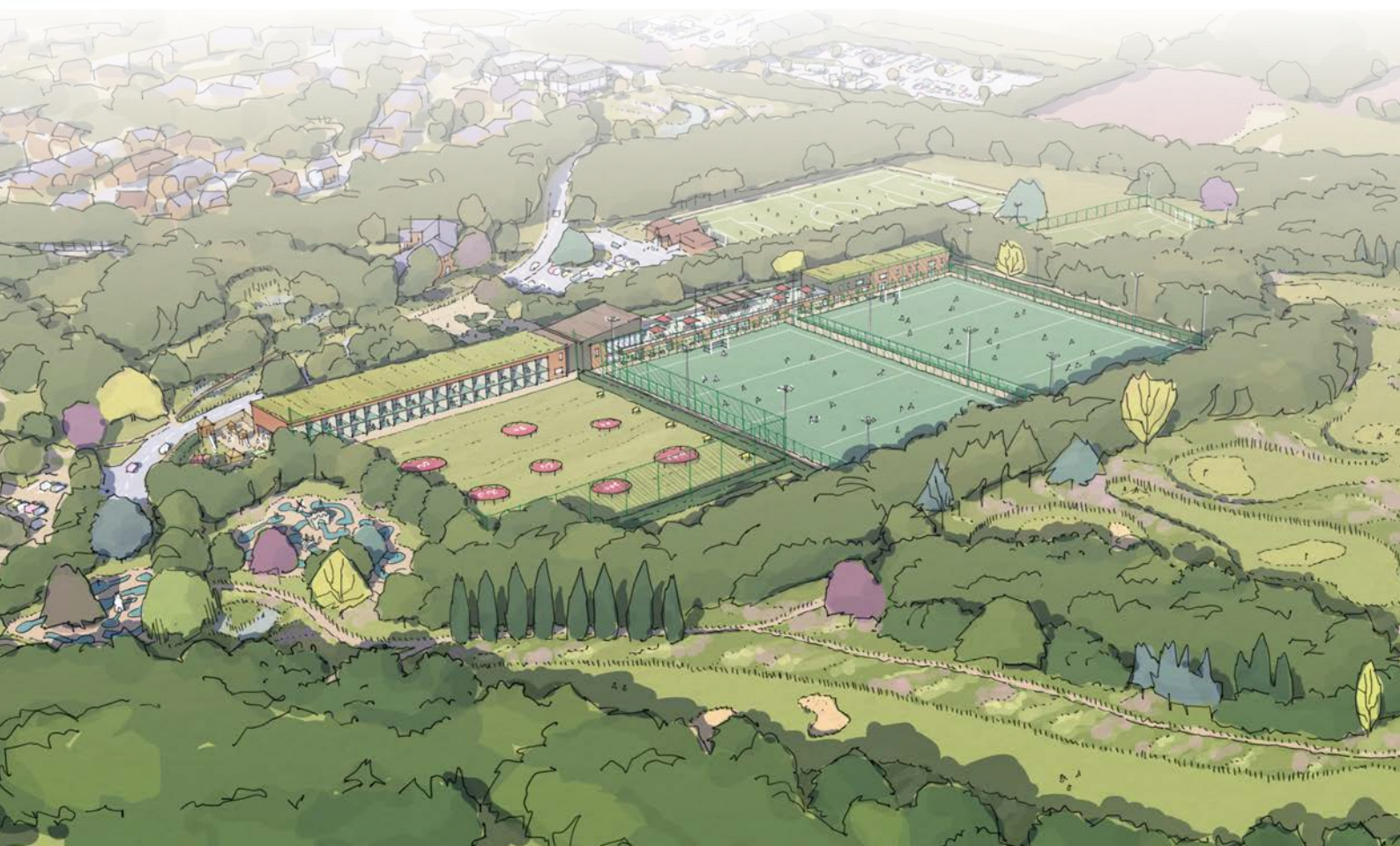




Design and Access Statement

**HORSHAM
GOLF & FITNESS
VILLAGE**

2023



Client Team



Project Team



Town Planning



Environmental consulting



Transport



Ecology



Landscape Design and Visual Impact Assessment



Sports and Active Leisure Consultancy



Arboriculture



Acoustics



Archaeology and Heritage



Flooding and Drainage



Socio-economics

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EXECUTIVE SUMMARY

We are proud to present our plans for Horsham Golf & Fitness Village, an exciting opportunity to deliver a new health-based community, that is set to become a case study in the colocation of sport, leisure, and new homes, creating a lasting legacy for Horsham and the wider District.

A summary of the key benefits of the scheme are as follows, with further detail provided in the wider document:

- 800 new homes, underpinned by a deliverable water neutrality strategy, including 280 affordable homes and 5% self and custom build plots.
- A highly sustainable location, adjacent to an existing transport hub in the Park & Ride, offering frequent and rapid connections to Southwater, Horsham and the train station. The scheme will contribute to further increasing the frequency of the existing bus routes.
- A sports hub of district wide significance, including:
 - The retention and modernisation of the existing golf facility (supported by a comprehensive golf needs analysis) to provide an offering better suited to promoting the inclusivity of golf and encouraging a new generation of participants.
 - A new facility for Horsham Hockey Club, comprising two full size pitches and training pitch, alongside changing and classroom facilities. This will enable the club to achieve their goal of becoming a regional talent centre and expand their offering to a wider and more diverse user base.
 - A multi-use pitch suitable for a range of other sports when not in use for Hockey.
 - A permanent home for Warren Clark Golfing Dreams, a charity that works with disabled and disadvantaged groups through sport and who will be able to dramatically increase their impact working from new facilities, alongside our other sporting partners.
 - A new home for The Golf College, an educational facility for sixth form age students who aspire to a career in golf.
 - Collaboration and partnership with Horsham Football Club and the formation of the Hop Oast Sport Committee to maximise the potential that colocation of sport and leisure facilities can realise for the District.
- Onsite convenience store, community and coworking space.
- The scheme would see the repurposing of a man-made landscape, reducing the pressure to build on productive farmland and open countryside.
- A significant Social, health and economic impact will be delivered as evidenced by reports supporting the application.
- A focus on green technologies and sustainable design and construction features.
- A site that is extremely well screened with existing vegetation, ensuring the development will offer little visual intrusion into the surrounding area when completed.
- Provision of an onsite Biodiversity Net Gain in excess of 10%.
- Provision of recreational and green space considerably in excess of policy requirements and opening up this resource to the wider public. This will include disabled access to purpose-built trails.
- Improvements to the Hop Oast Roundabout, including the introduction of a left turn only lane heading south on Worthing Road.
- Contributions to WSCC plans to facilitate pedestrian, cycle and equestrian crossing points on the A24.
- Improving pedestrian and cycle connectivity through the site, between the Park & Ride and the existing Colstaple Lane – Southwater Street road bridge over the A24 to Southwater.

We firmly believe that if housing is to come forward, then the level of community benefit it generates should be maximised. We also believe it is the responsibility of local landowners like ourselves to contribute to and fund this. Our plans will deliver such benefit at a level unparalleled by any other proposal for development in Horsham.

We are extremely excited by the prospect of bringing forward this exemplar new scheme and hope you will support us in delivering our vision.



