



TO: Planning Committee North

BY: Development Manager

DATE: 7 March 2017

DEVELOPMENT: Provision of a community building, 2 x football pitches, a cricket pitch, 2 x tennis courts, a multi-use games area (MUGA), a skate park, a LEAP-NEAP with associated access, parking and landscaping works (application for approval of Reserved Matters following outline approval DC/14/0590- Residential development of up to 540 dwellings and 54 retirement living apartments, associated vehicular, cycle and pedestrian access, drainage and landscape works)

SITE: Land West of Worthing Road Southwater West Sussex

WARD: Southwater

APPLICATION: DC/16/1919

APPLICANT: Berkeley Homes (Southern) Ltd

REASON FOR INCLUSION ON THE AGENDA: More than 8 letters have been received which are contrary to the Officers' recommendation

RECOMMENDATION: To approve the application

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The Application seeks approval of matters reserved by outline planning permission DC/14/0590 for the sports and recreation area only. Means of access was approved as part of the outline application. Therefore, only the matters of appearance, landscaping, layout and scale are for consideration now.

1.3 The application includes the provision of:

- Two football pitches
- A cricket pitch
- Two tennis courts
- A multi-use games area (MUGA)
- A skate park
- A neighbourhood equipped area for play (NEAP) and local equipped area for play (LEAP)
- A community building
- Associated car parking and landscaping.

- Land for provision of a sports pavilion (details not included in this application, and will be subject of a further separate application for approval of reserved matters)
- 1.4 Vehicle access to the site would be via the approved access point on Church Lane. The site is also crossed by existing public footpaths, which would be retained as part of this proposal, and also provide pedestrian links to the residential element of the development. The cricket pitch would be sited to the south east of the site, and the football pitches to the north west. The land for a sports pavilion would be sited between the cricket and football pitches. The equipped play area would be sited in the north east of the site, adjacent to the residential part of the development permitted by DC/14/0590. The remainder of the facilities would be sited to the west of the cricket pitch.
- 1.5 Parking is provided in two main areas- 20 spaces (including two disabled bays) just adjacent to the site access onto Church Lane and a further 86 spaces (including 4 disabled bays) adjacent to the sports pavilion land.
- 1.6 The Legal Agreement of DC/14/0590 sets out details of the end users of these facilities, which includes:
- The parking spaces near the site entrance onto Church Lane (referred to as the church car park) are to be used for parishioners of the Holy Innocent's Church and offered for transfer to the District Council or its nominee for the sum of £1.
 - The larger parking area (referred to as the sports club car park) near the land reserved for a sports pavilion is to be offered for lease first to Southwater Sports Club and then to the Parish Council or the District Council or its Nominee for use by users of the sports club facilities, sports pavilion, community hall, MUGA, skate park, and LEAP/NEAP.
 - The sports facilities comprising the football pitches, cricket pitch and tennis courts to be offered for lease to Southwater Sports Club and then to the Parish Council or the District Council or its Nominee.
 - The sports facilities comprising the MUGA are to be offered for lease to the Parish Council or the District Council or its Nominee.
 - The community building is to be offered for lease to the Parish Council or the District Council or its Nominee.
 - The NEAP/LEAP area and the Skate Park are to be offered for lease to the District Council or its Nominee or the Parish Council.
- 1.7 The Legal Agreement also sets trigger points for the delivery of the facilities proposed through this application, which are as follows:
- The football pitches, cricket pitch, tennis courts, sports club car park, NEAP/LEAP, community building, MUGA and skate park are all to be completed and ready for use on or before occupation of the 250th unit of the associated residential development.
 - The sports club facilities (football pitches, cricket pitch, tennis courts, car park and access thereto) and sports pavilion must also be practically completed and available for use prior to the removal of existing cricket pitches, football pitch, tennis courts and sports pavilion.
- 1.8 The application is supported by a number of documents including:
- Design and Access Statement
 - Planting Schedule
 - Landscape Design Strategy
 - Bat Assessment
 - Ecology Update
 - Ecology Enhancement and Management Plan
 - Tree Schedule and Tree Works
 - Arboricultural Impact Assessment and Method Statement
 - Utility Statement
 - Waste Management Strategy

