

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. **This has now been amended following the approval of DC/26/0135.**
- 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. **This has now been amended following the approval of DC/26/0135.**

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:

"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: a) a minimum size of the activity zone (fenced off area containing the play equipment) of 400 square metres; b) at least 5 types of play equipment that is suitable for children aged between 4 and 12; c) seating for accompanying adults and litter bins; 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 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;
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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 400m² 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. **Please see email 4th August 2026**

- 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. **This has now been amended to monkey bars, three bar balance, mini timber trail and wobble bridge**

- c. Provision for young people is also encouraged; this can include more challenging equipment and play opportunities, social seating and/or a small stage. **Proposal now includes a Grass Amphitheatre to encourage performance**

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. **Please see email 4th August 2026**
- b. Clarification is requested regarding proposed surfacing for the temporary sales car park in addition to details regarding its reinstatement to grassland. Please provide. **Reinstatement is dictated by Planning Condition 20 to DC/26/0135. This will be in Tegula Paving and is temporary in nature as agreed with the case officer for DC/25/1975 on the basis the ground will be excavated for the installation of underground drainage.**

4. Planting

- a. No concerns raised with species proposed, however this is subject to change regarding the Central Focal Space as per point 1b. **This has now been amended following the approval of DC/26/0135.**
- 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. **The tree sizes were approved as part of the original RM and they haven't**

(POS planting Schedule)

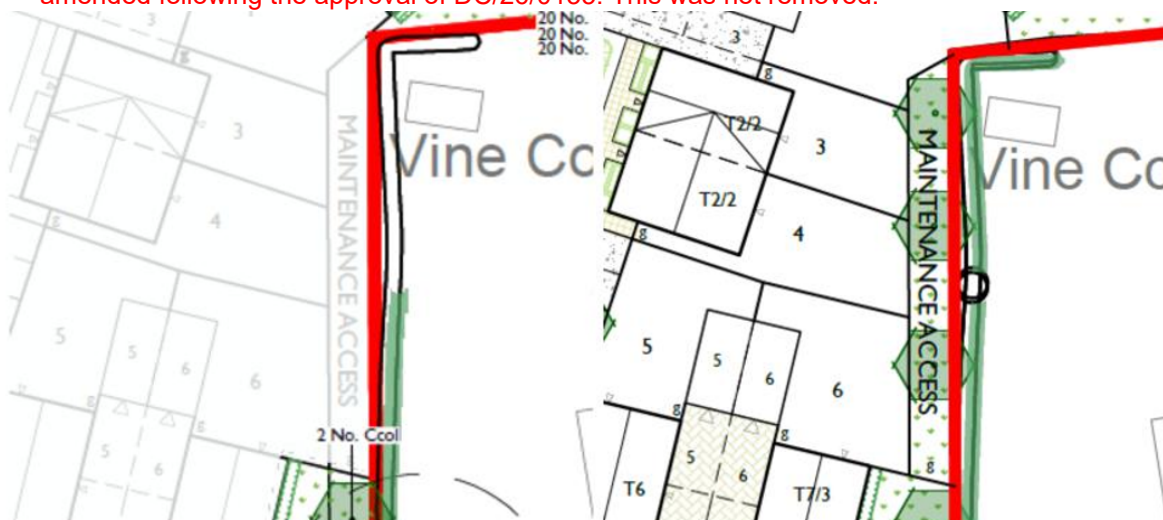
Number	Abbreviation	Species	Height	Girth	Specification
21	Ac	Acer campestre	350-425cm	12-14cm	Heavy Standard Clear Stem min. 200 RB
1	AIRH	Amelanchier lamarckii 'Robin Hill'	250-300cm	10-12cm	Standard Clear Stem 175-200 RB
2	Bn	Betula nigra	350-425cm	12-14cm	Heavy Standard Clear Stem min. 200 RB
27	Bpu	Betula pubescens	350-425cm	12-14cm	Heavy Standard Clear Stem 175-200 RB
1	BE	Betula x 'Edinburgh'	350-425cm	12-14cm	Heavy Standard Clear Stem min. 200 RB
10	Cba	Carpinus betulus	350-425cm	12-14cm	Heavy Standard Clear Stem 175-200 RB
5	Ccol	Corylus colurna	350-425cm	12-14cm	Heavy Standard Clear Stem min. 200 RB
10	Pav	Prunus avium	350-425cm	12-14cm	Heavy Standard Clear Stem min. 200 RB
7	PaP	Prunus avium 'Plena'	350-425cm	12-14cm	Heavy Standard Clear Stem min. 200 RB
5	Sar	Sorbus aria	350-425cm	12-14cm	Heavy Standard Clear Stem 175-200 RB
9	UNH	Ulmus 'New Horizon'	350-425cm	12-14cm	Heavy Standard Clear Stem 175-200 RB

(Planting Schedule)

Number	Abbreviation	Species	Height	Girth	Specification
21	Ac	Acer campestre	350-425cm	12-14cm	Heavy Standard Clear Stem min. 200 RB
1	Al	Amelanchier lamarckii	250-300cm	10-12cm	Multi-Stemmed 3 Stems Clear Stem 150-175 RB
15	AIRH	Amelanchier lamarckii 'Robin Hill'	250-300cm	10-12cm	Standard Clear Stem 175-200 RB
2	Bn	Betula nigra	350-425cm	12-14cm	Heavy Standard Clear Stem min. 200 RB
27	Bpu	Betula pubescens	350-425cm	12-14cm	Heavy Standard Clear Stem 175-200 RB
10	BE	Betula x 'Edinburgh'	350-425cm	12-14cm	Heavy Standard Clear Stem min. 200 RB
15	Cba	Carpinus betulus	350-425cm	12-14cm	Heavy Standard Clear Stem 175-200 RB
16	Ccol	Corylus colurna	350-425cm	12-14cm	Heavy Standard Clear Stem min. 200 RB
5	PP	Prunus 'Pandora'	350-425cm	12-14cm	Heavy Standard Clear Stem min. 200 RB
15	Pav	Prunus avium	350-425cm	12-14cm	Heavy Standard Clear Stem min. 200 RB
7	PaP	Prunus avium 'Plena'	350-425cm	12-14cm	Heavy Standard Clear Stem min. 200 RB
5	Sar	Sorbus aria	350-425cm	12-14cm	Heavy Standard Clear Stem 175-200 RB
9	UNH	Ulmus 'New Horizon'	350-425cm	12-14cm	Heavy Standard Clear Stem 175-200 RB

changed since then (see below).

- c. 3no. trees are absent from proposals (below, left), approved within the maintenance access (below, right). Please clarify and relocate elsewhere within the scheme. **This has now been amended following the approval of DC/26/0135. This was not removed.**



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

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. **Plans have been updated to include provision.**

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. **Plans have been updated to include provision.**

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. **Plans have been updated to include provision.**
- b. Additional signage to educate children on insect hotels, as highlighted within the DAS under DC/24/0249, is also encouraged. **Plans have been updated to include provision.**