

LEGAL AND GENERAL (STRATEGIC LAND NORTH HORSHAM) LIMITED

MOWBRAY, LAND NORTH OF HORSHAM

SPORTS HUB - LANDSCAPE STATEMENT

ISSUE: Wednesday, 26 November 2025

CLIENT Legal and General (Strategic Land North Horsham) Limited

PROJECT Land North of Horsham

REPORT TITLE Sports Hub - Landscape Statement

DJA Reference: 2898-5-2-29-LS-2001-S5-P1 Sports Hub Landscape Statement

Revision: P1

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REPORT REVISIONS

Revision	Date	Description	Prepared	Approved
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1. INTRODUCTION

1.1 This Landscape Statement has been compiled pursuant to Condition 46:

"The landscape details for the Landscape Buffers as shown on the Strategic Landscape Buffers Plan (drawing no.2153A-210D) shall be submitted with the first Reserved Matters application for each relevant Sub-Phase adjacent the buffers. The approved details shall be implemented in accordance with the provisions set out in condition"

1.2 And to 50:

"Each Reserved Matters application shall be accompanied by a scheme of landscaping which shall be in accordance with principles established in the approved Phase-Wide Design and Landscape Strategy approved pursuant to this permission and shall include the following:

- a. Location of existing trees, hedges, shrubs and other vegetation and details of those to be retained and those to be removed;*
- b. Planting and seeding plans and schedules specifying species, planting sizes, densities and plant numbers*
- c. Tree pit and staking/underground guying details*
- d. A written hard and soft landscaping specification (National Building Specification compliant), including ground preparation, cultivation and other operations associated with plant and grass establishment*
- e. Hard landscape features, including layout, colour, size, texture, coursing and levels*
- f. Location, height, type and materials for walls, steps, fencing, gates, railings or other supporting structures*
- g. Location and type of minor artefacts and structures such as street furniture, play equipment, refuse and other storage units, lighting columns and lanterns*
- h. Details of existing and proposed site levels and contours for all areas of landscaping and surfacing outside of a residential curtilage (including SuDS, water features, walls, steps, mounds, acoustic bunds etc.), and such details to include representative cross/long-sections where necessary;*
- i. Timing of provision of the landscape features set out in the points above.*

Thereafter the development shall be carried out in accordance with the approved details and timings."

1.3 This document provides an overview of the landscape design and details for item i.

1.4 Details for item a are included within the Arboricultural Method Statement submitted with this application. Details for items b, c, e, f, g and h are included within DJA drawings 2898-5-2-23-DR-0001. Details for items d are included within the DJA Specification submitted with this application.

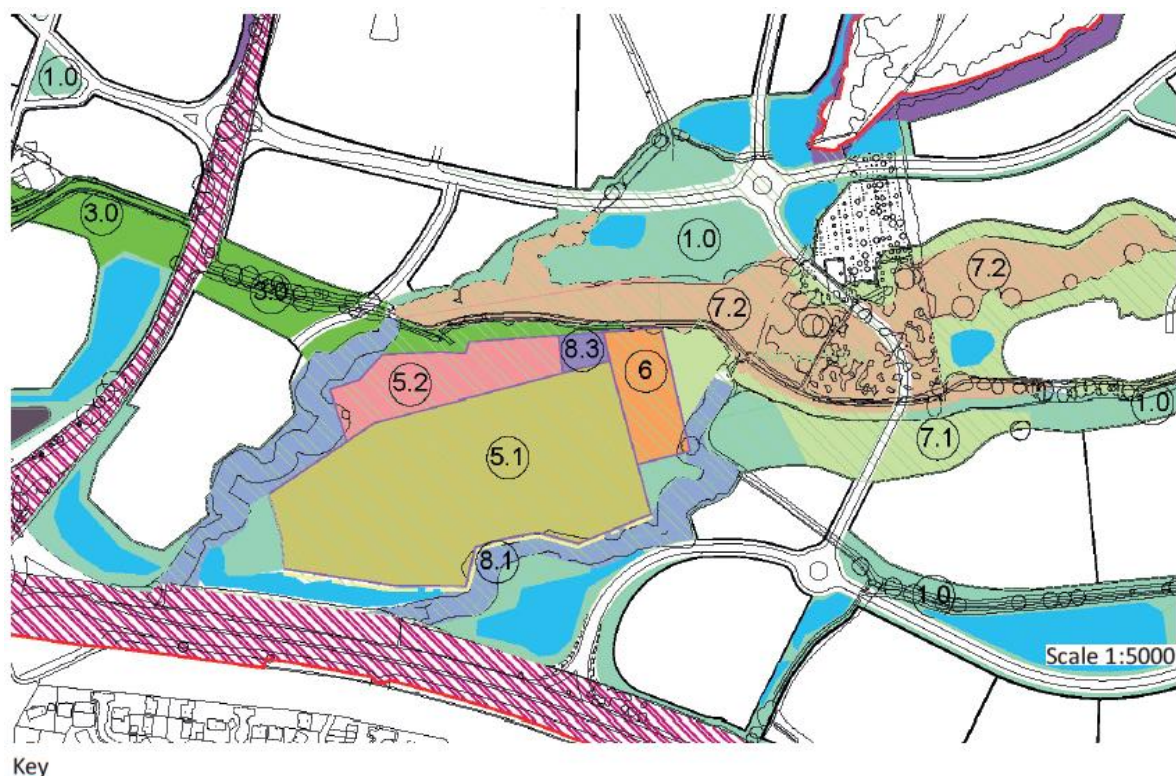
1.5 Timings for item i are included at section 5.