A NEW COMMUNITY AND CENTRE OF EXCELLENCE FOR SPORTS

Horsham Golf & Fitness Village is a comprehensive and collective vision, informed by extensive community and stakeholder consultation, that imaginatively considers how to assist the District in meeting its housing, sporting, leisure and charitable needs.

The delivery of Horsham Golf & Fitness Village will create a scheme that is of significant social and economic benefit to the local area and the wider District. The vision is the result of a collaboration between key groups including the landowner, sports clubs, charitable organisations, end users and the developer, to deliver a truly sustainable new community and multi-sport facility.

Our vision is to create a development infused with a powerful sense of community, with sport and leisure at its heart. Through this approach we will deliver a legacy for Horsham that the entire town and wider District can be proud of.



HOP OAST SPORT COMMITTEE

The Hop Oast Sport Committee was established to reflect the joint aspirations of the organisations involved in the development of Horsham Golf & Fitness Village. The committee comprises representatives from the following groups:



Generator Group

**Warren Clark
Golfing Dreams**

Warren Clark Golfing Dreams Charity



Horsham Hockey Club



Horsham Football Club



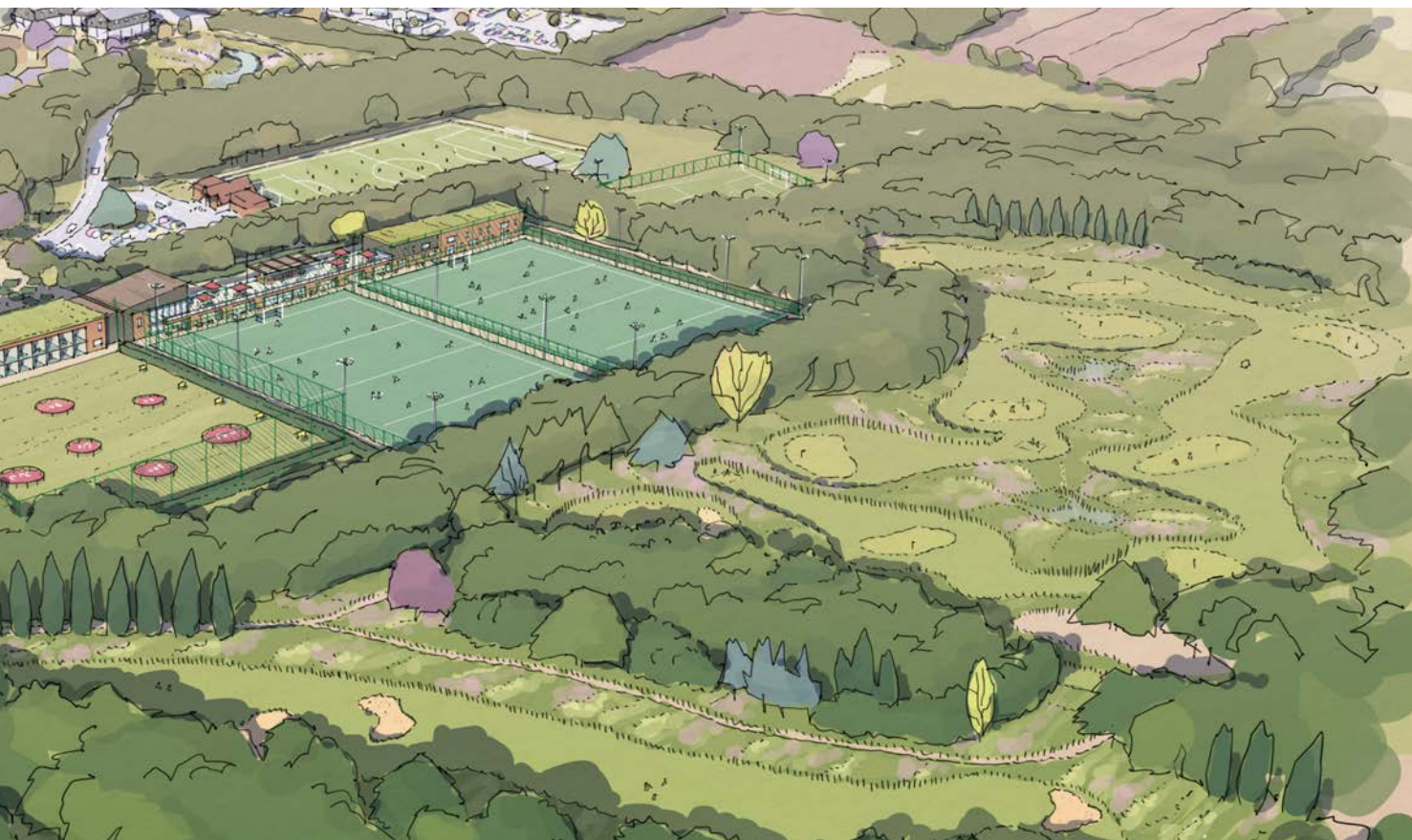
The Golf College



**HORSHAM
GOLF**

Horsham Golf Club





The Committee reflects a diverse range of sports related organisations who share a common ethos and are committed to a collective vision for Horsham Golf & Fitness Village to deliver on behalf of the local community. Collectively, we pledge to support the delivery and operation of the existing and proposed facilities at Horsham Golf & Fitness Village, in line with the following aims:

To become a flagship facility for the district: Establishing the Site as a leading provider of sports and leisure activities, central to local community life, with a focus on engendering a sense of local pride and ownership.

Supporting the attainment of the highest levels of sporting excellence: A commitment to ensure we create the best conditions possible to support success for our clubs and act as positive ambassadors for the town and district.

Ensuring the deliverability and long-term viability of the facilities: Recognising and working together to leverage the many advantages that co-location of sports facilities offers, both in supporting our collective economic viability, and through the wider range of services a collaborative approach can deliver to the community.

Ensuring our facilities fully support inclusivity and diversity: Working together to ensure that both individually and collectively, the organisations support access for all and create a safe space for the enjoyment of sport regardless of age, race, gender, sexual orientation or disability.

To work alongside the relevant sport National Governing Bodies: A strategy will be developed to embrace and include direction and guidance from all relevant national governing bodies, supporting initiatives such as Sport England 'uniting the movement' 10 year vision.

Commitment to a wide range of educational opportunities: Both through internal programmes and through outreach with local school and community groups, to ensure education is at the forefront of Horsham Golf & Fitness Village.

The creation of a health and fitness led new community: Ensuring facilities are fully integrated within the new homes and community, alongside instilling a health and fitness based philosophy amongst new residents.

Championing best practice in sustainability, water efficiency and green technologies: Acknowledging and leveraging the highly sustainable location of the Site, through encouraging access via public transport, alongside ensuring environmental considerations underpin the decision-making process.

A PERMANENT HOME FOR WARREN CLARK GOLFING DREAMS

Warren Clark Golfing Dreams is a registered charity, set up to deliver S.N.A.G Golf (Starting New at Golf) and Tri Golf to disabled and disadvantaged individuals and groups.

