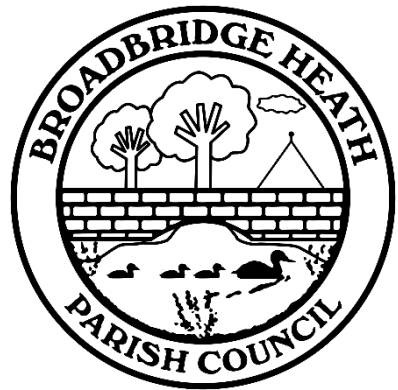


Broadbridge Heath Parish Council

Charrington Way “Whole Family Sports and Recreation Experience”

Our Ref: CW10B



Design and Access statement

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Background

Charrington Way recreation ground was originally installed as a play area and basketball hard standing to serve the residents of the Charrington Way housing development, built in the 1980's.

As a result of new housing development over the past 10 years, several new play areas have been provided across Broadbridge Heath.

This Design and Access Statement accompanies the planning application for the redevelopment of Charrington Way Recreation Ground, Broadbridge Heath. The proposal introduces a new multi-use recreation area designed to support a wide range of sports, social and play activities for all ages. It replaces aging equipment and enhances inclusivity, biodiversity and year-round usability.

The project has been shaped through consultation with Horsham District Council's Parks Team and responds directly to community needs, including the principles of "Make Space for Girls" and multi-generational active use.

The purchase of this system is a part grant funded which has been granted.

Charrington Way has previously provided play equipment, but as this has aged, several items have been removed and the area is now requiring regeneration. In light of the village's current play provision, an alternative provision has been considered, to provide equipment for multi-sport recreational opportunity and 'make space for girls'. Prior to creation of the scheme specification and master plan Horsham District Council parks team were consulted and input sculpted the scheme.

1. Site

Charrington Way Recreation Ground
Charrington Way
Broadbridge Heath
RH12 3TL

What3words: ///achieving.repair.sports

The site has a defined boundary and is fenced on all sides with access through rural style wooden gates. There are a number of large trees to the North of the site and new 'young' trees planted sporadically. The play area which was located on the circular area fell into disrepair and has been removed for safety reasons, a newer climbing frame is located on the grass between the old play area and basketball area. There is an accessible picnic bench which is poorly located and not usable when the ground is wet.

The area previously occupied by the play area is 250m² and consists of tarmac and rubber matting on a concrete base. The existing 'kick about' is 81m² and tarmac. Existing hard standing areas are 331m² excluding pathways.

Existing pathways account for 75m²

The site is open to the public and does not require permission to enter.

2. Design scope

2.1 Overview

The focus is a Multi-Use Games Area (MUGA) with preference for 'NUMUGA' style equipment or similar, to offer multi-sport versatility.

The design accommodates a variety of sports ensuring flexible use for all and support year-round usage.

The MUGA/sports area size is 250m², this increases the existing hard standing 'kick about' pad by approximately 169m².

The existing circular hard standing will be reduced by half, to 125m².

The overall increase in hard standing is approximately 44m².

The existing paths will be widened in size and new paths added to allow wheelchair access to all areas. Increase in pathways and widths account for 53m².

The design will promote inclusivity, allowing for mixed-gender participation and adaptable spaces for a range of abilities incorporating a sensory area with planting and wildflower walk. The design will also provide a seating and landscaping area including aspects of 'make space for girls' making use of the existing circular hard standing which will be reduced in size and resurfaced. The existing circular area will be repurposed to contain the adult fitness equipment to allow all weather use.

The project has been designed to have a biodiversity/sensory area with soft landscaping and the MUGA area is positioned to have low noise impact to the surrounding properties.

2.2 Detailed scope

All works will comply to the British and European Standards for playground equipment BS EN 1176 and surfacing BS EN 1177.

Site set up/enabling works

- To include site fencing and signage, welfare facilities, secure storage ground protection as required.
- Allowances for wheel washing to ensure no contamination of the adjacent roads.
- Plane/remove wear course of existing area of hard standing basketball area, for the purpose of skim and resurface within the design.
- Plane/remove wear course of existing footpaths and circular play equipment area for the purpose of resurfacing.
- A site agent is available for all deliveries and opening/closing of the site
- Work will be contained within the hours Monday-Friday, 08:00-17:00.

- The existing Basketball post will be repurposed within the design.
- Remove and retain of the adult fitness equipment to be repositioned into the existing circular hard standing.
- Remove and dispose of all existing equipment included in the circular area.
- Ensure waste will be stored safely while on site and removed from site by the contractor.
- All contractors handling spoil and cart away will hold an appropriate waste carrier licence.

Ground works

- Ground preparation for the area of hard standing, the CBR ratio is assumed to be 2-3% (clay) and a sub-base will be utilised that is sufficient for these conditions.
- Install a suitable concrete edging to all tarmac areas.

