# HORSHAM DISTRICT COUNCIL CONSULTATION

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| **TO:** | Horsham District Council – Planning Dept |
| **LOCATION:** | Rascalls Farm Shipley Road Southwater Horsham |
| **DESCRIPTION:** | Application for Approval of Details Reserved by Condition 3 to approved application DC/24/0249. |
| **REFERENCE:** | DISC/26/0155 |
| **RE-CONSULTATION:** | 1st set of comments in black<br>2nd set of comments in blue |
| **RECOMMENDATION:** | ~~Advice / Modification~~<br>More Information / Modification |

**SUMMARY OF COMMENTS & RECOMMENDATION:**

**2nd set of comments**

Most comments have been addressed, with thanks. Minor modification and more information is requested (2c, 3a, 4d, 9a). Of key concern, however, is the resolution regarding the absence of the LEAP under point 2a which remains a S106 requirement.

**1st set of comments**

Please note that the comments below relate to open space provision and not to site wide hard and soft landscaping details, which are to be secured under a separate condition.

Modification is recommended in order to improve the quality of the scheme and to accord with the scheme approved under DC/24/0249 and amendments under DC/26/0135. Please see details below.

**MAIN COMMENTS:**

*Condition 3*

*No development shall commence until full details of the public open spaces and play areas have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and shall include, but not limited to, location of each area, type of play equipment, surfacing, planting, fencing, seating, bins, dog waste bins, and signage for each area) The public open spaces and play areas shall be installed in accordance with details approved by the Local Planning Authority and maintained as such thereafter.*

1. Location of each area
    a. It is noted that the location of the play areas vary between the approved Land Use plan under DC/24/0249 (featuring play areas along the western and southern boundaries) and the later amended and approved Land Use plan under DC/26/0135 (featuring play areas along the southern boundary and within the central green spine connected to the Central Focal Space). DC/26/0135 is the most up to date plan therefore the proposals must be amended accordingly.

    Amended, with thanks. Closed.

    b. The Central Focal Space is absent from detailed proposals. Please include, noting that we expect the provision of hedgerow in addition to ornamental planting with high

horticultural and seasonal interest, as visualised within the Design and Access (DAS) Statement under DC/24/0249.

Amended, with thanks. Closed.

2. Type of play equipment
    a. The inspector's comments within the appeal decision (points 120, 136 & 154), in addition to S106 obligations under DC/20/0695 (Schedule 8), highlight the requirement of a LEAP on site, defining it as below:

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| **"LEAP"** | means the local equipped area of play located to the north of the Site as shown indicatively on Plan 2 to be approved by the Council pursuant to Schedule 8 which shall include:<br>a) a minimum size of the activity zone (fenced off are containing the play equipment) of 400 square metres;<br>b) at least 5 types of play equipment that is suitable for children aged between 4 and 12;<br>c) seating for accompanying adults and litter bins;<br>d) activity zone to be surrounded by a buffer zone sufficient to allow a minimum distance of 20 metres between the edge of the activity zone and the boundary of the nearest Dwelling; and<br>e) shall comply with the relevant British Standards and be well drained with grass and/or hard surfaced playing space combined with the safer surfacing; |

While the S106 LEAP location was indicative and is not expected to be delivered in that location, the requirement for 0.04ha remains as opposed to the current provision of 0.016ha. It is therefore clear that the proposed trim trails alone do not satisfy this obligation. A larger area is thus required, totalling 400m$^2$ of quality activity zones, even if not all contained in one place. As per the obligation above, a further range of diverse play opportunities is required, including features to encourage inclusive play. Please note that the requirement to meet the minimum 20m buffer zone, particularly for larger pieces of equipment, must be adhered to.

Email dated 04/08/2026 is noted, however the S106 requirement remains. We defer to the case officer as to the acceptability of the proposals against the legal agreement requirement, however it is preferred that a LEAP is provided on site, if practicable.