A new facility for the charity will help them meet their aspirations to dramatically expand their reach amongst local disabled and disadvantaged groups. It will also enable them to offer a much wider range of services, including therapy and classes focused on life skills and increasing independence. Rehoming the charity reflects Horsham Golf & Fitness Village and Hop Oast Sport Committee's vision of furthering sporting education in the district, as well as providing access to sports for groups who are historically underrepresented.

The social value and economic analysis indicates that a new facility will generate between £5 and £10 for every £1 spent through charity and outreach work. A new home is projected to facilitate an estimated 13,000 visits to Warren Clark Golfing Dreams every year.



A SUSTAINABLE AND MODERNISED GOLF OFFERING

Sport and leisure in general, but particularly golf, has struggled to attract and retain a time constrained consumer over recent years. It has become increasingly clear to the golfing industry that the sport needs to evolve, with customers' preference for shorter formats of the sport, alongside enhanced modern training and "fun" facilities. The proposals seek to adapt the existing golfing offer to ensure it is modern, inclusive, and sustainable, which requires less space when compared to 'traditional' golf. We envisage the following:

- Retaining a 9 hole 'shorter' golf course
- Providing a permanent home to The Golf College and Warren Clark Golfing Dreams
- Provision of a modernised 'technology driving range' and short game practice area
- Developing the existing golf academy and expand its reach
- We propose to include a 'fun putting' or mini golf facility to further open accessibility to golf and sport in general

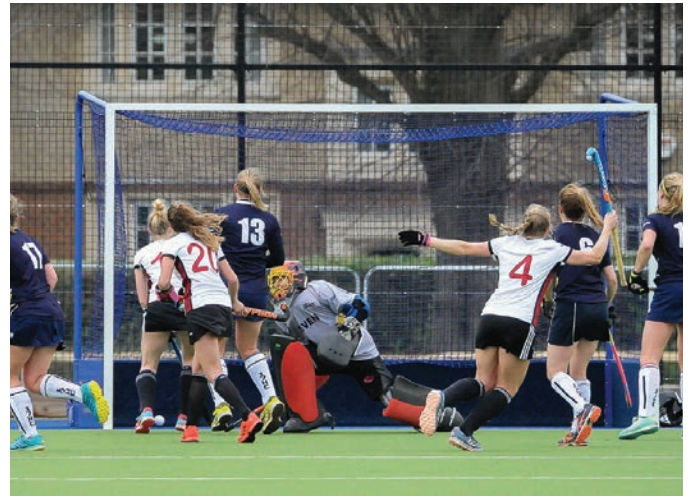
The current local golf provision focuses on the longer 18-hole traditional golf and is already well-provided in the area (e.g. Rookwood, Slinfold, Mannings Heath, Worthing). The aim is to complement, rather than compete with these facilities and, in doing so nurture the next generation of golfers to help feed and sustain these existing courses in the future.



THE GOLF COLLEGE

Horsham Golf & Fitness Village will deliver a new home for The Golf College, an educational facility for sixth form age children aspiring to a career in golf. A new home for The Golf college will build on its educational legacy and establish a first-rate centre for sports and coach training and an environment attractive for all ages and abilities across an abundant range of interests.

The college aspires to offer Masters level qualifications, given the right facilities. By providing a new home Horsham Golf & Fitness Village will be able to establish Horsham as a district of golfing excellence, fostering new talent and building the next generation of UK golfers. It is estimated that The Golf College will deliver £100,000 per year in social value benefits to Horsham District once established on the Site.



A HOME FOR HORSHAM HOCKEY

As part of the promotion of Horsham Golf & Fitness Village and the community engagement undertaken, an opportunity was identified to deliver a new permanent home for Horsham Hockey Club. As a result, the project team have worked with representatives of the Club to better understand their needs and aspirations.

A permanent home for Horsham Hockey Club will enable the club to become a regional Talent Centre and offer a wide range of training and outreach programmes to local schools and community groups. The proposed facility will comprise two hockey pitches, (one of which will have a suitable surface for use by other sports when not required for hockey), as well as a warm up / training pitch. Changing, administration and classroom facilities, alongside a shared clubhouse facility will also be delivered, enabling the club to dramatically improve its social offering, helping to grow and retain membership as well as facilitating the hosting of regional events and competitions.

Horsham District Council has acknowledged that a permanent new home for Horsham Hockey Club is needed:

“Horsham Hockey Club is a hugely successful club [...] however they do not currently have a home ground, therefore work is needed to be done to support them in obtaining a secured home site for the club with clubhouse and ancillary facility.”

Horsham Golf and Fitness Village is the only scheme in the District proposing to deliver a new home for the club that fully addresses their operational requirements, alongside a commitment to safeguarding their long term viability.

HORSHAM GOLF & FITNESS VILLAGE

The proposals will deliver a meaningful contribution towards the housing needs of the District through the creation of a health based new community, alongside making a substantial contribution towards the identified need for sport and leisure provision.



SOCIAL BENEFITS

“A state-of-the-art sports and leisure hub comprising a range of facilities that will deliver significant socio-economic benefits for Horsham.”

Headline benefits



A high-quality, inclusive residential development which has community cohesion at its heart



A centre for sporting excellence, enhancing inclusive participation across multiple sports for the local and wider community



A core design focus on active lifestyles for residents



Provision of high-quality housing in a highly sustainable location adjacent to an existing public transport hub, in an area with constrained supply



Substantial economic contribution



Providing local residents with the opportunity to gain employment and upskill

Improved health outcomes through increased access to housing, access to employment, access to open space and nature, social cohesion, active lifestyles and crime reduction.









“Social value is created when buildings, places and infrastructure support environmental, economic and social wellbeing, and in doing so improve the quality of life of people”

Traditional economic benefits

- 1,760 construction job years and £1.5m of construction worker spend over the seven-year construction period
- 105-170 new operational jobs provided across golf, catering and customer service
- £53-£84k new worker spend per annum in the local area
- £2.2m-£3.7m new economic activity per annum
- New annual tax revenues of £670k-£1.5m
- Residential spend of £7m per annum in the Crawley travel-to-work area (TTWA), and annual student spend of £240k
- 190-215 net additional jobs in the Crawley TTWA (135 – 150 Crawley TTWA residents)

Approach to identifying local needs

- Horsham Golf & Fitness Village has embedded social value in the scheme since its inception
- Over the last three years, the Applicant has worked collaboratively with local sports clubs, charities and educational institutions, alongside the Council, to address Horsham's identified need for new sport and leisure facilities
- The Applicant has also undertaken extensive consultation with the community
- The Applicant has commissioned extensive baseline and policy analysis to supplement consultation and identify local need

