. Also note for information that the guidance recommends the provision of a dog bin on the perimeter of the green space or park in which the play area is located. It is recognized that this may not be within the red line boundary of this application.	Bins would be provided elsewhere within the strategic infrastructure and not specifically in the play space. Details will be provided at Reserved Matters stage.
Provide a hard and soft Landscape specification	A hard and soft landscape specification will be provided at Reserved Matters stage.
Details of retaining wall, including height, width, materials.	Details will be provided at Reserved Matters stage.

The details submitted are considered appropriate and meet the requirements of clause 1.1 of Part 7 which only requires details in relation to the location and layout of local landscaped areas of play, not the detailed specification. The applicant has also taken on board the comments from the HDC Landscape Officer and HDC Parks & Countryside Team. The requirements of the clause have been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

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: S106/24/0006
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	S106 LLAP Location with Illustrative Layout	DR-0005 S0-P3	17.10.2024
Plans	S106 LLAP Landscape Proposals - Location	DR-0003 S0-P3	17.10.2024
Plans	S106 LLAP Layout	DR-0004 SO-P3	17.10.2024

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 23.10.2024

Authorising Officer sign/initial Adrian Smith Date: 23/10/2024