



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Mowbray Development Site Land North of Horsham West Sussex
DESCRIPTION:	Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the Sports Hub including Pavilion and covered spectator stands, ancillary amenity buildings, access roads, landscaping, foot/cycle paths, car and cycle parking, and drainage including drainage basins, and associated infrastructure
REFERENCE:	DC/26/0012
RECOMMENDATION:	Advice / More information
SUMMARY OF COMMENTS & RECOMMENDATION: We are generally satisfied with the changes to the proposals subject to conditions as detailed below. We highlight the following: 1. Landscape condition to secure the reinstatement of planting within the bike track area (point 5), additional section of hedgerow (point 7), extension of ball stop fencing outside pitches (point 9) and steel footings for timber equipment (point 10). Please note this list is not exhaustive. 2. Pre commencement: Provision of robust measures to minimise AGP infill loss and pollution 3. Pre commencement: Pitch detail design including drainage 4. Lighting details 5. LEMP In addition, please note the point below about changes to the MUGA detail design to meet the Fair Space task and finish group findings. See detailed comments below.	
MAIN COMMENTS: <u>Sports & Facilities</u> 1. Not enough information has been provided in regard to natural turf pitch drainage. Given the challenges raised by draining clay soils, we recommend that HDC Parks and Countryside is consulted to comment.	

2. We wish to highlight the Council's task and finish group research to investigate the use of local spaces and facilities from a Fair Space perspective, therefore there is opportunity for one of the MUGAs to adopt a high quality, inclusive design that addresses the unmet needs for young girls in the district.
We acknowledge the previous permission did not include this request, but we do encourage the applicant to consider this. Please refer to '[Make Space for Girls](#)' for resources and recommendations, such as zone subdivision to encourage more than one group to use the space at any one time.
3. Rubber infill is a major source of microplastic pollution and has significant, persistent environmental risks, which is of key concern given the abutting waterbodies on site; an estimated [1.5 and 2.5 tonnes](#) of infill granulate is lost from a standard football pitch each year. We note the ban on rubber infill use in the EU and therefore the long-term viability and maintenance for future Artificial Grass Pitches (AGPs). DEFRA is currently assessing the [broad restriction](#) of intentionally added microplastics in the UK, which includes rubber infill. We therefore recommend that [alternative options](#) are explored, incorporating a combination of the following options within proposals:
 - a. A non-infill design
 - b. Alternatives to infill materials such as cork or nut husks.
 - c. Incorporation of a shock pad to reduce volume of infill and therefore maintenance
 - d. Silt buckets within surface drains
4. At minimum, designs must incorporate containment barriers and boot cleaning stations at entrances; please include.

Soft Landscaping

5. Areas of planting have been removed from within the bike track area in addition to 3no. trees. We request that these are reinstated.



[DC/26/0012 left, DC/24/0917 right]

6. As previously requested under DC/24/0917, for visual coherence and suitability given the proximity to the ecological buffer and wetland, we request an alternative species to *Lonicera nitida*, such as yew, privet or further mixed native species as seen in the illustrative planting palette.
7. We continue to request that hedgerow is extended along the length of the south of the road in addition to the knee rail.

- a. Sections 130, 168, 210, 212, 221, 300, 330, 421, 675 of the Landscape Specification
 - b. Sections 5.22, 5.123, 5.127, 6.4.j, 7.7.e and 7.14 of the LEMP
 - c. Points 6.5, 6.6, 11.1, 11.2, 13.7, 13.8, 15.11, 15.12, 19.11, 20.13, 21.9, 21.10, 22.5, 29.5 and 29.6 of the Maintenance Schedule within the LEMP
17. As previously discussed, in order to safeguard the genetic integrity of the abutting AW, planting stock should be locally sourced from suppliers of accredited UK Sourced and Grown stock, in accordance with Woodland Trust guidance. Only certain tree nurseries are suppliers of accredited UK Sourced and Grown stock, therefore we request supplier information for plant stock. We note the relevant aims and objectives within the LEMP, however this should be amended to include all proposed planting, as opposed to solely replacement planting. This may be secured via condition.

RECOMMENDED CONDITIONS:

Pitch Design

Pre-Commencement Condition: No part of the development hereby permitted shall take place until the full details of all pitch design have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of artificial pitch design
 - To include containment barriers and boot cleaning stations at entrances
 - To consider alternative options to infill and minimising its loss.
- Details of pollution protection measures to avoid impacts of pitch run-off to watercourses.
- Details of natural turf pitch construction and drainage.

See points 1, 13 and 14 of landscape comments dated 25/02/2026 for more information.

Reason: To ensure adverse landscape effects are satisfactorily mitigated, including during construction, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Hard and Soft Landscaping Scheme

Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all trees and planting including:
 - Reinstatement of planting within the bike track area (see landscape comments under point 5 dated 25/02/26, and point 8 dated 20/08/24)
 - Alternative species to *Lonicera nitida* (see landscape comments under point 6 dated 25/02/26, and point 9 dated 20/08/24)
 - Hedgerow extending along the south of the access road (see landscape comments under point 7 dated 25/02/26, and point 9 dated 20/08/24)
 - Wildflower planting (see landscape comments under point 8 dated 25/02/26, and point 10 dated 20/08/24)
 - Ball stop fencing to extend along the bank, outside pitches (see landscape comments under point 9 dated 25/02/26, and point 4 dated 20/08/24)
- Written specifications (NBS compliant) and LEMP to remove use of herbicides (see landscape comments under point 16 dated 25/02/26, and point 15 dated 20/08/24).

- Supplier information for plant stock – only locally-sourced planting stock should be used and only certain tree nurseries are suppliers of accredited UK Sourced and Grown stock (see landscape comments under point 17 dated 25/02/26, and point 12 dated 20/08/24)
- Details of minor artefacts and structures – such as street furniture, play equipment and signage – including location, size, colour and specification. To ensure that timber equipment has steel footings pitches (see landscape comments under point 10 dated 25/02/26)
- Details of all external lighting to include:
 - Specification and lux levels plan for the natural pitches (see landscape comments under point 11 dated 25/02/26)
 - Measures to reduce light spill on existing landscape features, such as specification for shields and an updated lux levels plan (see landscape comments under point 12 dated 25/02/26)

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	25/02/2024
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	25/02/2026