Active engagement by the Applicant to understand local needs	How the Proposed Development responds to local needs
 <p>Healthy, social inclusive communities</p>	<p>Healthy and inclusive communities are a key focus of policy. Developers should seek to facilitate social cohesion, particularly considering the needs of the aging population.</p> <p>Active design principles including pedestrian and cycling pathways, 20-minute neighbourhoods concepts to foster social cohesion. Inclusive and accessible design including accessible trim trails and adaptive equipment and measures to design out crime.</p>
 <p>Community infrastructure</p>	<p>Residents need to be supported by facilities which meet the needs of the changing population and workforce. Retail should protect the viability and vitality of town centres in the context of changing demand patterns.</p> <p>The needs of the onsite community will be met through a high-quality community facility and nursery, as well as the potential for coworking space and retail space which serves the resident's needs without diverting trade from the town centre. Residents will also benefit from the on site sports and leisure provision, with the clubs forming the core of the new community's sense of identity.</p>
 <p>Housing shortfall</p>	<p>There is significant shortfall in projected housing delivery against targets and there is a need for affordable housing. Lack of water neutrality has constrained delivery of homes in the district. Growth needs to be sufficient for the growing population including aging residents.</p> <p>Horsham Golf & Fitness Village would deliver up to 800 high-quality homes, and policy compliant 35% affordable housing, with an underlying water neutrality strategy that is in line with Natural England and Environment Agency requirements. The homes will suit a range of needs of different residents.</p>
 <p>Open and play space</p>	<p>There is good open space provision but under provision of play space. Developers need to provide sufficient space to support growing populations.</p> <p>17.95 ha of open space and 0.31 ha of play space. This is double the minimum policy requirements.</p>
 <p>Constrained GPs</p>	<p>GPs across England are constrained and operating above capacity, with population growth set to increase pressure.</p> <p>There is flexible floorspace with the potential utilisation as a healthcare unit if the need is identified by the NHS.</p>
 <p>Sporting needs</p>	<p>Golf: The Site needs a new, more viable golf proposition. District wide, there is a need for enhanced golf provision tailored to non-traditional and shorter formats of the sport. The Golf College and Warren Clark Golfing Dreams require new premises to facilitate growth.</p> <p>Hockey: Horsham Hockey Club require new facilities in order to achieve Talent Centre accreditation and need a clubhouse to improve member retention.</p> <p>Football: Horsham Football Club do not have any specific needs but recognise the potential benefits of colocation with Horsham Golf & Fitness Village.</p> <p>A more inclusive and varied golf offer which would engage players with varying interests like Adventure and Casual golf formats, along with retained 9-hole formats, making the game more accessible.</p> <p>The Golf College, Warren Clark Golfing Dreams and Horsham Hockey Club will have new, high-quality premises which meet their needs and enable them to grow.</p> <p>The Site's new identity as a centre for sporting excellence will drive mutual benefits for all sporting organisations onsite (including Horsham Football Club). All organisations will benefit from the collocation through sharing transport accessibility, sharing facilities (such as the car park and food and beverage provision) and knock-on benefits of economies of scale, safeguarding the long term viability of each organisation.</p>
 <p>Employment and skills</p>	<p>Economic activity fell after the coronavirus pandemic. New opportunities are needed for Horsham residents to build back.</p> <p>Substantial economic benefits including 40-75 new local jobs provided for Horsham residents across golf, catering and customer service.</p>
 <p>Health</p>	<p>Opportunities to maintain and enhance the baseline health position should be promoted along with specific interventions for older people, young people, carers and residents from deprived areas where possible.</p> <p>Improved health outcomes through social cohesion, access to the onsite sport and leisure facilities, access to healthcare and social infrastructure, access to open space and nature, accessibility and active travel, crime reduction and community safety and access to employment. Differential health benefits for old and young residents, disabled residents and those from deprived areas.</p>

Action Plan

Horsham Golf & Fitness Village will futureproof the delivery of a centre for sporting excellence through the Hop Oast Sport Committee. The Hop Oast Sport Committee membership comprises all onsite sporting organisations who have a shared aim to deliver sports and wellbeing benefits. There will be continual engagement with Warren Clark Golfing Dreams, The Golf College and Horsham Hockey Club to ensure that their needs keep being met. Local recruitment drives will seek to maximise opportunities for residents. An Operational Management Plan will outline how the open space, community space and homes will be managed, ensuring that the provision continues to be of high quality and delivers the associated benefits.



01

Introduction



Introduction

This Design and Access Statement has been prepared by the Generator Group in relation to the proposed development of Horsham Golf & Fitness Village (the Site).

The Outline Planning Application, with the exception of access, is for a mixed-use sports village of significant importance to the district. The proposed development includes a sports and leisure hub, a local centre, community space and up to 800 residential homes.

Description of Development

Outline planning application with all matters reserved save for access for the development of a Sports and Leisure Hub including the provision of communal facilities, nursery, golf College, sports club house (containing Health & Fitness spa, changing facilities and food & beverage) and an educational facility for Warren Clark Golfing Dreams (Use Classes E, F1 & F2); a local centre containing a local convenience store and co-working space (Use Classes E & F2); the provision of supporting landscaping, open space and related infrastructure; outdoor sports and leisure provision comprising Driving Range, reprovision of golf (including supporting golf facilities) and hockey (including pitches and training area) (Use Class F2) all supported by the delivery of up to 800 homes (Use Class C3).

Future Reserved Matters Applications

Matters relating to layout, scale, appearance and landscaping will be the subject of future Reserved Matters Applications.

Parameter plans

This Outline Planning Application is based on development parameters rather than a fixed masterplan. The accompanying illustrative material serves as one example of how the development could be implemented, but it is not the only way, in accordance with the development parameters.

This document is accompanied by a set of Parameter Plans:

- Land Use Parameter Plan (drawing no. 009-1)
- Density Parameter Plan (drawing no. 009-2)
- Building Heights Parameter Plan (drawing no. 009-3)
- Access and Movement Parameter Plan (drawing no. 009-4)
- Green Infrastructure Parameter Plan (drawing no. 009-5)

Role of the Design & Access Statement

A Design and Access Statement is a report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application.

A Design and Access Statement must:

- a. explain the design principles and concepts that have been applied to the proposed development; and
- b. demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues and how the outcome of this consultation has informed the

Proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

The sections of this document follow the Design Council CABE guidance 'Design & Access Statements: How to write, read and use them':

- Assessment
- Involvement
- Evaluation
- Design

Applicant: The Generator Group

The Generator Group (Generator) is a UK based SME development company that understands the importance of creating new communities and the importance of quality and sustainability when it comes to masterplanning and design. Generator believe that creating the right homes for the location is imperative and they are not reliant on standard house types. They work with local authorities and key stakeholders to design and deliver homes best suited to specific locations and local communities. With a strong track record of working collaboratively with landowners, local authorities and communities to deliver exemplar developments, Generator has a strong commitment to high design standards and green technologies. They have created a variety of developments of lasting quality and value. As owners of the existing golf course site, alongside the original directors of the club, Generator are fully committed to the delivery of the Horsham Golf & Fitness Village proposals.



