



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land To The West of Ashington C of E School Park Lane Ashington West Sussex
DESCRIPTION:	Demolition of existing buildings and erection of 152 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure (amended plans including reduced housing numbers and modified access off Church Lane)
REFERENCE:	DC/23/0406
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: My main comments relate to the requirement for more information: • Land budget analysis • Detail on construction of sports pitches and drainage • Play area detail, size and buffer zones • Allotment detail Modifications suggested: • Construction of pathway through open space corridors • Location of pitches and associated building Contributions: • Contribution for youth facilities • Note there may be more, depending on the land budget analysis	

MAIN COMMENTS:

Layout and Land Budget

Whilst it is good that the development supports the retention of an east west wildlife corridor, it is unfortunate that sports pitches are located on the western side of the development. This creates another detached community zone. In my opinion it would work better for the village if the sports pavilion was on the eastern side of the development, along with the sports pitches, so that it connects in with the existing sports hub. Then both sports pitch areas can use the sports pavilion, therefore creating a central hub.

Please provide a land budget analysis which demonstrates what quantity and type of open space is required against what has been provided.

Sports Pitches

The size of the sports pitches is equivalent to two youth pitches U15/U16. Local Football clubs and leagues should be consulted to ensure that this size is relevant to the need in the area and compliments the existing pitches in the village.

In accordance with FA guidance, ensure that the two neighbouring football pitches are separated by 6m. This ensures enough space for spectators and allows 3m for each pitch.

Bearing in mind that the site is likely to have slow draining clay soils, it will be important to ensure that the sports pitches are constructed to a good standard. Site won topsoil will not be acceptable and a good drainage system is vital. Please note that there is significant demand in the District for all weather pitches due to prolonged periods of rain and heavy clay soils causing many cancelled games. I note that there was an all weather pitch in previous plans for this site and would like clarity on why this has been removed.

The football pitch must have good vehicular access for maintenance vehicles, whilst also protecting against unauthorised vehicle access. Any measure of securing the site should not rely on padlocks. Gates or bollards must have internal locking mechanisms to reduce the chance of tampering. It must not be possible to lift the gate of its hinges.

Provide cycle racks at the sports pavilion to encourage active travel.

Ensure there is provision for the collection of dog waste.

Youth Facilities

The development doesn't provide any facilities for young people (teenagers). It is recommended that a contribution is made which will allow improvements to be made to the youth areas near the Community Centre. These are within 1000m of the proposed development.

Play Area

Please confirm that the play area is at least 400sqm and at least 20m from the nearest dwelling boundary. Detailed plans of the play area will be required which demonstrate compliance with the standards set out in the HDC Open Space Sport and Recreation Review. It would be appreciated if the developer reviewed the existing play provision in

the area and considered a scheme which is different to any existing provision in the area.

Allotment

Detailed plans of the allotment will be required which demonstrate compliance with the standards set out in the HDC Open Space Sport and Recreation Review.

Pathways through open space corridors

The plan shows mown paths through the open space corridors. It is likely that these wouldn't be very accessible in the winter. They would be more sustainable if they were constructed using limestone or similar.

Car Parking Spaces

There are a good number of parking spaces provided around the sports pavilion area.

ANY RECOMMENDED CONDITIONS:

Adopt Sport England conditions regarding the:

- 1) Development of the playing field and associated drainage.
- 2) Management and maintenance of the playing fields.

Provide detailed plans of the play area for approval.

Provide detailed plans of the allotment for approval.

NAME:	Anna Chapman
DEPARTMENT:	Green Spaces and Sustainability
DATE:	27 th March 2025