1.6 This application is for approval of the Sports Hub.

2. BACKGROUND

Landscape Layout

- 2.1 The approximate area shown for the application site is shown on BDB drawing 2153A-203S Plan 21 Green Infrastructure, see **Appendix 1**. The application area is shown as Open Green Space and Attenuation Basins to the south, Strategic Landscape Buffers to the west and north, Natural Landscape Buffers to the north east, and Existing Woodland & Hedgerows to the east.
- 2.2 The requirements for the Sports Hub are set out within the S106 Planning Obligations, Schedule 4.
- 2.3 The approximate area shown for the Sports Hub is shown on BDB drawing 2153A-511A Plan 19 Sports Hub.



Greenspace - Natural:

1.0 Open Greenspace - (15.01 Ha)

Greenspace - Amenity:

3.0 Amenity Greenspace - (3.12 Ha)

Greenspace - Parks:

7.1 Parks - Open Space - (4.10 Ha)

7.2 Parks - Woodland - (3.66 Ha)

Youth Activity Areas:

8.1 Mountain Bike Trail - (1.2m x 300m)

8.3 Skate Park / Youth Facility - (0.05 Ha)

On Site Sports:

5.1 Sports Pitches - (3.66 Ha)

5.2 Sports Changing Facilities - (0.08 Ha)

6.0 MUGA's - (0.50 Ha)

- 2.4 The S106 states the Sports Hub is to include;

- Sports Pavilion,
- Sports Pitches,
- 4 MUGAs,

- Youth Facility,
- Mountain Bike Trail,
- and Ancillary Parking.