Generator scheme: Laureate Fields, Old Felixstowe



Generator scheme: Land at Barnston, Great Dunmow



Generator scheme: The Bridge, Norwich

THE SITE

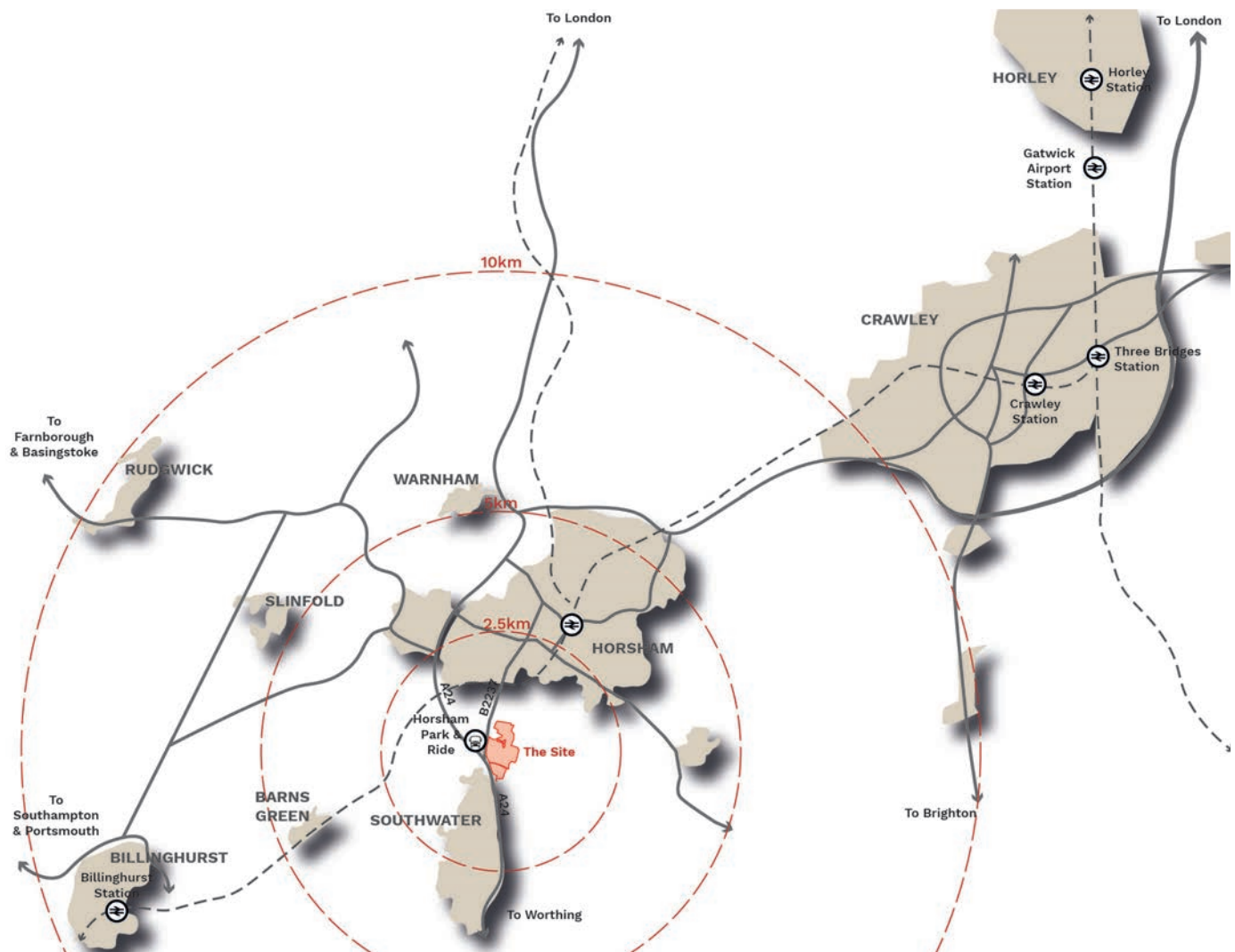
Located 1.3 miles north of Southwater and two miles south of Horsham, Horsham Golf & Fitness Village has good access to a wide range of facilities within a 20 minute walk, cycle or bus ride. Horsham Park & Ride is located adjacent to the Site, providing convenient and sustainable connections to Horsham, Southwater and Crawley.

The Site is approximately 55.571 hectares in size and is currently occupied by Horsham Golf club. The club features an 18-hole course, a 9-hole course, a driving range, putting greens, and a short game area, as well as other existing facilities including a cafe and gym. In addition, a public right-of-way (PRoW) footpath runs north-south through the site, while the Green Lane byway runs east-west.

The Site is bound to the:

- north by a group of Tree Preservation Orders (TPO) associated with Denne Park, a Grade II listed building
- east by countryside including scattered buildings
- south-west by the A24
- west by Worthing Road which provides direct access into Southwater and Horsham

Existing vegetation, including mature woodland planting, runs along the entire boundary of the Site. This planting provides extensive and dense screening which limits views into the site.