- Foul and Surface Water Drainage Strategy
- Transport Statement
- Play Strategy

DESCRIPTION OF THE SITE

- 1.9 The site is known as 'West of Worthing Road, Southwater', and is subject of Strategic Policy SD10 and outline planning permission DC/14/0590 for development of up to 594 dwellings plus associated facilities. The site is largely undeveloped, but part of the residential development would be on the site of the existing Southwater Sports Club and the Parish Council building on Church Lane. Therefore replacement facilities, as well as additional sports and recreation facilities, were incorporated into the outline planning permission.
- 1.10 Works have commenced on 'phase 1' of the residential development (to the north east of this application site) under reserved matters approval DC/15/2064.
- 1.11 The site is crossed by public footpaths, including the Downs Link. There is a group of listed buildings opposite the site on Church Lane, namely the Church, Vicarage and Southwater House.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 The relevant chapters of the National Planning Policy Framework are: 1, 4, 7, 8, 10, 11 and 12.

RELEVANT COUNCIL POLICY

- 2.3 The Development Plan for the area is the Horsham District Planning Framework. The relevant Policies of the HDPF include: 1, 2, 15, SD10, 24, 25, 31, 32, 33, 35, 36, 37, 38, 39, 40, 41 and 43.

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 Southwater Parish has been designated as a Neighbourhood Plan Area. No Plan is in place at this time however.

PLANNING HISTORY

S106/16/0009	Modifications to planning obligations attached to DC/14/0590	Application Permitted
DC/16/0582	Erection of temporary sales and marketing suite with associated parking and landscape works for period of 4 years	Application Permitted
DC/16/0638	Sales and Marketing Signage, 2 x v-Board and 6 x Flags (Advertising Consent)	Application Permitted
DC/16/0683	Erection of building (Phase 2 Block B) to provide 25no apartments (13 x 1 bed, 12 x 2 bed) with associated parking and landscape works	Application Permitted

DC/15/2594	Provision of temporary construction access with associated landscape works	Application Permitted
DC/14/0590	Residential development of up to 540 dwellings and 54 retirement living apartments, associated vehicular, cycle and pedestrian access, drainage and landscape works (Outline)	Application Permitted
DC/15/2064	Erection of 244 dwellings (including 54 retirement living apartments) with associated access, parking and landscape works pursuant to outline planning permission DC/14/0590 (Approval of Reserved Matters)	Application Permitted

3. OUTCOME OF CONSULTATIONS

- 3.1 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.

INTERNAL CONSULTATIONS

3.2 HDC Landscape Architect:

Raised a number of points for clarification in respect of the original submission. The applicant submitted amended plans in response, but there are still a number of points that remain to be addressed. These include:

- Details of fencing to be amended, or justification for their height to be provided (particularly in relation to fencing around the football pitch).
- Although the Drainage Engineer and WSCC Flood Management Team have advised that the details of drainage are acceptable, there are more opportunities to do away with underground pipes, and drain to soft landscaped areas and swales.
- The attenuation pond should be designed to fully integrate with the landscaping scheme.
- Details of access to the attenuation pond for maintenance are necessary.
- Further details of surfacing materials are necessary, in particular a buff coloured surface for pedestrian paths, rather than black tarmac, and surfacing to reinforce access for mowers and grounds keeping machinery is required to the pitches.
- Some surfaces within the play area are not suitable for inclusive access and need to be changed.
- Play area is acceptable in principle, but some amendments to the location and type of equipment within it are necessary.
- Planting within the play area and around the skate park should be simplified to reduce the on-going maintenance requirements.
- No details for drainage of the skate park are provided.

3.3 HDC Drainage Engineer:

- No objection to drainage strategy.
- Conditions need to secure the implementation and maintenance of the SuDS features to ensure they remain effective for the lifetime of the development.
[Officer Note: conditions 10 and 11 of the outline planning permission require approval of storm water management and surface water drainage]

3.4 HDC Access and Equalities Officer:

- British Standards recommend 6% of total parking capacity to be accessible for visiting disabled motorists.

- For this scheme of 86 parking spaces, 4 are shown as accessible, which equates to 4.6%. Five accessible parking spaces would be required.
[Officer Note: considering the total parking provision of 106 parking spaces with 6 accessible spaces, the overall percentage of accessible spaces is 5.6%]

3.5 HDC Collections Supervisor (refuse and recycling):

- No objection, but a refuse and recycling strategy will need to be in place for the Sports Pavilion, and all bins moved to this area to be emptied.

3.6 HDC Archaeology Consultant:

No objection, conditions of the outline planning permission remain applicable.