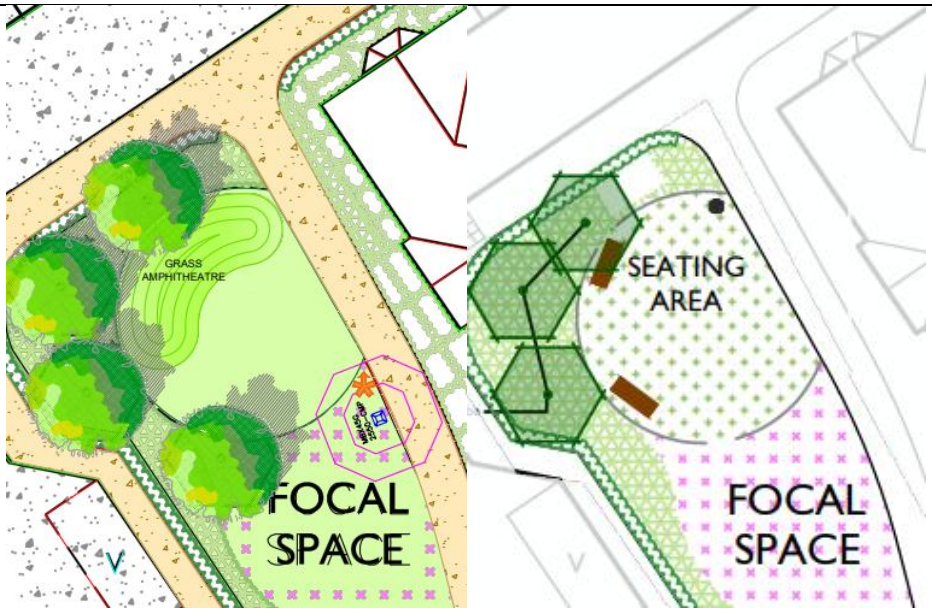
We are happy to concede that the currently proposed play equipment can contribute towards the minimum size required, resulting in a need for an additional 0.021ha to be delivered. However, various items of play provision do not adhere to the 20m buffer zone and thus should be moved to the northern open space area or elsewhere. This includes the monkey bars (~10m to nearest dwelling), wobble bridge (~12m to nearest dwelling) and grass amphitheatre (~5m to nearest dwelling).

    b. Notwithstanding the above, there is an overreliance on balancing equipment and as such, an overhead ladder (as detailed on page 5 of the DAS under DC/24/0249) should be provided in addition to further provision.

Monkey bars provided, with thanks. Closed.

    c. Provision for young people is also encouraged; this can include more challenging equipment and play opportunities, social seating and/or a small stage.

Grass amphitheatre provided, with thanks. However, this is not reflected within detailed landscape proposals. Final location notwithstanding (see above), please amend to ensure consistency and relocate benches to an alternative area. In addition, details of proposed levels for associated earthworks are requested. Timber or stone seating/ledges are recommended in order for it to be useable year round.




Left: Play Equipment Details, Right: Detailed Landscape Proposals

3. Surfacing
    a. Mown grass is not advisable for year round access. Please include surfacing to the play areas to ensure all weather use. Certified wood or bark chippings are welcomed, subject to appropriate management measures.

       'Grass Mat Safer Surfacing' has been proposed beneath monkey bars. Please include provision underneath the Mini Timber Trail 2 and wobble bridge noting the request is not related to safety concerns but rather all-weather accessibility. Therefore certified wood or bark chippings remain preferred to grass mats.

    b. Clarification is requested regarding proposed surfacing for the temporary sales car park in addition to details regarding its reinstatement to grassland. Please provide.

       Response dated 21/09/2026 is noted. Tegula Paving, as agreed under DC/25/1975, is noted with details to be confirmed under Condition 20 of DC/26/0135. Closed.