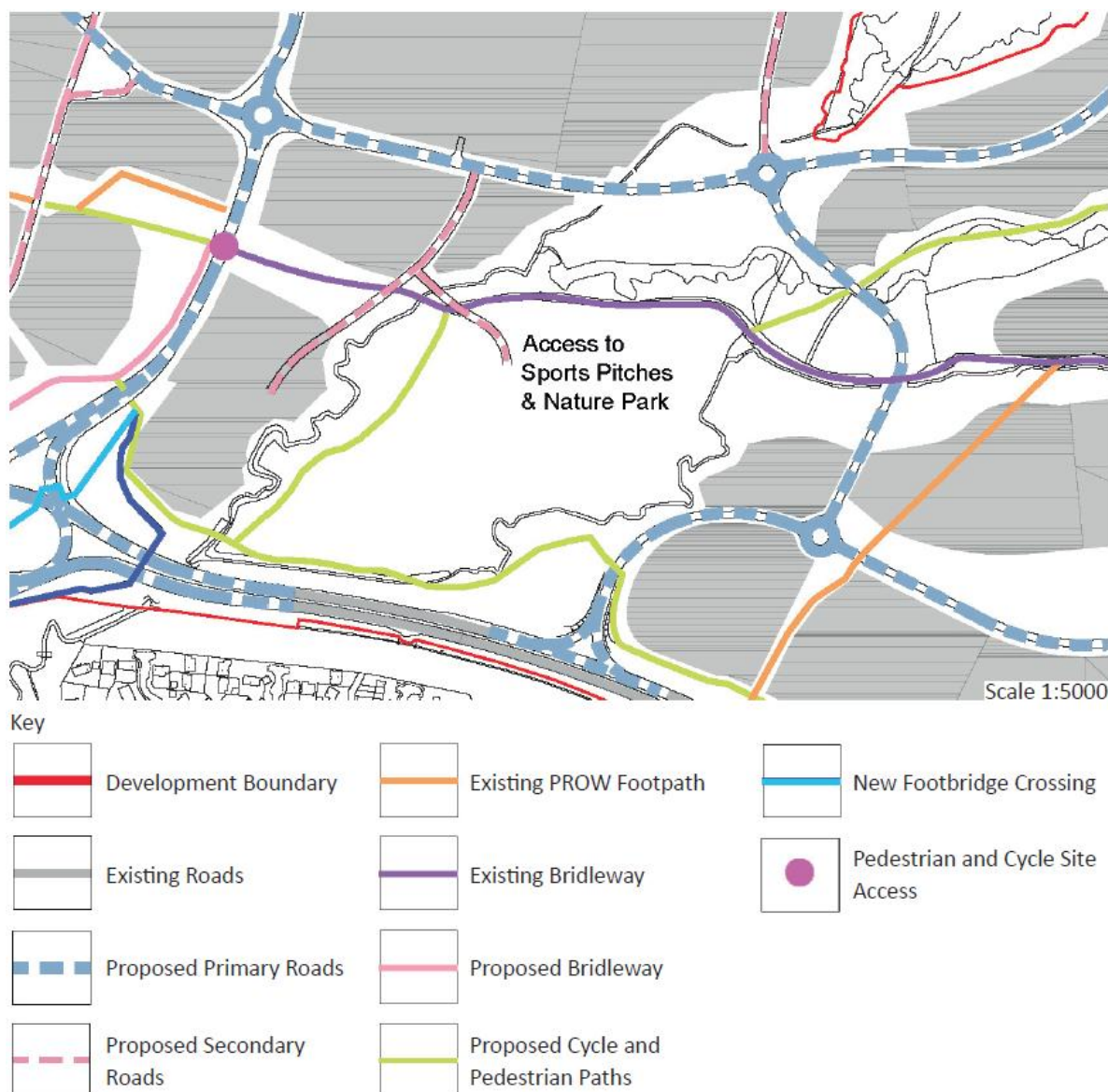
2.5 The approximate location for these facilities is shown on BDB drawing 2153A-203S Plan 21 – Green Infrastructure.

2.6 The S106 provides a description of those facilities required for the Sport Hub and is summarised below;

- Sports Pavilion - a minimum of 500 square metres (gross internal area) to provide toilets, changing rooms (including changing rooms for officials), showers, equipment storage, kitchen and social space for the Sports Hub.
- Sports Pitches - at least 3.52 hectares of sports pitches to cater for a range of sports activities including football and cricket, such sports pitches to include 3 full sized football pitches (each a Sports Pitch) of which one of the full sized football pitches shall be constructed to 3G standards (where 3G refers to a 'third generation' of artificial grass pitch construction using longer pile artificial grass with a rubber crumb infill / dressing within the pile to influence friction and impact characteristics) and two of the full sized pitches shall be grassed, the 3G pitch will be floodlit.
- MUGAs - four multi use games areas each of which shall comprise an area of not less than 37m by 18.5m in size with a buffer area and will be floodlit.
- Youth Facility - at least 0.05 hectares of land to be provided either as a Skate Park or alternative youth facilities such as adventure play areas to be provided in accordance with the Youth Facility Specification in the area number 8.3 shown for illustration purposes only on Plan 21 and which shall be located such that the curtilage of any Housing Unit shall be located no closer than 100m from the boundary of the Youth Facility.
- Mountain Bike Trail - a 300m long and 1.2m wide mountain bike trail/skills course to be provided in accordance with the Mountain Bike Trail Specification in the area number 8.1 shown for illustration purposes only on Plan 21 such mountain bike trail to be connected to other cycle ways within the Development
- Ancillary Parking - the location and laying out of the permanent car parking for the Sports Hub.

Access

- 2.7 Access to the Sports Hub is via the parking area coming off the adjoining road leading from the A264 towards Phase 2 of the development. Public access through the site is set out in Broadway Malyan drawing 2153A-103Q Parameter Plan: Movement and Access. This shows cycle and pedestrian routes through the Sport Hub connecting with Rusper Road to the west, to the Bush Lane bridleway the north and the Phase 2 to the east. The S106 also requires the Mountain Bike Trail to be connected to the cycle routes.