3.7 HDC Ecology Consultant:

- No comments to make. Conditions of the outline permission remain applicable.

OUTSIDE AGENCIES

3.8 WSCC Highways:

- No objections to access and parking arrangements.

3.9 WSCC Rights of Way:

- No objection, subject to conditions requiring approval of surfacing.
- Originally raised concern regarding the alignment of the re-routed public footpaths within the site, but additional information was submitted by the applicant to demonstrate that existing connection points with rights of way outside of the site would be maintained.

3.10 Sport England:

- No objection raised to the majority of the proposal, subject to conditions to ensure the pitches are of sufficient quality through approval of a full specification informed by a ground investigation carried out by a sports turf specialist/agronomist.
- Raised objection to the proposal as originally submitted, which included full details of the sports pavilion.
- The sports pavilion as proposed did not comply with FA standards for the size of changing rooms.

In response, the Applicant has chosen to withdraw the sports pavilion element of the proposal for later consideration under a separate planning application. This is because the negotiation of changes to the size/layout of the pavilion building with Sport England and Southwater Sports Club are anticipated to take some time. The Applicant hopes to receive approval for the remainder of the sports and recreation facilities in order to commence ground works for the pitches at a suitable time of year.

Sport England have therefore removed their objection to the scheme, with the pavilion reserved for later consideration.

3.11 Sussex Police Crime Prevention Design Adviser:

No objections. Advice is provided to assist in reducing crime and the fear of crime, including:

- Play areas should be enclosed and signage provided to indicate the age group they are provided for.
- Landscaping between the play area and dwellings should be maintained at a height which does not prevent overlooking.
- Footpaths should be at least 3m wide to allow people to pass without infringing personal space.
- Means of controlling any designated parking bays (i.e. those associated with the church) should be considered.

- A vehicle height restrictor should be considered at the site entrance to impede access by unsuitable vehicles.
- The sports area should be designed to deter vehicle access along its perimeter, such as anti-vehicle mitigation including bunds or ditches.
- Lighting in the car park should conform to relevant British Standards.

3.12 Southern Water:

- No objections
- Foul and surface water drainage strategy is acceptable in principle.
- Approval to connect to the public foul sewer should be obtained.

3.13 Environment Agency:

- No objection.

3.14 Natural England:

- No comments, as the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes

PUBLIC CONSULTATIONS

3.15 Southwater Parish Council:

- No objection in principle
- The MUGA and skate park should be of a similar size and standard to the existing ones at Southwater Leisure Centre.
- Lighting and CCTV should be installed to the MUGA.
- Confirmation of the design of the skate park would be appreciated.

3.16 Eight letters of objection have been received, which include the following points:

- Surrounding roads are already congested, and this is getting worse over recent years.
- The proposal will add to rush hour traffic in many locations.
- The development should include improved road infrastructure.
- Road surfaces should be improved to reduce noise.
- Concern regarding access onto Church Lane at a dangerous point.
- Church Lane is a busy road at peak times, and has no footpath.
- Cars often exceed the speed limit on Church Lane.
- Increased traffic on Church Lane will have repercussions.
- There has been extensive flooding on the Downs Link footpath and adjoining properties in recent years. The development will make this worse.
- Harm to the outlook from the Downs Link footpath.
- It is not clear how many roads will cross the Downs Link within the development.
- Noise from these sports and play facilities will have a negative impact on the rural environment and habitats.
- Southwater already has a cricket field, 2 football pitches, a skate park, tennis courts, a community building and a club house. The village is not gaining anything from this development, apart from loss of countryside.
- The existing skate park in Southwater attracts vandalism.
- New landscaping should have wildlife benefits.
- Concern regarding felling of existing trees and removal of hedgerows.
- Houses should not be built without associated infrastructure such as hospitals, doctors and schools. Sports fields should not be the priority.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