The Site within its wider context. Not to scale



HORSHAM



The Boar's Head

Denne Hill

Worthing Road

Denne Park

9 hole course

Driving range

Horsham Football Club

Clubhouse including gym and cafe

Harwood Farm House

Horsham Park & Ride

Home Farm Cottage

Horsham Recycling Centre

Harwood Cottage

Shell Garage Hop Oast including Little Waitrose and Amazon Lockers

18 hole course

18 hole course

Hop Oast roundabout

The Site

Public right of way

Worthing Road

Green Lane

A24

Lovers Lane

Oakhurst Business Park

Coltstaple Lane

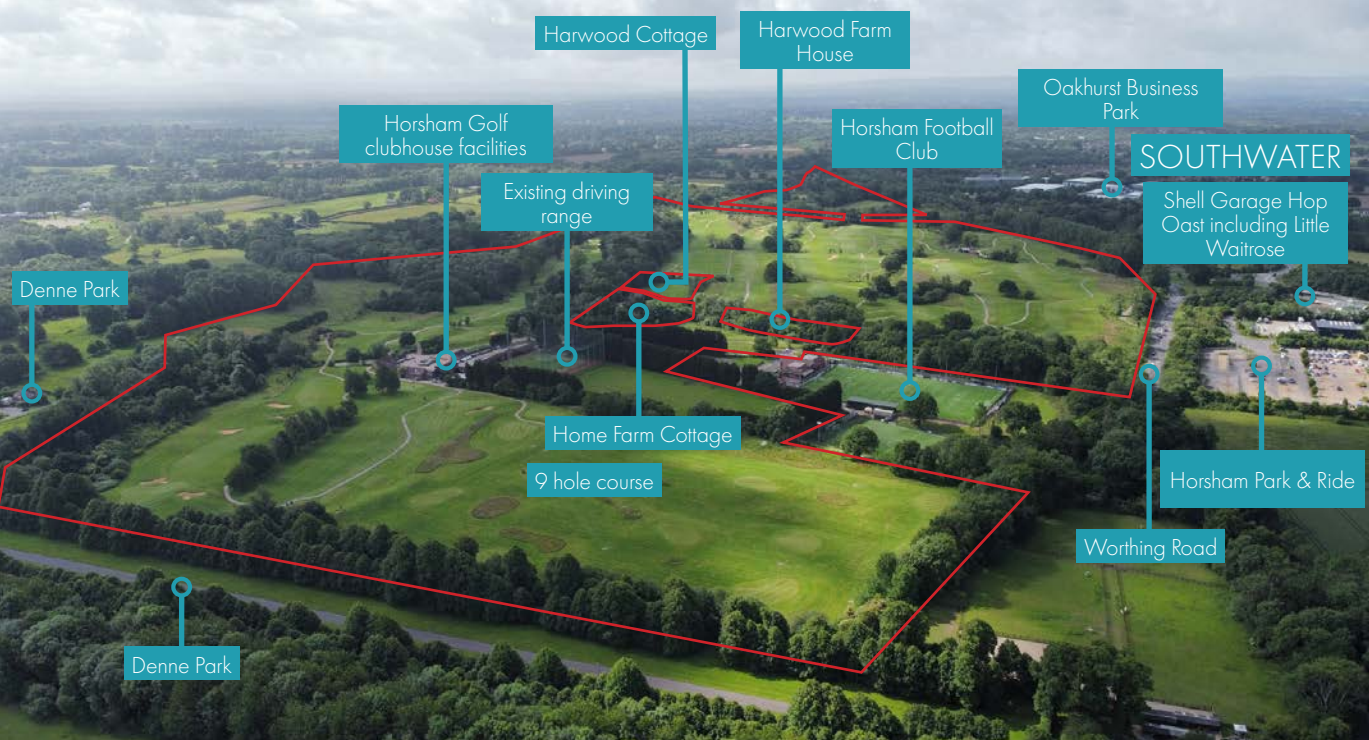
Kings Lane

Southwater Street

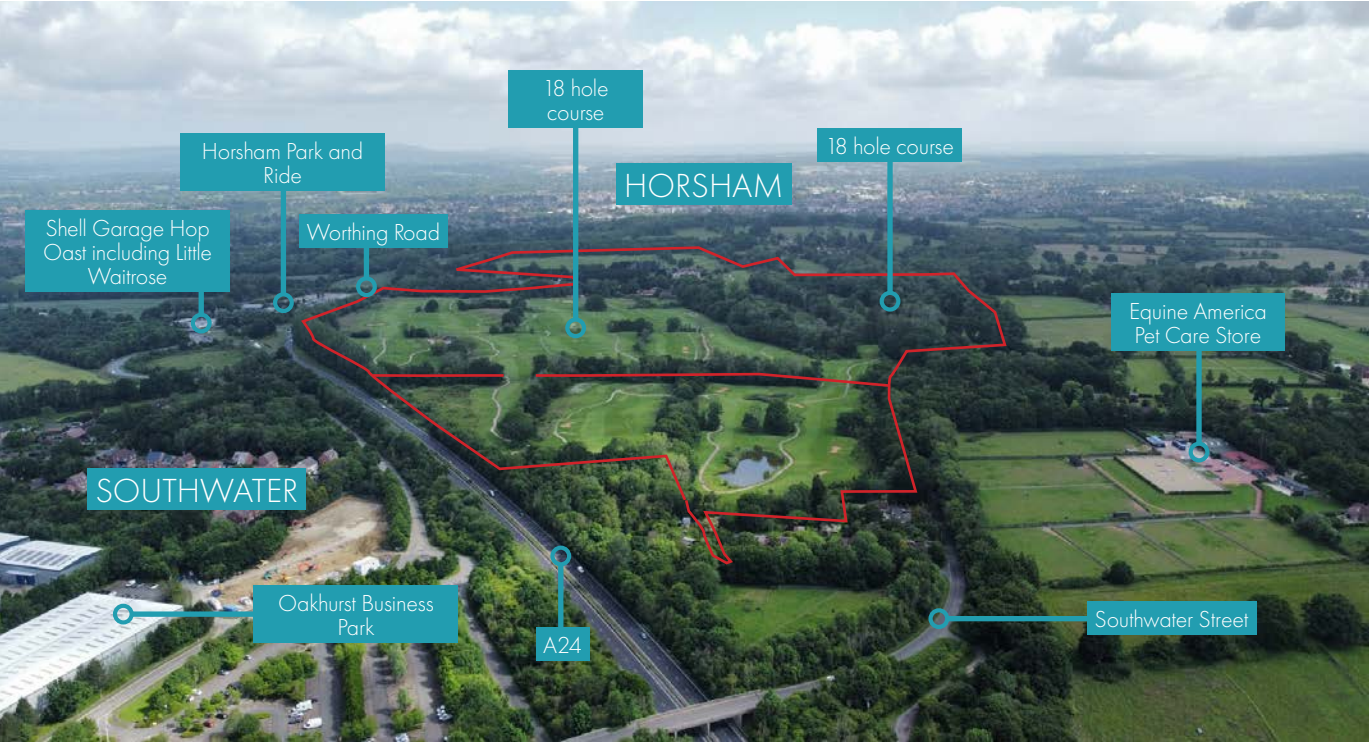
SOUTHWATER

The Site in context of Southwater and Horsham. Not to scale. Mapping source: Google Earth

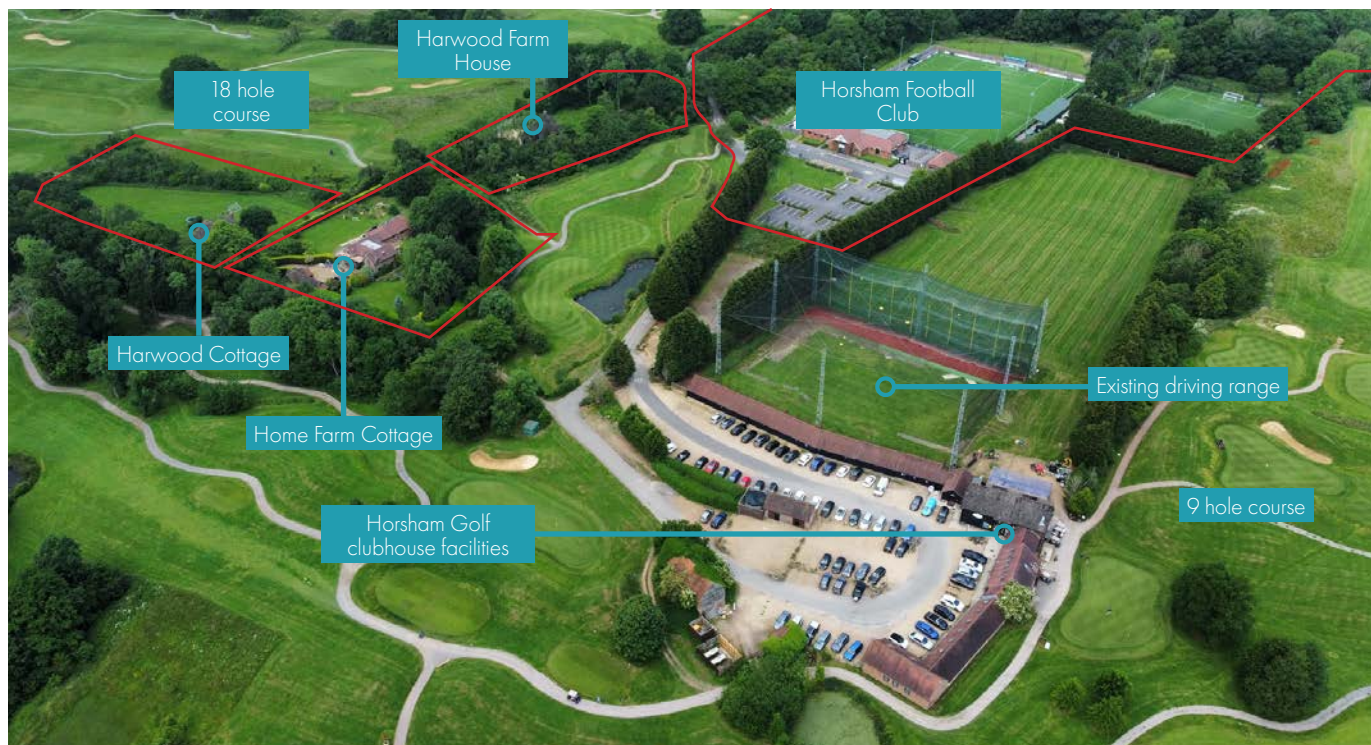
SITE PHOTOGRAPHS



View looking south across the Site from the northern boundary



View looking north from Southwater across the Site



View looking east towards Horsham Golf clubhouse and facilities and Horsham Football Club



