



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

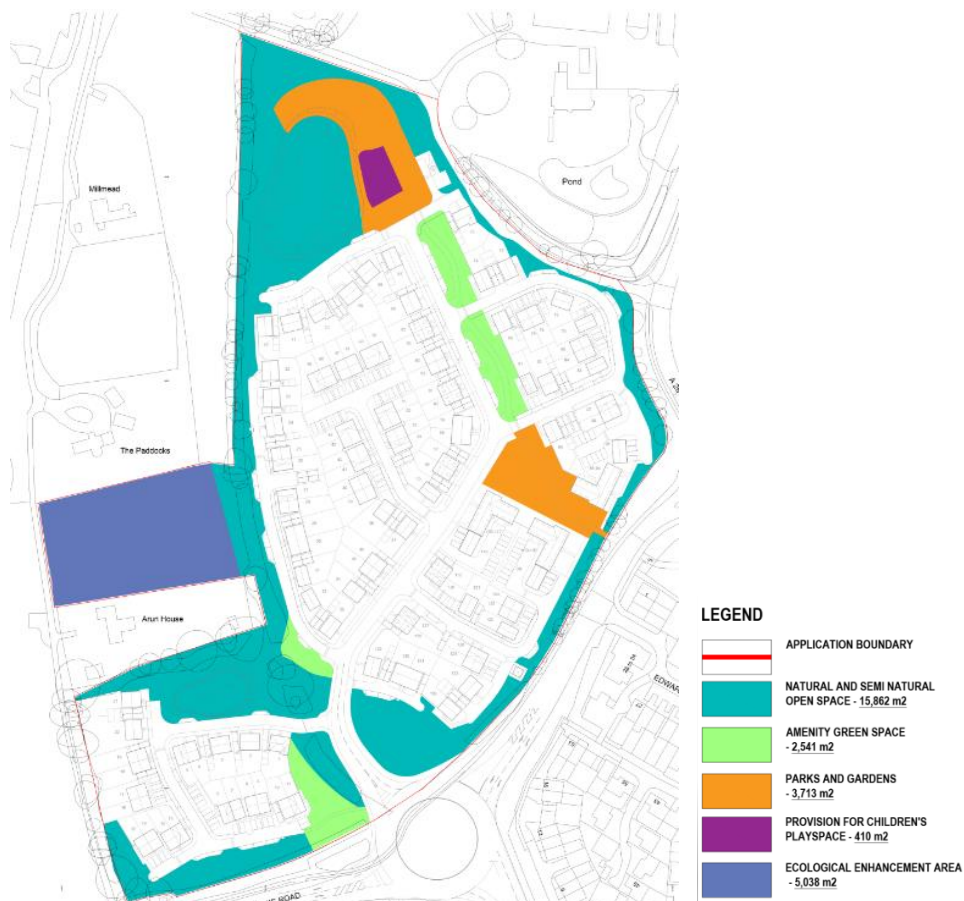
TO:	Horsham District Council – Planning Dept
LOCATION:	Land at Lower Broadbridge Farm Billingshurst Road Broadbridge Heath Horsham
DESCRIPTION:	Reserved matters application for the erection of 133 dwellings following approval of outline application DC/22/1052 as amended by DC/25/1886, relating to appearance, landscaping, layout and scale.
REFERENCE:	DC/26/0592
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: My main comments relate to the play area: 1) segregated nature of the play area and the need to integrate it into the surrounding landscape in a more fluid way 2) more challenge needed 3) safety surface needs amending 4) provision for youth	

MAIN COMMENTS:

Land budget analysis

The development appears to provide more than sufficient open space for the number of houses being proposed. There is a deficiency in the Parks and Recreation typology, but this is met and surpassed by the additional land identified for amenity and play. No allocation of land for youth has been proposed. I have made a recommendation on how to address this in my comments under 'Segregated play and opportunities for wider age range'.

Land type	Requirement (sqm)	Provided (sqm)	Difference (sqm)
Play	160	410	+250
Youth	128	0	-128
Amenity	1851	2541	+690
Natural	7757	15862	+8105
Parks	4373	3713	-660
Total	14,268	22,526	+8258



Please check that all areas of amenity green space accord to the principle of size stated in the Open Space Sport and Rec Study.