- 6.1 The site is part of the Strategic Development Site SD10, Land West of Southwater and also included in outline planning permission DC/14/0590. Both the allocation policy and the outline planning permission set out requirements for sports and recreation facilities within the wider development. In particular, the Policy requires “Replacement and enhancement of the existing playing pitches and sports club pavilion will be provided in addition to further playing pitches and recreation facilities” and the parameter plans and Legal Agreement of the outline planning permission set out the principles for the sport and recreation area, including the number and type of facilities. The outline permission also permitted the site access. The proposal is therefore acceptable in principle, and it is the detail of the application which is the main consideration at this stage.
- 6.2 The application includes all of the sports facilities, aside from the full details of the sports pavilion, which were indicated on the outline application parameter plans as being provided within this area. The applicant’s supporting information indicates that they have prepared this scheme with involvement from relevant parties including Southwater Parish Council and Southwater Sports Club. As set out in section 1 above, the Legal Agreement of the outline application requires the facilities to be transferred to one or other of these bodies in the first instance. Southwater Sports Club had not made representations on this application at the time of drafting this report.
- 6.3 At the time of drafting this report, the Parish Council had made representations on the original submission, but not the amended plans omitting the detail of the sports pavilion. They raised no objection to the proposal, but did request that lighting and CCTV are provided to the MUGA and skate park. The applicant has not provided details of lighting or CCTV for any of the facilities. Full details of lighting can be secured by condition, to ensure that a suitable balance is struck between the security of the site, the amenity of neighbouring residents and the semi-rural, edge of settlement location of the site. It will be necessary to consider the appropriateness of a full scheme of external lighting for this site, including the appropriateness of any floodlighting which might be proposed to the pitches, and the hours of operation of any external lighting. However, the installation of CCTV would be a matter for the future management of the site, to be finalised between the developer and the end user of any of the facilities proposed.
- 6.4 Sport England’s original consultation response advised that they have no objection to the majority of the proposal, subject to conditions to ensure that the pitches and tennis courts are constructed, planted and maintained to a suitable standard. However, Sport England objected to the pavilion building which was included in the original submission, as its internal layout did not meet the relevant Football Association standards for changing facilities. The size of the sports pavilion and its maximum cost (449sqm and £797,219) are set out in the Legal Agreement of the outline application. There is sufficient space within the footprint of the building to provide appropriate sized changing facilities to meet the relevant minimum standards. However, it is understood that the end user, Southwater

Sports Club, wish to maximise the area available for social functions within the sports pavilion. Therefore, the Applicant has chosen to withdraw the sports pavilion element of the proposal for later consideration under a separate planning application once the revised design has been finalised following discussions with the SSC and Sport England. This is because the Applicant hopes to receive approval for the remainder of the sports and recreation facilities in order to commence ground works for the pitches at a suitable time of year (i.e. spring). The sports pavilion will still need to be delivered alongside the pitches and other sports facilities no later than the 250th dwelling units and before the demolition of the existing sports pavilion at the existing SSC site, as required by the Legal Agreement of DC/14/0590. Given the safeguards included in the Legal Agreement relating to the delivery of the sports pavilion, the removal of the pavilion from the current application for submission under cover of a fresh reserved matters application is considered to be an acceptable and pragmatic approach, allowing the applicant to progress with the necessary groundworks for the sports pitches in the event that approval is granted for this proposal.

- 6.5 The County Rights of Way Officer initially raised concern regarding the alignment of re-routed footpaths across the site with the existing off-site rights of way. The Applicant has submitted details of their agreed footpath diversions, which have addressed the RoW Officer concerns regarding the alignment of routes. The RoW Officer also seeks further details of surfacing and construction of public rights of way through the site. The Council's Landscape Architect also seeks amendments to some of the surfaces proposed for footpaths, in particular seeking buff coloured tarmac instead of black. The Landscape Architect also seeks revisions to the surfacing within the play area and at the entrance to the skate park. Condition 25 of the outline permission DC/14/0590 requires approval of details of surfacing and drainage of existing public rights of way to be improved. However, this condition does not relate to the standards of construction of diverted or new rights of way, or full details of hardsurfaces throughout the site. As such, it will be necessary to approve by condition full details of surfacing and construction of the footpaths throughout the site.
- 6.6 The application includes two areas for car parking, as set out in the parameter plans and legal agreement of the outline application. As set out in section 1, above, details of access were approved at the outline stage. The County Highway Authority has raised no objection to the level of car parking proposed. The HDC Access and Equalities Officer has highlighted that the relevant British Standard for car parking requires 6% of parking spaces to be accessible for visiting disabled motorists. In this case, 6 accessible spaces of 106 spaces in total are provided, which equates to 5.6%. The 6% requirement for accessible parking bays is also embedded in the WSCC Parking Standards (2003). However, given the lack of objection from the Highway Authority, and the small margin (0.4%) by which the proposal falls short of the required 6%, refusal on this basis is not considered sustainable. In terms of refuse collection, the HDC Collections Supervisor raises no objection, but seeks approval of a refuse strategy to ensure that bins are left in a single suitable location for collection.
- 6.7 The proposed skate park is aimed at older children and is intended to provide for a number of different users including skateboarding, BMX biking and scooters. It would be of concrete construction and set in landscaped surroundings. It would be set in an area with the main car park to the north, the access road to the east, the MUGA to the west and the community building to the south. It would therefore be well over-looked and integrated into the overall scheme. The equipment in the LEAP is aimed at children up to 12 years old, and the NEAP at children up to 14 years old and is sited to the eastern edge of the football pitches, adjacent to residential development also forming part of the outline approval, which will assist in providing some surveillance of the LEAP/NEAP. The equipment includes both formal equipment such as swings, rotating structures and climbing structures, as well as informal play equipment such as boulders for climbing, timber sleepers and wooden platforms. The play area would be enclosed by timber post and rail fencing and includes planting and seating areas. The play equipment shown is predominantly timber and laid