Main works-MUGA/NUMUGA

- Installation of a MUGA/NUMUGA multi-use sports equipment including 6 activities/equipment. Which includes Football/tennis rebound wall, football target wall, table tennis, cricket wall, mini skills football wall (for younger children), basketball hoop and climbing wall.
- No fencing or physical barriers to provide an open design with good sight lines to discourage anti-social behaviour.
- Surfacing of the area, approximately 250m² in green, blue and black wet pour to provide an enticing design.
- Widen and resurface existing path previously removed wear course to DDA requirements.
- Construct two new footpath sections from existing to link new areas, paths will be DDA compliant.
- Cycle storage

Main works-‘make space for girls’, seating and sensory trail provision

- Install a seating provision that includes a visually interesting design and includes landscaping, multiple sections of seat and some hammocks.
- Landscaping across all areas to include a soft landscaping barrier between the multi-sports area and the circular seating area.
- Installation of new trees and shrubs.
- Installation of biodiversity features such as bug house and wildflower seeding.
- Reduction and resurfacing of existing circular area.
- Install 4 accessible picnic benches adjacent to footpaths and on the hard standing.
- Providing a sensory/wildflower area to the south east of the site. This will include mounds made from the reuse of excavated topsoil. This will form a basic sensory trail.
- Providing trim trail items to allow interaction within the sensory area. This includes a log stride, log weave and log pass, these will have grass matting installed below them to protect the ground.

Completion

- All equipment shall be inspected by a RPII accredited inspector upon completion and before the Proper Officer, on behalf of the Parish Council will accept completion. This shall be arranged by and at the expense of the contractor.
- Make good any damage caused to existing buildings, roads, paths, grassed areas, fences, drains, sewers, service mains, landscaping etc. during construction.
- Reseeding of grass areas where remedial works has been required.

2.3 surfacing materials

Footpaths: tarmac

MUGA: wet pour

Adult fitness area: resin bound gravel.

2.4 Access and Site Work

The recreation ground is accessed via Charrington Way. There is no parking area for the recreation ground, but limited on-street parking is available. The recreation area has 2 pedestrian gate accesses from Charrington Way, and a secured service gate of 3.8m clear width.

- Suppliers must demonstrate that all aspects of site security and public safety have been considered in the tender process.
- During installation the contractor will provide a secure work compound for all equipment and materials. Any machinery left on site will, where possible, be immobilised.
- The contractor will ensure that the public cannot gain access to the work site by erecting 1.8m high heras fencing and appropriate safety notices. The contractor must take all reasonable action to ensure the newly installed equipment is not used until the practical completion is confirmed.
- The contractor must protect the whole recreation ground against unauthorised persons, vehicles and encampments by ensuring the access point is locked when not in use.
- Contractor parking shall be managed so as not to cause a nuisance to neighbouring properties, where possible workers will arrive on site in mini-bus or by carpooling.
- A 20ft x 8ft secure storage container will be positioned on site during the works for storage of materials along with a self-contained site welfare unit for contractors.

2.5 Waste

All waste shall be stored safely while on site and removed from site by the contractor which must hold an appropriate waste carrier license.

- All debris and spoil will be removed regularly from site to avoid congestion.
- Skips will be used for unwanted materials, when full skips will be removed promptly from site.
- Grab lorry's will be used to remove soil from site as required. Where possible top soil will be repurposed on site.

The attached method statement from ESP Play provides more detail.

2.6 Programming and start date

The construction works should be managed to obtain a completion date of April 2026 subject to the grant of any necessary planning permissions. The contractors should provide a draft programme as soon as practical after a confirmation of start date.

3. Future maintenance and management

The Parish Council has established procedures and policies for inspection and maintenance of the existing play areas, these policies will provide this site with. The Parish Council has a healthy asset repair and renewal fund for future maintenance.

- Internal weekly visual play inspections with check sheets completed by a competent person.
- Externally conducted quarterly play inspections with a full report and recommendations.
- Externally conducted functional inspections with a full report and recommendations.
- Maintenance will be carried out as indicated in the above reports.
- Cleaning of the equipment will be carried out on an ad-hoc basis.
- Litter will be monitored initially, where there are litter issues in the Parish the Parish Council employ the services of a litter pick which would be brought in here. Largely the Parish Council experience that provision of bins (which are already present and retained in this area) and volunteer litter pickers are adequate.
- The Parish Council employ the services of a landscape contractor for grass cutting and large works. This design will feature soft landscaping which will require more bespoke care, the Parish Council will look to employ a Gardener to undertake this work.
- Drought watering will be provided in periods where there is 10 days without rainfall between the months of June and August. It is anticipated that the use of this will be limited.
- Failed planting will be replaced as required, within the first year after completion this will be the responsibility of contractor ESP Play or their nominated landscaper.

4. Funding

The Parish Council was successful in obtaining section 106 funding for the MUGA section of the project from Horsham District Council. The Parish Council holds CIL funds which will be used for this project. The remaining balance will be from the Parish Councils own Asset Repair and Renewal fund.