Refer to 8.2.2a Amenity Greenspace - 155. Minimum size of 0.05 ha and with a minimum dimension in length or breadth of 20m.

At least one of the spaces identified as amenity open space below looks like it may not meet these principles.



Site security and maintenance access

Across the whole site ensure there is protection against unauthorised vehicular access to the open spaces, whilst ensuring appropriate maintenance access is maintained. Note that the provision of internal locks for bollards or gates is a more secure method than padlocks.

Dog waste bins

Please ensure appropriate dog waste bins are provided along with provision for emptying.

Segregated play and opportunities for wider age range

The play area is very enclosed and confined to a 400sqm area. The DAS said that minimal fencing would be used, however this design has both a metal bow top fence and a hedge, making it very enclosed. Given the setting of the play area in the wider open space it would be preferable to integrate it into the surroundings in a more natural and fluid way, whilst retaining the barrier due to the proximity of the attenuation basin.

As children get older (10-14) and become young people they like to sit on the periphery of a play area. The meeting place on the embankment of the slide is a nice feature which allows this to happen, but it is too enclosed by the fence to the west. Please consider opening up the view to the attenuation basin here.

The provision of a similar seating feature outside of the play space along with an activity feature which would be appropriate as a youth area. One of the following features could be added:

SB149 - Nova Triple Turning Bars

TBR7178 - Venusaur Robinia Triple Turning Bars

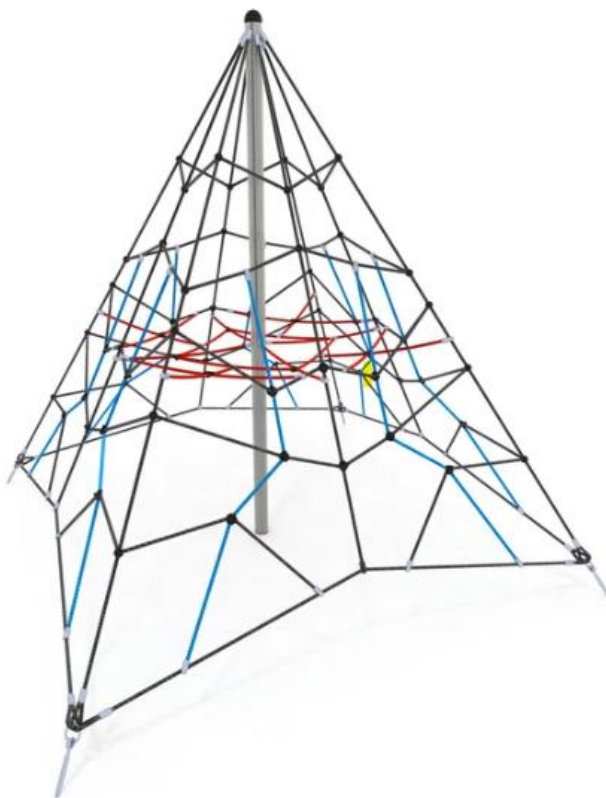


Providing more challenge in the play area

There isn't much opportunity for children to develop their skill and confidence in the play area. The balance beam is quite quick and easy to master. It really needs a more multi-dimensional climbing unit which allows gives children the opportunity to improve their ability. A climbing net would be a great feature to add in – it allows for traversing at the beginning, progressing to climbing to different levels and the additional bonus of being a central feature for climbing games and Floor is Lava.

This example by Miracle Play would be an appropriate size structure for the play area:

SB8132 - Castor Climbing Net



Safety Surface

No safety surface has been provided for P1 or P3. Even if the height of the items doesn't require safety surface – the safety requirements will be that it requires a good sward of grass. The grass gets quickly worn away to mud, causing a slippery surface of puddle so each of these items will require either grass matting to reduce the wear or rubber wear pads at either end of the see-saw and at either end of the balance beam. The slide should have a wear pad at the bottom as the grass mat will quickly be pushed down into the mud creating a puddle. Having looked at the design of the slide, it doesn't appear to be an embankment slide (they normally have a launch platform). Please ensure that an appropriate slide is included.

ANY RECOMMENDED CONDITIONS:	
NAME:	Anna Chapman Parks and Countryside Development Manager
DEPARTMENT:	Parks and Countryside
DATE:	23 rd September, 2026