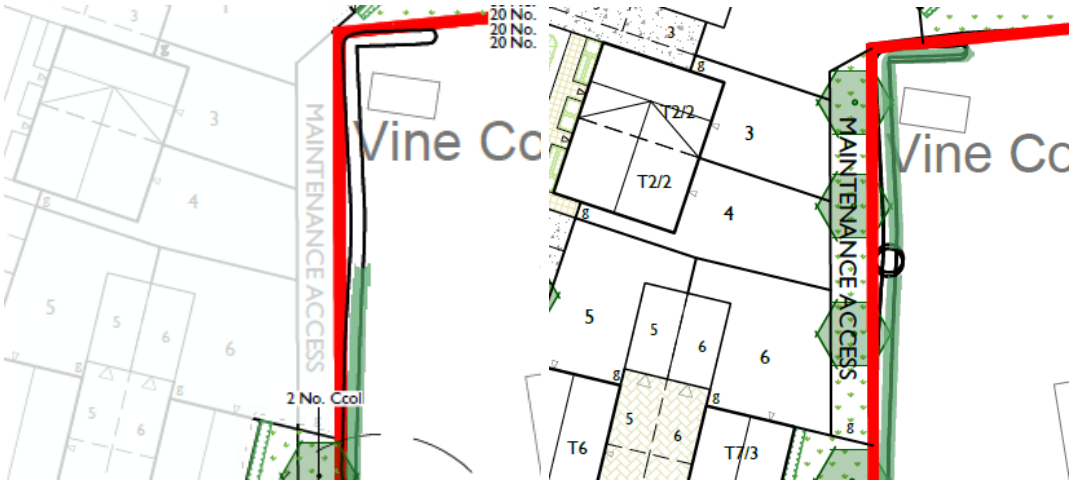
4. Planting
    a. No concerns raised with species proposed, however this is subject to change regarding the Central Focal Space as per point 1b.

       No concerns raised. Closed.

    b. A larger variety of tree sizes is requested for instant maturity and visual amenity in key areas, such as the access road on approach to the development. Please amend accordingly.

       Response dated 21/09/2026 is noted. While the sizes were approved under the original RM, amendments would be preferred in order to deliver a high quality scheme. Nonetheless, closed.

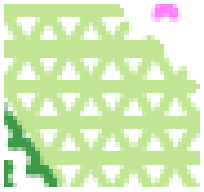
    c. 3no. trees are absent from proposals (below, left), approved within the maintenance access (below, right). Please clarify and relocate elsewhere within the scheme.




Left: DISC/26/0155, Right: DC/24/0249

Trees reinstated, with thanks. Closed.

d. An additional hatch is noted within the Detailed Landscape Proposals, found within the Focal Space. Please clarify and include plant species in plan.



5. Fencing
    a. No concerns raised on landscape grounds.
6. Seating
    a. As per Horsham District Council's Open Space, Sports & Recreation Review 2021 (OSSR), benches should predominately have armrests as well as backs. Please provide some or all benches with armrests.

       Amended, with thanks. Closed.
7. Bins
    a. No concerns raised on landscape grounds.
8. Dog waste bins
    a. None provided. These are required at key access points, as per the OSSR. Please amend.

       Locations provided within Revised Plans, with thanks. Closed.
9. Signage
    a. None provided. Signage is required to encourage control of dogs and discourage dog fouling; please amend. The detail and wording should be agreed with the Parks team prior to discharge.

       Locations have been provided within the Play Equipment Details, with thanks, however this is not reflected within the Detailed Landscape Proposals. In any case, detail and wording have not yet been provided.
    b. Additional signage to educate children on insect hotels, as highlighted within the DAS under DC/24/0249, is also encouraged.

       As above.

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| **RECOMMENDED CONDITIONS:** N/A | |
| **NAME:** | Elly Hazael<br>Trainee Landscape Architect (Planning) |
| **DEPARTMENT:** | Specialists Team - Strategic Planning |
| **DATE:** | 27/07/2026<br>06/10/2026 |
| **SIGNED OFF BY:** | Inês Watson CMLI<br>Specialists Team Leader (Landscape Architect) |
| **DATE:** | 27/07/2026<br>08/10/2026 |