Section 106 monies: £65,986.55

CIL monies: £13,892.33

Parish Council contribution: £22,121.12

5. Access

Entrances and Gates

Access to the site will continue to be provided through the existing pedestrian gates on Charrington Way, which are wide enough to accommodate wheelchairs and mobility scooters. A 3.8-metre service gate allows for maintenance access without impacting everyday visitor movement. The existing East access gate links directly to the new pathways and existing infrastructure of Charrington Way.

Inclusive Facilities and Equipment

The design significantly improves upon the previous arrangement, which lacked wheelchair-accessible equipment and included a picnic bench that could not be safely reached when ground conditions were wet. The upgraded layout introduces wheelchair-accessible picnic tables positioned with direct access from hardstanding or adjacent to accessible paths. Several of the proposed sports features, such as the rebound walls, table tennis, and target-based activities, are suitable for use by wheelchair users or those with limited mobility, supporting inclusive participation.

Parking and External Access

While no dedicated on-site parking is provided, the site is accessible via surrounding residential roads, on street parking and linked footpaths. The recreation ground is located within an established residential area where pedestrians can approach safely from multiple directions. Existing on-street parking within Charrington Way is available for visitors who need to arrive by car. The site design includes cycle parking to promote the use of sustainable travel and reducing impact from neighbouring roads.

Overall Accessibility Benefits

The proposed scheme represents a substantial improvement over the existing site by removing physical barriers, providing accessible surfaces, and ensuring that users of all ages and abilities can participate in recreation, sport and social activity. The design supports equal access, reduces exclusion, and aligns with Horsham District Council's objectives to enhance inclusive use of public open space.

6. Drainage

The designers have ascertained that additional drainage, such as land drains, will not be required for this project.

The site is underlain by clay soil, which, while relatively impermeable compared to sandy soils, typically results in slow but stable infiltration and shallow surface saturation rather than rapid overland flow.

Given the modest scale of the increased hardstanding and the relatively limited extent of impermeable surfacing, the risk of creating a significantly greater runoff volume is low.

The proposed tarmac and wet-pour surfacing is designed with a gentle gradient so that rainfall runs off into the surrounding soft-landscaped zones (planting beds, wildflower areas, grass, tree pits), rather than onto sealed highways or storm-drains.

This approach follows the principle widely used in permeable surfacing and soft-landscape design: directing runoff to vegetated / permeable areas rather than into drains or sewers.

While the hardstanding area increases by about 50 m², the scheme simultaneously introduces new landscaped and planted zones, including trees, shrubs and wildflower planting. These enhance on-site water attenuation, interception, evapotranspiration and infiltration capacity compared with the existing arrangement.

The limited footprint increase reduces the likely volume of stormwater generated in typical rainfall events; thus a simple surface-runoff approach into adjacent vegetated areas is proportionate and reasonable.

The proposed approach, directing runoff to soft landscaping rather than discharging to sewers, is consistent with the spirit of sustainable drainage principles and the approach preferred by many local authorities when development is modest in scale. While HDC requires a drainage statement for major development, this is a small-scale community feature; the management of surface water by directing to soft areas is proportionate and avoids engineered drainage systems.

Given the improved landscaping and increased permeable surface overall (due to planting), the proposal is arguably an improvement on the existing site from a drainage and ecological perspective.

7. Biodiversity

- Introduction of native or wildlife-friendly trees providing structure, shading, nectar, berries and habitat for birds and invertebrates.
- Native species have been selected for biodiversity and to create interest and different textures and courtiers for the wild walk, along with the inclusion of 'bug hotels' will support pollinators, nesting birds, and small mammals.
- Shrub beds will create layered vegetation beneficial for biodiversity.
- Installation of a native wildflower area or meadow-style mix, increasing nectar availability, providing overwintering cover for insects, and improving habitat diversity.
- This establishes a meaningful improvement compared with existing amenity grass while also proving natural infiltration zones for rainfall, enhancing soil moisture and supporting a wider range of plant and invertebrate species.

Overall, the scheme provides both habitat creation and ecological connectivity improvements relative to the existing provision.

8. Summary

The Charrington Way project delivers a well-designed, inclusive and environmentally sensitive recreation area that responds directly to community needs. It significantly improves accessibility, biodiversity and recreational opportunities while maintaining the character of the site. The proposal represents an enhancement of local facilities and aligns with Horsham District Council's goals for community wellbeing, sustainability and open-space improvement.

9. Community engagement

Broadbridge Heath Parish Council has undertaken proactive community engagement throughout the development of this project to ensure the design reflects the needs and preferences of local residents. Early-stage consultation was carried out via social media announcements and drop-in open days held at the Parish Office, inviting residents of all ages to share ideas about the future use of Charrington Way Recreation Ground. Feedback from these sessions helped shape the overall design principles, including the emphasis on inclusive multi-generational activity and the request for improved social spaces. Following development of the draft design, the detailed proposal was circulated directly to all households in the surrounding streets, with residents invited to comment. The scheme has also been widely promoted on the Parish Council website and social media platforms to encourage wider community involvement. This two-stage engagement process has ensured that the final design is community-led, transparent and aligned with local expectations.

APPENDIX 1-EXISTING SITE PHOTOS



Scale version available as separate document