out in a series of 6 separate areas linked by informal paths. Overall, no objections are raised to the proposed play provision. However, the HDC Landscape Architect highlights a number of points that need to be addressed within the play area, including the substitution of sand surfaces and the re-ordering/replacement of some of the equipment to improve the variety and play value of the LEAP/NEAP. There is also limited detail provided in relation to drainage of the skate park, which is shown as a solid concrete structure, with water likely to accumulate at the base. Full details will therefore be necessary to approve by condition.

- 6.8 The proposed community building is a single storey building providing a hall, store, toilets and small kitchen. As set out in section 1, above, the Legal Agreement of DC/14/0590 requires this building to be first offered to the Parish Council for leasehold. The Parish Council have not raised objection to this element of the proposal and the Design and Access Statement indicates that the Applicant has consulted with the Parish Council in terms of the design of this building. As such, no objections are raised to this element of the proposal.
- 6.9 The HDC Drainage Engineer seeks confirmation that the implementation and maintenance of the SuDS features are secured. Conditions 10 and 11 of the outline permission DC/14/0590 require approval of details of storm water attenuation and drainage, including sustainable surface water drainage. The Applicant has submitted details pursuant to these conditions under application reference DISC/16/0228 for this part of the site, and the HDC Drainage Engineer raised no objections to that application. Therefore further conditions relating to approval of a drainage strategy are not necessary at this reserved matters stage.
- 6.10 The applicant has provided full details of proposed planting. The planting scheme around the skate park and play areas will be maintained by the Parish or District Council or its nominee in accordance with the Legal Agreement of the outline application. The Landscape Architect advises that while the planting scheme as presented will look attractive, it is overly complex in terms of the different species and their maintenance requirements, and requests simplification of the planting scheme in order to reduce the on-going maintenance burden. Alternative details of planting can be secured by condition. The long-term maintenance of the landscaped areas is set out separately in the Landscape Maintenance and Management Plan submitted pursuant to condition 7 of the outline permission and considered by the Council under reference DISC/16/0095. As such, it is necessary at this stage, to ensure that alternative details of planting are provided, and delivered at an appropriate stage.
- 6.11 In conclusion, the proposal is considered to represent acceptable replacement and enhanced sports and recreation facilities as set out in Policy SD10, the parameter plans approved at the outline stage and the requirements set out in the Legal Agreement of the outline application.

7. RECOMMENDATIONS

- 7.1 To approve the application, subject to conditions. As set out above, there are a number of matters which are already secured by the conditions and legal agreement of the outline permission, including the timescale for delivery of these facilities. Therefore, it is only necessary to condition any matters not already secured. These relate mainly to the detail of this proposal, and are reflected in the recommended conditions below.
1. A condition listing the approved drawings
 2. Notwithstanding the details of planting shown on the submitted plans, full details of proposed planting shall be submitted to and approved in writing by the Local Planning Authority prior to the carrying out of any planting within the landscaped areas hereby permitted. The approved scheme of planting shall be implemented in the first planting

season following the substantial completion of any of the sports and recreation facilities hereby permitted, and maintained thereafter in accordance with the Landscape Maintenance and Management Plan considered by the Council under reference DISC/16/0095 pursuant to condition 7 of outline planning permission DC/14/0590.

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).