View looking east towards Denne Park with the Site edged in red to the right

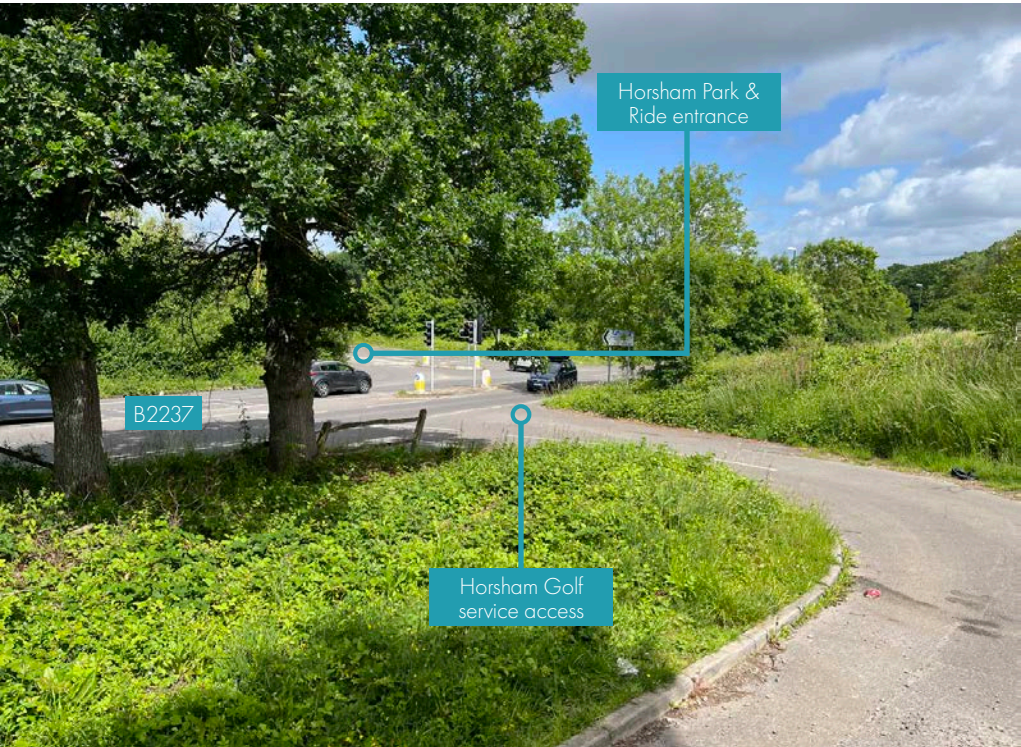
SITE PHOTOGRAPHS



Site access to Horsham Golf club from Worthing Road (B2237)



Horsham Golf clubhouse and car park facilities



View looking north-west from the Site toward the entrance junction to Horsham Park & Ride



View of the north-south section of the Green Lane byway running to Coltstaple Lane



View looking south from the public right of way (footpath) in the north of the Site



View looking across one of the several ponds on-site



View of footpaths and managed landscape on-site



View looking north across the 9-hole course toward the TPO tree belt boundary, screening the Site from Denne Park



02

Contextual Assessment



Contextual Assessment

PLANNING POLICY CONTEXT

Introduction

This section provides the background to the emerging Local Plan, summarises the need for additional sports facilities, highlights the housing requirements of the District before confirming the current planning policy and guidance relevant to the Council's determination of the planning application.

The Horsham District Planning Framework was adopted in November 2015 and the process of preparing an updated Local Plan commenced in April 2018 with consultation on the Local Plan Review – Issues and Options – Employment, Tourism and Sustainable Rural Development. Representations were submitted on behalf of Horsham Golf & Leisure that identified the changing nature of golf (reduced demand for traditional 18-hole model) and the potential to diversify the range of sport and leisure uses at the Site.

In June 2019, the Council consulted on a 'Site Selection Criteria' with the proposals for Horsham Golf & Fitness Village (the 'Site') not being accurately or fairly assessed in the context of the wider assessment. This meant the proposals were not accurately represented and the outputs of the process are neither justified or robust. The criteria published placed emphasis on additional community benefit, but the subsequent assessment (of the Site) failed to recognise the benefits of any of the sport, leisure, or community facilities proposed. It failed to recognise its strategic proximity to Horsham and Southwater and the significant sustainability benefits of the Site's location adjacent to Horsham Park & Ride, whilst overstating and, incorrectly recording the perceived impacts of the proposals. This was addressed in subsequent submissions which highlighted that, should the Council's criteria have been applied accurately, a fair and impartial assessment would have resulted in the allocation of the Site within the emerging Local Plan.

In February 2020, a Draft Local Plan (Regulation 18) was published that proposed a range of spatial strategy options. Again, representations were submitted that emphasised the sustainability of the Site alongside highlighting the extensive social and economic benefits associated with the provision of the sports and leisure hub and the direct support from Horsham Hockey Club and Warren Clark Golfing Dreams (alongside other sports and leisure clubs), improvements to sustainable transport (Park & Ride and enhanced links to/from Southwater via a pedestrian bridge), provision of market and affordable housing in the context of a pressing need owing to a lack of supply and the provision of biodiversity net gains.

Most recently, a draft version of the Local Plan (Regulation 19) was prepared and subsequently withdrawn prior to consultation citing proposed changes to national policy alongside Natural England's requirement to ensure all new development is water neutral.

Need for additional sport & leisure facilities

The need for additional sport and leisure facilities in the District was confirmed within the relevant evidence prepared by and for the Council, including the Sport, Open Space and Recreation Assessment (2014) and the Built Sports Facilities Strategy (2019).

The development of the proposals for a sport and leisure hub at the Site has been undertaken in partnership with sports clubs based within Horsham. This has been progressed through a continued and evolving engagement process, with each of the clubs detailing the constraints of their current facilities and expressing how the development proposals could help meet their long-term goals and secure a sporting legacy within Horsham. The plans have also received the backing of England Hockey who made independent representations to the Local Plan consultation process.

The proposals will provide a sustainable home for sports and leisure clubs alongside educational and charity provision, on an established site, adjacent to an existing but underutilised public transport hub, supported by the delivery of new housing.