3. LANDSCAPE STRATEGY

- 3.1 This application covers the proposals within the Sports Hub. The proposals aim to meet and exceed the principles approved within the Green Infrastructure Standards set out in the S106.
- 3.2 At the heart of the Sports Hub will be the pavilion. Immediately surrounding the pavilion an area of hard landscape is proposed to provide an associated outdoor space creating gathering opportunities and views across the pitches.
- 3.3 The key feature within the Sports Hub will be the pitches, including 1 senior all-weather artificial 3G football pitch, 2 senior grass football pitches and 1 senior grass cricket pitch. The all-weather artificial 3G pitch will be floodlit and fenced to provide a community sports facility for a wide range of users that can be managed in conjunction with the pavilion. The grass pitches will be open and would provide an informal ball sports area when not in use as part of organised competition.
- 3.4 As well as the all-weather 3G pitch and the grass football and cricket pitches there will be 4 MUGAs, Multi Use Games Areas. The MUGAs will be floodlit and will provide opportunities for local sports such as 5-a-side football, tennis, netball and basketball.
- 3.5 Alongside the formal sports provision will be the youth facility and the Mountain Bike Trail. These have been designed by specialists to ensure they provide a high quality community facility open to all ranges of abilities and ages.
- 3.6 The pavilion, pitches, MUGAs, bike track and youth facility will be served by a single area of parking including areas for mini-bus parking, coach parking as well as car parking. Four electrical vehicle charging bays are also proposed.
- 3.7 The Sports Hub would connect to the wider site via an access road leading between the A264 and Phase 2 of the development.
- 3.8 Integral to the proposals will be the landscape setting including the retention of existing vegetation both along the Channels Brook and the area of ancient woodland to the north of Bush Lane. The Ecological area to the west of the application site will enhance the green edge of the site. Within the application site proposed landscape features such as attenuation basins and ponds, grassed embankments as well as tree and shrub planting will create a soft naturalistic aspect. In addition, significant tree planting, areas of scrub and meadow grass are proposed to enhance biodiversity. This vegetation will help provide character to the space and retain the green connectivity across the site.

4. LANDSCAPE PROPOSALS

Sports Pitches

4.1 The provision of sports pitches to cater for a range of sporting activities including football and cricket.

- 1 senior Artificial Grass Pitch (AGP) constructed to 3G standards, 106m X 70m including run off. To be floodlit with fences and facilities to FA Grade 4.
- 2 senior grass pitches, 106m X 70m including run off.
- 1 senior cricket pitch, 2 grass cricket wicket with 49m outfield, including run-off, measured from the outer mid stump.

Multi Use Games Areas (MUGAs)

4.2 To provide four multi use games areas (MUGAs) for a range of activities such as 5-a-side football, tennis, netball and basketball. 4 MUGAs 21.5m X 37m including run off, to be floodlit with a minimum 3m high fence.

Youth Facility

4.3 A Skate Park is proposed as the youth facility, providing recreational opportunities for users of a range of ages and abilities.

- A minimum 500m² concrete Skate Park on several levels with a variety drops, jumps and rails.
- Appropriate for use by those on skate boards, scooters or BMX bikes.
- Opportunity for spectators around the perimeter.
- Associated landscape would create a soft edge to the skate park while providing a barrier between the activities within and the adjacent footpaths and parking area.

Mountain Bike Trail

4.4 The provision of a mountain bike trail/skills course would provide recreational opportunities for users of a variety of skill levels and abilities. It is proposed to include a small tarmac pump track that could accommodate a variety of bike types alongside traditional mountain bike trails. An inner loop is proposed to provide more advanced skills elements while the longer outer loop aimed at all abilities.

- A minimum 300m long and 1.2m wide bike trail.
- Providing areas of tarmac pump track and traditional gravel trails.
- To incorporate various skills elements such as rollers, berms loops and turns.
- A connection to the cycle network.
- A facility that can be used by a variety of skill levels and age groups, including families.
- Gathering areas and opportunity for spectators.
- Associated landscape.

Ancillary Parking

4.5 Parking areas are required to service the sports facilities to ensure they are accessible to the community.

- 79 parking bays including 4 with Electric Vehicle Charging (EVC)
- 5 accessible parking bays
- 2 minibus parking bays
- 1 coach drop of bay
- Reinforced gravel is proposed for the majority of parking bays to provide a permeable surface. A macadam surface is proposed for the internal roads, accessible bays, minibus bays and coach drop off.
- Landscape is proposed around the parking bays to soften the space.