3. Prior to the commencement of the use of the facilities hereby permitted, full details of any external lighting of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The details shall include full elevational drawings (to a scale of 1:100 or 1:50) of any lighting columns/bollards, a site plan at a scale of not less than 1:500 showing the location of any external lighting, details of the luminance of any external lighting and the intended hours of operation of such lighting. The development shall thereafter be carried out in accordance with the approved details and no external lighting or floodlighting shall be installed or operated other than in accordance with the approved details.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4. Prior to the laying out of the football and cricket pitches hereby permitted, a specification for their construction, planting and maintenance shall be submitted to and approved in writing by the Local Planning Authority. The specification shall be informed by a Ground Conditions Assessment to be undertaken by a sports turf specialist/agronomist, which shall also be submitted with the sports pitch specifications, and shall include details of reinforced access to allow for grounds keeping equipment. The pitches shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the playing pitches are of a suitable standard and quality for their intended purpose in accordance with Policies SD10 and 43 of the Horsham District Planning Framework (2015).

5. Prior to the construction of the tennis courts hereby permitted, full details of their construction, including surfaces and means of enclosure, and future maintenance shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out and maintained in accordance with the approved details.

Reason: To ensure that the tennis courts are of a suitable standard and quality for their intended purpose in accordance with Policies SD10 and 43 of the Horsham District Planning Framework (2015).

6. Prior to the initial use of any part of the development hereby permitted, a Refuse Strategy detailing the refuse collection strategy for the site and including details of storage of refuse and recycling bins and their collection point(s) shall be submitted to and approved in writing by the Local Planning Authority. The use shall thereafter be carried out in accordance with the approved Refuse Strategy.

Reason: To ensure that sufficient provision is made for the storage and collection of refuse and recycling for the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7. Notwithstanding the details of hardsurfacing submitted with the application, prior to the commencement of works to construct pedestrian paths, footways and cycleways, including any diverted or newly dedicated public rights of way within the site, full details of the materials and method of construction of these paths shall be submitted to and approved in

writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the paths are of a suitable construction for their intended use and are of an acceptable appearance to integrate with the overall scheme of landscaping and design for the development, in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

8. Notwithstanding the details of the play areas submitted with the application, prior to the commencement of works to construct the LEAP/NEAP full details of the play area including named types of play equipment and their location, surfacing materials/levels and ancillary structures such as bins, benches, gates and fencing, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the LEAP/NEAP is suitable for its intended use and is of an acceptable appearance to integrate with the overall scheme of landscaping and design for the development, in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

9. No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

10. Notwithstanding the details of fencing hereby permitted, full details of fencing and means of enclosure, in particular the fence to the football pitches, attenuation pond and LEAP/NEAP, shall be submitted to and approved in writing by the Local Planning Authority and installed in accordance with the approved details prior to the initial use of the facility enclosed or partly enclosed by the fencing hereby permitted.

Reason: To ensure that the means of enclosure are of a suitable construction for their intended use and are of an acceptable appearance to integrate with the overall scheme of landscaping and design for the development, in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

Notes to Applicant

- a. Sport England guidance 'National Turf for Sport' should be consulted to inform the sports pitch specifications required by the above conditions, and the details of maintenance provided within the Specification ensure that the Performance Quality Standards set out in Appendix 4 of National Turf for Sport are met. <http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/natural-turf-for-sport/>
- b. The Sports and Play Construction Association Codes of Practice for the Construction and Maintenance of Tennis Courts should form the basis of the tennis court specification required by the above conditions: <http://www.sapca.org.uk/technical-guidance/codes-of-practice/more/1598/page/1/sapca-code-of-practice-for-the-construction-and-maintenance-of-tennis-courts>

- c. In preparing details to address the condition above requiring an alternative scheme of planting to that submitted, the Applicant should have regard to the comments of the Council's Landscape Architect, which require simplification of the proposals around the play area and skate park in particular.
- d. In preparing details to address the condition above requiring approval of details of paths and cycleways through the site, the Applicant should have regard to the comments of the Council's Landscape Architect, who seeks the use of buff coloured surfacing, and the County Rights of Way Officer, who seeks full details of surfacing and construction of those rights of way proposed for adoption.
- e. In preparing details to address the condition above requiring approval of details of the LEAP/NEAP within the site, the Applicant should have regard to the comments of the Council's Landscape Architect who highlights a number of changes to equipment, surfacing means of enclosure (including access for maintenance) that are necessary in order to make the development acceptable.

Background Papers: DC/16/1919 & DC/14/0590