



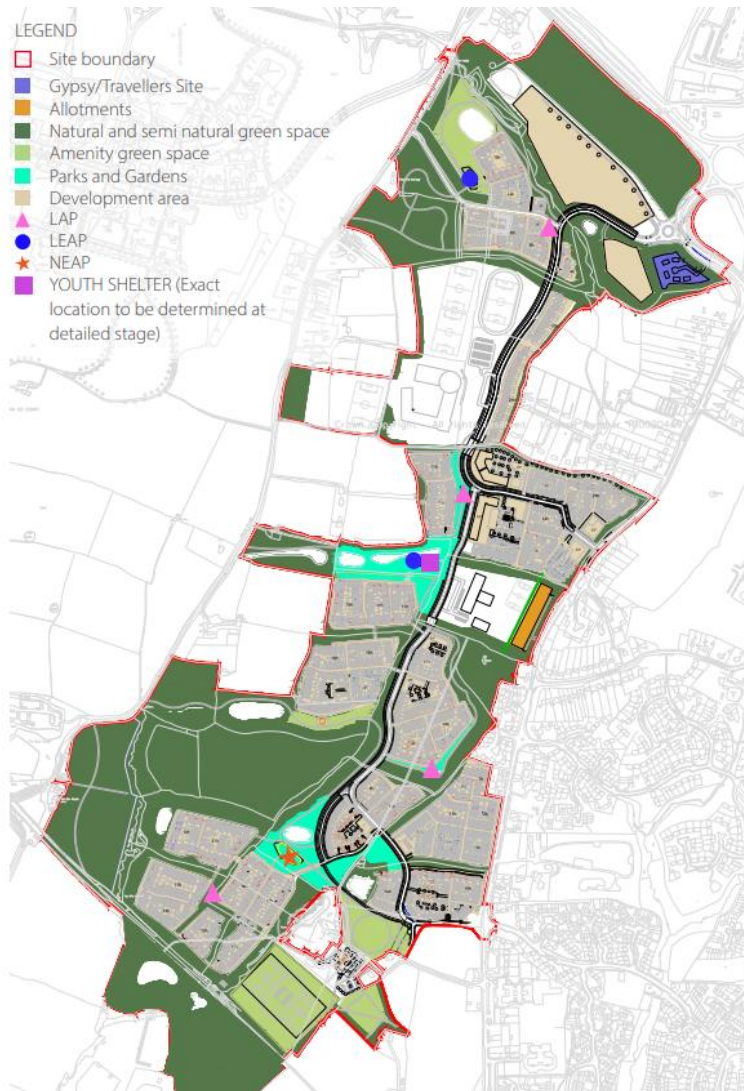
Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North West of Southwater
DESCRIPTION:	Outline planning application, with all matters reserved (except for primary access to the highway) for a phased development comprising: the demolition of existing buildings and the construction of residential dwellings (including affordable housing) (Use Classes C2 and C3); a mixed-use neighbourhood centre (Use Classes E and F); education facilities (Use Class F1(a)); business and employment floorspace (Use Classes B2, B8 and E(g)); redevelopment of existing agricultural buildings including construction of a building for community use (Use Classes E and F2); improvements to public rights of way; sports pitches; gypsy and traveller pitches/plots; public open space; landscaping, and associated infrastructure.
REFERENCE:	DC/26/0366
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION:	

MAIN COMMENTS:

My comments relate to a review of the Design and Access Statement.



Landscape Type	Required sq/pp	Required sqm	Min area	Proposed	Difference
Allotments	1.8	4320	400	4300	-20
Play	0.5	1200	100	2000	800
Youth	0.4	960		900	-60
Amenity	5.8	13,920	500	60,800	46,880
Natural	24.3	58,320	500	489,800	431,480
Parks & Recs	13.7	32,800	500	37,000	4,120
Total		111,600		594,800	483,200

The land use plan shows that the development is providing a very good amount of green and recreation space. There is a slight under provision on allotment and youth, but this can and should be easily rectified with the amount of space that is being provided.

There are some discrepancies in the type of space identified as Amenity space, Natural Space or Parks and Recs. According to HDC's Open Space Sport and Recreation Study, we would expect Parks and Recs to incorporate the sports pitches and amenity space to be more open casual use. Please refer to the quality standards in the OSSR, just to re-label some of these spaces according to their typology so that we can ensure there are enough usable recreational spaces.

For example:

- 1) The Northern woodland has been identified as Amenity Green Space.



The DAS page 86 shows this as a combination of wetland meadow (4) and species rich wildflower planting (2). This doesn't appear to accord with the quality standard for amenity open spaces as documented in the OSSR:

154. Priority on suitability for informal recreation pursuits such as 'kickabout' football, picnicking, kite flying and dog walking.

155. Minimum size of 0.05 ha and with a minimum dimension in length or breadth of 20m. SuDS schemes will not be counted towards the quantity standard but may be incorporated into the same site as long as they comply with the requirements stated in 8.2.2 and don't compromise the minimum size or dimensions.

156. A tidy, 'cared for' appearance, with a minimum of 80% hard wearing mown grass. Shade provided, ideally from existing mature trees, and structure planting of new trees and woody plants for screening and shelter. Open views and the potential for natural surveillance.

Further detail is required on this area to ensure there is a more open piece of land in this part of the development.

- 2) The Southern Fringe Meadows have been identified as Natural Green Space but are illustrated as quite open and manicured in particular where the open space is marked (1). It would be more appropriate to show the land use as amenity space where the open space is shown.



