



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	New Place Nurseries London Road Pulborough West Sussex
DESCRIPTION:	Reserved Matters application pursuant to Outline Planning Consent DC/21/2321, as varied by application DC/24/1204. The Reserved Matters comprise details of 160 no dwellings, associated internal access roads, parking and landscaping for areas east of the right of way. Details of appearance, landscaping, layout and scale to be considered.
REFERENCE:	DC/24/1676
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: Further information is needed regarding the quantities and types of open space provided, against what is required. My other comments relate to ensuring the: - open space is protected against unauthorised vehicular access, - trees are properly established, - meadow is properly established, - pump track is well designed, - LEAP has enough space and includes for shade.	

MAIN COMMENTS:

Land Budget

Please provide a land budget table and map which shows how much open space land is provided in comparison to how much is required for the size of the development.

Open Space

Provision needs to be made to control vehicular access to the open space, including:

- Bund to prevent unauthorised vehicular access to the open space.
- Access for vehicles to maintain the land – preferably through use of retractable lift-assist bollards with internal locks (to prevent tampering).

Dog waste bins need to be included on the site.

Tree watering

Planting schedule 24.1874.L200 should be more specific about tree watering. It should state that new trees need to be watered weekly during the growing season for at least the first two years. This will help to ensure the trees will survive for the long term.

Meadow

A large wildflower meadow is proposed and supported. However, there is little detail about how this is to be established. Evidence of soil surveys and identification of the most appropriate species to encourage should be provided. More information is needed regarding how the meadow will be established. This will ensure that the meadow can be maintained as such for the long term.

Pump Track

Further information is required on the size and design of the pump track, to include surface materials, drainage and profile. Evidence should show that the pump track has been designed by experts in the field and it meets safety guidelines. This will help to ensure that the facility is well used. Signage needs to be included.

LEAP

There is a lack of detail regarding the play area.

- The size of the activity area needs to be at least 400 sqm.
- There should be at least a 20m buffer zone from the edge of the activity area to the boundary of the nearest dwelling.
- The layout of the play area doesn't look like it would pass safety standards. Swings and roundabouts are usually set to the side of play areas to discourage young children from walking into the path of moving objects and people. Please show that the design has been reviewed to meet the latest safety standards. The type of equipment can be secured by condition, but it's important to get the space allocation correct.
- Include for a couple of trees in the design so that there is shade in the play area. These would need to be placed such that roots wouldn't lift the safety surface.

ANY RECOMMENDED CONDITIONS:

Detailed design of the LEAP.

Detailed design of the Pump Track.

NAME:

Anna Chapman

DEPARTMENT:

Parks and Countryside

DATE:3rd April, 2025