From: Woods, Chris <chris.woods@group.landg.com>
Sent: 29 April 2025 13:22:31 UTC+01:00
To: "Jason.Hawkes" <Jason.Hawkes@horsham.gov.uk>; "Thompson, Robert" <robert1.thompson@group.landg.com>
Cc: "Thompson, Robert" <robert1.thompson@group.landg.com>; "Pursey, Derek" <derek.pursey@group.landg.com>
Subject: RE: Mowbray East - West Greenspace
Attachments: [EXTERNAL] Bin

Good afternoon, Jason,

Nice to meet with you last week.

Please see below our responses in blue:

Should you require anything further, then please don't hesitate to get in touch.

Best Regards,

Chris Woods
Commercial Manager

M: 07384-602122 E: chris.woods@group.landg.com

Legal & General Strategic Land Limited
Legal & General (Strategic Land North Horsham) Limited
Legal & General (Strategic Land Harpenden) Limited

Legal & General, Moathouse Farm, Rusper Road, Horsham, West Sussex, RH12 4QR
Legal & General, One Coleman St, London EC2R 5AA

From: Jason.Hawkes <Jason.Hawkes@horsham.gov.uk>
Sent: Friday, April 25, 2025 9:52 AM
To: Thompson, Robert <robert1.thompson@group.landg.com>
Subject: Mowbray East - West Greenspace

Dear Robert

Further to yesterday's site visit, please see the below:

- The play spaces and landscaping provided is generally in accordance with the approved plans, with the exception of the meadow which has been replaced by amenity grass underneath the

large oak tree. Officers confirmed this change is acceptable and preferable as it provides an additional usable amenity space. – Thank you, noted.

- As noted on site, the following needs to be addressed:
  - Additional signage is required for the open access ball court. These signs should state who manages this space and should be placed next to the provided red signs or a new single sign installed that includes all necessary information. – Ordered and to be installed next week.
  - Cycle stands are required next to the open access ball court, in accordance with the approved plans. Officers note the hardstanding has a slightly different arrangement of that approved, however enough space remains for the provision of the 5 cycle stands and therefore happy to accept the installation over the as built layout. – Being installed on 8th May by our contractor Natta.
  - Check the finish of rubber mulch in the under 14 area. This seemed loose on the site visit and particular concerned was raised with loose material causing issues with the use of the roundabout. – Not brought up during ROSPA inspection, but we will obviously continue to monitor with our management company Pinnacle.
  - Bins to be placed around play area, as approved. – Installed. Picture of the one by the playground attached.
  - 1no sign is required adjacent to the under 14 play and the public right of way. This should be a larger welcome sign, with similar information to the smaller signs provided. – We are in the process of reviewing our overarching sitewide signage with our design team, which will include larger information signs and wayfinding signage.
  - Meadow restoration needs to take place where meadow species have failed to establish to the south part of the public right of way, at the furthest western section of the path adjacent to the boundary of the site. – This was overseeded last Saturday (26th) and we will continue to monitor.
  - All recommendations stated in the ROSPA to be undertaken. – All complete and I will ask for some additional remediation photos to be added to the existing ROSPA report. We will re0issue this when received.
- As discussed, Anna is to check whether or not the landing area for the zip wire is appropriate. – Note seen from Anna and we will monitor with Pinnacle.
- Please confirm that you have a contract in place for a weekly recorded inspection of the play area and ball court to ensure ongoing safety is monitored and issues addressed. – Yes, we have a contract with Pinnacle Management to carry out the maintenance and inspection detail within our approved LEMP and ROSPA recommendations.

HDC is happy for the space to open in May subject to indication of timings for rectification of the above.

Kind regards

Jason Hawkes

Principal Planning Officer

Telephone: 01403 215162

Email: Jason.Hawkes@horsham.gov.uk

Horsham District Council



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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