Drainage infrastructure

4.6 The basin is designed to be dry much of the time and to be available as functional open space. Gently sloping sides allow safe entrance and egress. A low flow channel runs through the base of each basin with occasional areas of marginal planting.

Open space

4.7 The remainder of the application site is proposed to be grassland. The grassland buffers adjacent to the areas of woodland not identified as ancient shall be cut once annually on rotation each autumn. Strimming of the buffer will be carried out to maintain a mosaic of long (semi rank) and short (>15cm) grassland areas as well as scrub where appropriate. Strimmers are not to be used in proximity to trees.

4.8 One third of the grassland area will be strimmed each year, so that the entire grassland buffer will receive a cut once in a three year period. Strimming and scrub removal will be completed during winter (mid-September to February) to avoid the active season for birds, reptiles and hedgehogs, and allow plants to fruit, thereby providing foraging opportunities for many species including badger.

4.9 Cut arisings will be left on the ground for 5-7 days to allow seed heads to dry and fall to ground for re-establishment, then removed from site or taken to a composting area or used to create wildlife piles/hibernacula on the site, so as not to increase the nutrients in the soil and encourage weed growth.

Feature trees

4.10 Large tree species are proposed in key locations around the Sports Hub to create focal points across the site.

Structured Planting and Formal Surfaces

4.11 Tree lines are proposed along the primary north/south route and around the grass pitches, using large native species to create a visual edge to the grass pitches. Smaller flowering trees are proposed around the entrance, car park and skate park. A formal hedge and estate rail is proposed between the skate park and car park to create a physical barrier. Ornamental planting and a clipped hedge by the entrance and around the car park would create a formal aspect.

- 4.12 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.

Naturalistic Planting and Informal Surfaces

- 4.13 A more naturalistic approach is proposed along the secondary east/west cycle and pedestrian route and around the bike track.
- 4.14 Mixed native trees would be located intermittently along the pathway with blocks of native shrub species creating a screening effect between the path and the car park.
- 4.15 The path is proposed as self-binding gravel creating a more rural aspect along the route.
- 4.16 Native trees and shrubs are proposed around the bike track to soften the view of the tarmac track and blend the site into the adjacent ecological compensation area.

Ecological mitigation

- 4.17 Along the northern boundary and in the south west 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 and forms part of the Outline Application ecological strategy.

Existing vegetation

- 4.18 The retention of mature trees and vegetation along the boundaries surrounding the site, creates a naturalistic setting to the application site.

