



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1321

Colgate Memorial Hall , Forest Road, Colgate, West Sussex, RH13 6HS

DESCRIPTION:

Installation of children's play equipment.

RELEVANT PLANNING HISTORY:

None relevant to this application.

DESCRIPTION OF THE SITE

The application site is corner plot located on the southern side of Forest Road and the western side of Blackhouse Road. The main building is a Memorial Hall primarily used as a community facility and pre-school, a parking area is located to the east of the Hall and grassed area is situated to the south of the Hall. Previously, the site benefitted from children's play equipment comprising of a slide and swings which have been removed due to safety concerns. However, the hardstanding areas underneath the play equipment are still in place.

The application site is situated outside of the defined build-up area boundary within the countryside location. The main property is not listed building nor does the site fall within a conservation area.

DESCRIPTION OF THE APPLICATION

The proposal seeks planning permission for the installation of children's play equipment. The proposed equipment would comprise of a swing set, a tower with slide, a double see saw and 2 no. small springers. The proposal would also incorporate the provision of a new playground safety surfacing.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 26 - Strategic Policy: Countryside Protection

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 42 - Strategic Policy: Inclusive Communities

Policy 43 - Community Facilities, Leisure and Recreation

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 13: The Natural Environment and Landscape Character

Policy 14: Countryside Protection

Policy 17: Green Infrastructure and Biodiversity

Policy 19: Development Quality

Policy 20: Development Principles

Policy 27: Inclusive Communities, Health and Wellbeing

Policy 28: Community Facilities, Leisure and Recreation

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

Ecology Consultant: No Objection

Representations:

34 representations have been received, supporting the application on the following grounds:

- Provides a much-needed play facility for local children, addressing a clear gap in provision and restoring a valued community asset.
- Creates a safe, accessible and modern play space, built to current standards and offering opportunities for outdoor play, exercise and recreation.
- Supports children's physical, social, emotional and imaginative development, while providing opportunities to meet friends and interact with others.
- Benefits local families, the nursery and primary school, particularly due to its convenient location close to existing community facilities.
- Strengthens community cohesion and village life, creating a hub for families and encouraging social interaction between residents.
- Enhances the amenity and attractiveness of the village, helping to make Colgate a welcoming place for existing and future families.
- Makes effective use of an established community space, improving and modernising an existing facility without introducing a new use elsewhere.
- Represents a sustainable, long-term investment in community infrastructure, ensuring the facility can continue to serve local residents for many years.

Parish Comments:

No objection.

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

Policy 42 of the Horsham District Planning Framework (HDPF) seeks ensure that positive measures which help create a socially inclusive and adaptable environment for a range of occupiers and users to meet their long term needs will be encouraged and supported. Particular account will be taken of the need to address the requirements stemming from: people with additional needs, including the disabled or those with learning disabilities.

In addition, Policy 26 of the HDPF states outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any

proposal must be essential to its countryside location, and in addition meet one of the following criteria: support the needs of agriculture or forestry; enable the extraction of minerals or the disposal of waste; provide for quiet informal recreational use; or enable the sustainable development of rural areas. In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located.

The proposal seeks to provide a new and improved play facilities in the same location as the previous play equipment to be used by local residents and children attending Colgate Pre-school. The proposal would enhance and regenerate an existing community facility by providing high value equipment at the site. It is therefore considered that the proposal is acceptable in principle, subject to all other material considerations.

Design and Appearance:

Policies 25, 32 and 33 of the HDPF promote development that is of a high quality design, which is sympathetic to the character and distinctiveness of the site and surroundings. The landscape character of the area should be protected, conserved and enhanced, with proposals contributing to a sense of place through appropriate scale, massing and appearance.

The proposed development would replace the previous play equipment in the same location within an existing green space. The proposal would include swing set, a tower with slide, a double see saw and 2no small springers. The new play equipment would be predominantly of a timber construction that would be in keeping with site surroundings. The tower with slide and swing set would have overall heights of approximately 3.5m and 2.6m, respectively. The wider grass area would be retained.

The proposed development is considered to be of a modest scale that would sit appropriately within the immediate and wider context, and is considered to retain the general open and green character of the site. The proposed development is therefore considered to relate sympathetically to the character of the site and surroundings, in accordance with Policies 25, 32, and 33 of the HDPF (2015).

Residential Amenity:

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The proposed development would be positioned to the south of the Memorial Hall site, in an area of green open space enclosed by trees. The physical presence of the structures, taking into account their siting and the existing boundary screening, would not lead to any harm. As the proposal would replace and enhance pre-existing play equipment which was present on the site it would not be expected to create a level of activity or background noise which would lead to unacceptable harm or be unexpected in this location given the existing use of the site. The amenity impacts of the proposal are therefore considered acceptable in accordance with the above policy, it is noted that no concerns have been received as part of the application process.

Ecology:

Policy 31 of the HDPF states that Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate.

The play equipment does not entail a change of use of the land and given its existing condition and use there would be no adverse impact on protected species or habitat. A condition is recommended to require development take place in accordance with the Preliminary Ecological Appraisal. No further conditions are considered necessary to make the development acceptable in respect of ecology.

Water Neutrality:

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG). The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of the site area.

Conclusions:

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Regulatory Condition:** All mitigation measures and works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Ed Rowsell, Spatial Ecology, August 2026).

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

Biodiversity Net Gain Condition

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/1321

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Site plan	Proposed and see saw plans and elevations	PPL3 REV B	14.08.2026
Elevation & Floor plan	31 HUT Azelia Tower (Adapted Deck) Basic Dims	9167	14.08.2026
Elevation & Floor plan	2.4m Double Bay Swing 1no Nest 2no Flats	NONE	14.08.2026
Elevation & Floor plan	5301 (2-seat Seeaw 3m)	NONE	14.08.2026
Block plan	Existing	EBP REV B	14.08.2026
Location plan		LOC REV B	14.08.2026
Block plan	Proposed	PBP REV B	14.08.2026
Site plan	Proposed and tower with slide plans and elevations	PPL1 REV B	14.08.2026
Site plan	Proposed and junior/toddler swing plans and elevations	PPL2 REV B	14.08.2026
Supporting Docs	Application Form	NONE	14.08.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 01.10.2026

Authorising Officer sign/initial Guy Everest Date: 07.10.2026