Northern Gateway

The Northern Gateway includes a LEAP, LAP and Amenity Space as well as the School Site and Northern Woodland.

Northern Woodland



The illustrative plan highlights the structure of woodland, glades, routes, and development parcels, showing how the Northern Woodland functions as a contained, walkable, and landscape-led transition between the site and its wider setting.

Legend

- Site boundary
- Existing hedges or woodland, to remain
- Species-rich wildflower planting
- SuDS Basin
- Wetlands Meadow
- Proposed Footpath
- Locally Equipped Area of Play (LEAP)
- Woodland Walk
- Underplanting

We are supportive of the integration of the LEAP into the wider woodland setting, whilst retaining some surveillance from nearby houses. Note the comments made above regarding the amenity open space – this appears to be more of a natural green space with not much space for a kickaround area. This needs to be defined more clearly to meet the requirements of the type of space.

We would encourage the developer to explore whether it may be better to site the NEAP closer to the secondary school and the Neighbourhood Centre, rather than in the south of the development.



There is a suggestion of Community Use of the School grounds. In the recent past this has been hard to secure as schools have become more concerned about Safeguarding. This would need to be secured in some way to be considered viable.

The allotments must be designed to comply with the quality standards in the HDC OSSR and must include parking.

Great House Commons



The whole development lacks a place that can be used as a flexible multi-functional space for the occasional village event. The circular green adjacent to the Farmhouse (2) could be perfect for this purpose. It is recommended that the orchard is moved out of the circular green to enable a larger space.

In order for the sports pitches to be counted towards either the Parks and Gardens quantity or the Amenity quantity the sports pitches (9) must remain open for public use. They must not be fenced off or have any plans to fence them off in the future.

The sports pitches must have vehicular access for regular maintenance and be secure enough to prevent unauthorised vehicular access. The use of bollards with integrated locks is recommended – padlocks are not recommended. Provision for car parking is also recommended.

Further evidence is sought for the provision of a second cricket pitch which is in very close proximity to the Broadacres cricket pitch.

The provision of sports pitches is welcomed as there is high demand in this area. These pitches must be designed and constructed by a specialist, with experience of designing pitches for heavy clay soils – see conditions later in this document.

Southern Fringe Meadows



Note the comments made earlier regarding the typology of open space around this area and whether it meets the quality standards in the OSSR. It is clear that the design is high quality and naturalistic, but we need to be sure that there is enough recreational runaround space too.

Play Strategy and Inclusivity

I am supportive of the design principles surrounding play provision (DAS pg 109-111) and particularly pleased to see reference to Make Space for Girls and avoidance of overly gendered or exclusionary design. The placement of the youth facilities are really important – they need to be in places where young people feel safe and they are likely to use them.

Our research has shown that young people favour places that are near shops and populated facilities, whilst also being placed in a green setting. I would encourage the developer to consider carefully where these may go and would like to see some of this related more closely to the Neighbourhood Centre, which is planned to be a well-used public realm through the day and evening. Early discussion on the placement of a MUGA facility would also be welcomed to ensure that the design and location is appropriate. It is anticipated that this facility would not be a fenced closed ball court, but an integrated multi-functional space which isn't overly gender specific.

The location of existing play and sports facilities doesn't appear to have been considered in the DAS. The larger facilities seem to be located to the south of the development which is close to where the main facilities are in the Broadacres development. This is another reason to look at the placement of the NEAP and youth facilities.



Recommended conditions regarding sports pitches:

1. Pre-Commencement & Design Conditions

- **Detailed Site Investigation & Topsoil Analysis:** Before construction, a survey of existing levels, soil structure, and hydrology must be approved. The soil must be suitable for a high-sand rootzone (typically 85-90% medium/coarse sand) to ensure durability.
- **Detailed Technical Specification:** A construction method statement, designed by a qualified specialist, detailing the top layer (rootzone) composition, sub-surface, drainage layout, drainage channel composition for primary, lateral and secondary drainage and turf or seeding mix.
- **FA/Sport England Standards:** The design must explicitly comply with the FA/STRI Performance Quality Standard (PQS) for natural grass pitches and Sport England guidance for Natural Turf for Sport.

2. Construction Phase Conditions

- **Drainage Implementation:** Installation of a primary drainage system (pipe drains) at appropriate depths and spacing, supplemented by secondary drainage (sand slitting or gravel banding) to manage surface water, particularly on clay-based soils.
- **Surface Leveling and Grading:** The finished surface must be flat, even, and free from excessive undulations. It is important that the works are correctly timed and that soils are only worked in appropriate conditions (i.e. in the Spring or Summer when the soil is dry and friable). The max slope must not comply with Sport England Guidance.
- **Inspection and Approval:** A requirement for a qualified independent sports turf consultant to sign off on each stage—site clearance, drainage, soil spreading, and turfing—before the next phase begins.

3. "Grow-in" and Establishment Conditions

- **Establishment Period:** The pitch must not be used until a minimum "grow-in" period approved by a specialist, has passed, allowing the turf to firmly root and the sward to reach a minimum agreed coverage.
- **Maintenance Schedule:** A detailed maintenance plan (mowing, fertilizing, aeration, weeding) for the first 12 months, post-construction.

4. Quality Assurance (Sign-off)

- **Final Inspection & Certification:** Prior to the first match, the applicant must submit a report from an independent specialist confirming the pitch meets the PQS, including test results for surface evenness, drainage capability, and soil structure.

NAME:	Anna Chapman Parks and Countryside Development Manager
DEPARTMENT:	Parks and Countryside
DATE:	1 st April, 2026