Materials and furniture

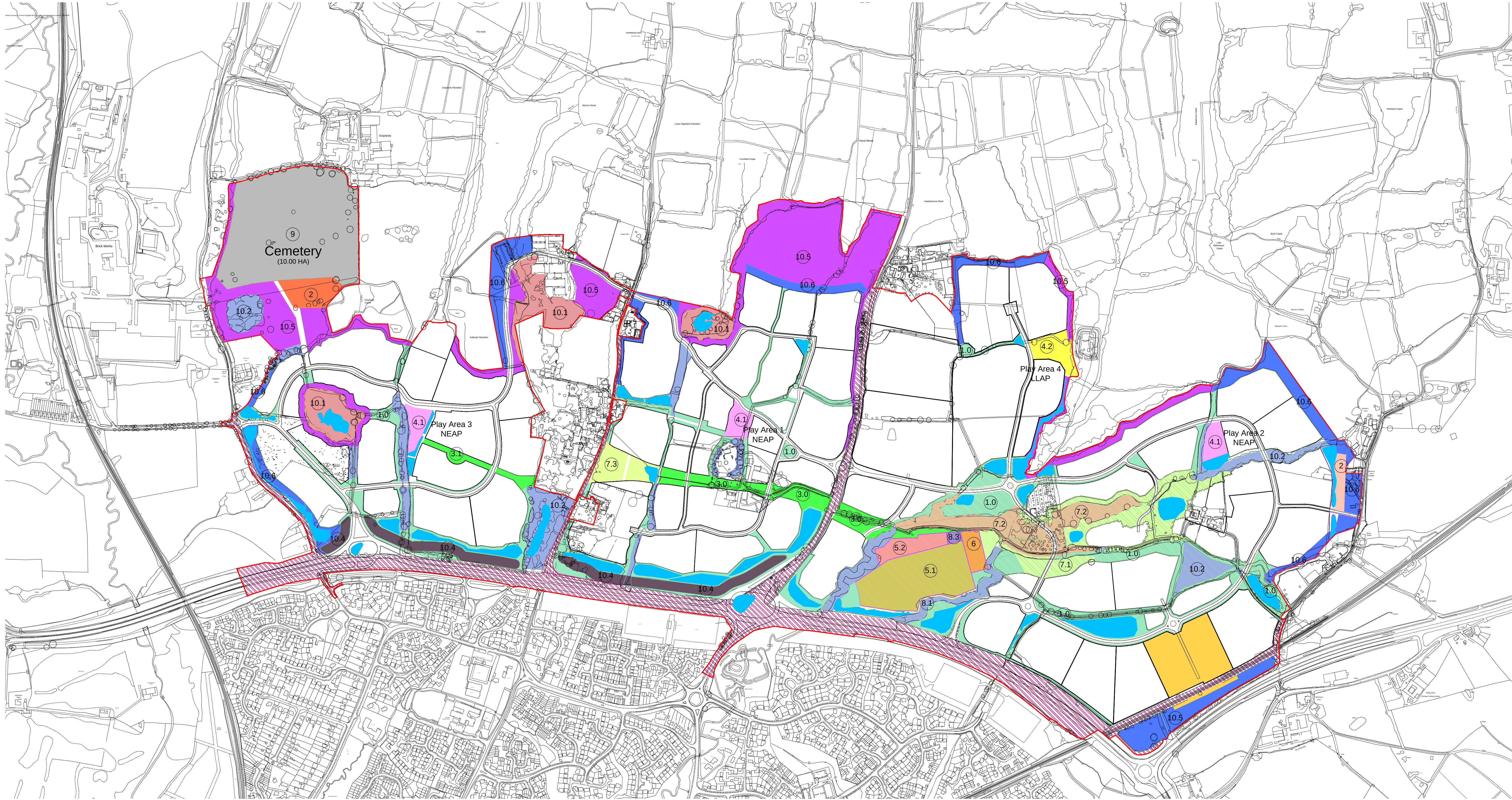
- 4.19 The proposed furniture is as approved for the East West Green Space and the other open spaces in Mowbray, to aid consistency of materials and appearance across the wider site.

5. TIMING

- 5.1 The landscape scheme will be implemented in the first planting season following the construction of the AGP.

Appendix 1

Plan 21 – Green Infrastructure



Plan 21 - Green Infrastructure

Youth Activity Areas :

- 8.1 Mountain Bike Trail (1.2m x 300m)
- 8.3 Skate Park / Youth Facility - (0.05 Ha)

Allotments :

- 2.0 Allotments + parking - (1.32 Ha)

Play Areas :

- 4.1 NEAP + OABC - (1.50 Ha)
- 4.2 LLAP - (0.80 Ha)

Cemetery :

- 9.0 Cemetery - (10.00 Ha)

Greenspace - Parks :

- 7.1 Parks - Open Space - (4.10 Ha)
- 7.2 Parks - Woodland - (3.66 Ha)
- 7.3 Kickabout Areas - (1.16 Ha)

Greenspace - Natural:

- 1.0 Open Greenspace - (15.01 Ha)

Greenspace - Amenity:

- 3.0 Amenity Greenspace - (3.12 Ha)

Additional Land (Not in OS Requirement) :

- 10.1 Ancient Woodland - (4.39 Ha)
- 10.2 Existing Woodland & Hedgerows - (7.90 Ha)
- 10.3 Attenuation Ponds - (9.70 Ha)
- 10.4 Noise Buffers - (3.05 Ha)
- 10.5 Natural Landscape Buffers - (16.73 Ha)
- 10.6 Strategic Landscape Buffers - (8.75 Ha)

On Site Sports :

- 5.1 Sports Pitches - (3.66 Ha)
- 5.2 Sports Changing Facilities - (0.80 Ha)
- 6.0 MUGA's - (0.50 Ha)

Other :

- Existing Highway Land - (17.346 Ha)
- Nature Park - (24.13 Ha)
- Development Boundary

Rev. S	Jan'18	Revised for S106
Rev. R	Jan'18	Revised for S106
Rev. Q	Dev '17	Revised for S106
Rev. P	Nov '17	Revised for S106



Project	Land North of Horsham, West Sussex	Drawing	Plan 21 - Green Infrastructure
Scale	1:5000 @ A1	Drawn By	BJC
Date	May 2016	Drawing No.	2153A - 203S