Housing need

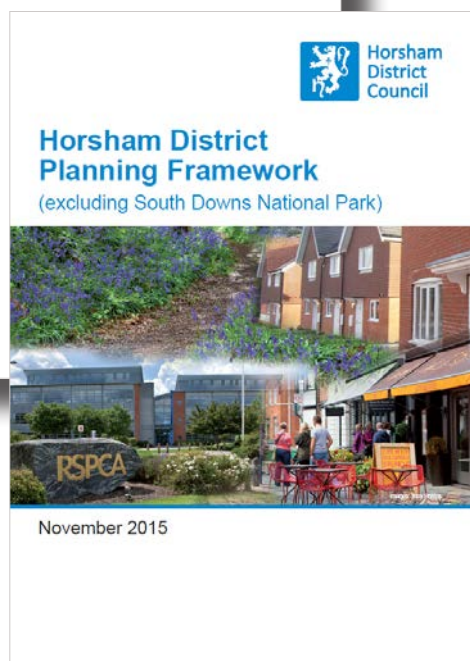
With progress with the Local Plan paused and, at the point of submission of this application, no commitment as to when the next round of consultation will take place, the policy vacuum is having a serious impact on housing supply across the District. The most recent Authority Monitoring Report confirms the Council does not have an up to date and robust 5-Year Housing Land Supply. With the consequential effect of the "tilted balance" being triggered, it is vital that specific deliverable sites that are, suitable, available, achievable and viable are brought forward quickly in order to fill the vacuum caused by the stalled Local Plan.

A Site which can therefore balance and integrate the social, economic and environmental factors alongside providing a unique opportunity for the District to deliver a vibrant new health based community that will contribute substantially towards the Council's housing needs, whilst also creating a sport and fitness hub of District wide significance should be prioritised and supported.



Water neutrality

The challenge posed by the current planning restrictions centred around water neutrality is recognised. The proposed development aims to deliver a water neutrality solution using a composite approach. The water neutrality strategy considers the entire hydraulic cycle, combining borehole abstraction for potable water supply and sustainable drainage systems to facilitate a managed aquifer regime. This approach ensures that a significant proportion of water is recharged into the aquifers on a daily basis, facilitating sustainable groundwater abstraction while also maintaining ecological flows throughout the year.



Planning policy

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan consists:

- The Horsham District Planning Framework (2015); and
- The Southwater Neighbourhood Plan (June 2021).

There are a number of other relevant documents that will be considered material to the determination of this application, and these include:

- National Planning Policy Framework (2021);
- Planning Practice Guidance;
- West Sussex Joint Minerals Local Plan (2018); Planning Obligations and Affordable Housing Supplementary Planning Document (2017);
- Community Infrastructure Levy (CIL) Charging Schedule (2017);
- Supplementary Planning Guidance (September 2020) – revised county parking standards and Transport contributions methodology;
- Air Quality and Emissions Mitigation Guidance for Sussex (2020);
- Planning Advice Note: Biodiversity and Green infrastructure (2022); and
- Planning Advice Note: Facilitating Appropriate Development (2022).

These policies are assessed in further in the Planning and Affordable Housing Statement.

DESIGN POLICY CONTEXT

The following policies and guidance are relevant in shaping this Design and Access Statement and the vision for Horsham Golf & Fitness Village.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019 and 20 July 2021.

The National Planning Policy Framework states that developments should take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

Building Better, Building Beautiful Commission

The Building Better, Building Beautiful Commission (BBBBC) is an independent body that advises Government on how to promote and increase the use of high quality design for new build homes and neighbourhoods.

The Commission recommends practical measures to help ensure new housing developments meet the needs and expectations of communities, making them more likely to be welcomed, rather than resisted, by existing communities.

The Commission published its final report, 'Living with Beauty', on 30 January 2020.

This report proposes a new development and planning framework that will:

- Ask for Beauty
- Refuse Ugliness
- Promote Stewardship

Those three aims must be embedded in the planning system and in the culture of development in such a way as to incentivise beauty and deter ugliness at every point where the choice arises.

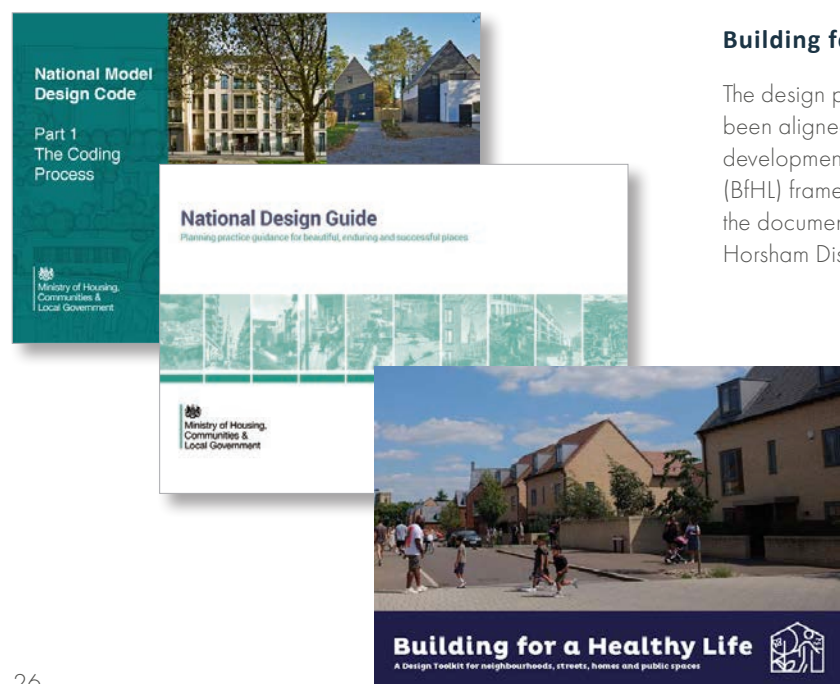
In particular, the BBBBC promotes the following two principles that are particularly relevant to the place making principles of Horsham Golf & Fitness Village.

Neighbourhoods: create places not just houses. Develop homes within mixed-use real places at 'gentle density', thereby creating streets, squares and blocks with clear backs and fronts.

Nature: re-green our towns and cities. Urban development should be part of the wider ecology. Green spaces, waterways and wildlife habitats should be seen as integral to the urban fabric. Create new community orchards. This is both right and aligned with the Government's aim to eradicate the UK's net carbon contribution by 2050. Green spaces should be enclosed and either safely private or clearly public.

Building for a Healthy Life

The design proposals for Horsham Golf & Fitness Village have been aligned with the aspirations of all relevant national and local development guidance, including the Building for a Healthy Life (BfHL) framework. The use of BfHL has been highlighted throughout the document and in Appendix 1, as it was recommended by Horsham District Council officers during pre-application discussions.



National Design Guide

The National Design Guide (NDG) sets out the Government's priorities for well-designed places in the form of 10 characteristics. The 10 characteristics are based upon Chapter 12: Achieving well-designed places of the NPPF. They are as follows: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

Well-designed places have individual characteristics that work together to create their physical character. The 10 characteristics help to nurture and sustain a sense of community. They work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

The chart shown below illustrates how the principles of the NDG have been embedded in the vision for Horsham Golf & Fitness Village from the outset.



National Model Design Code

The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the 10 characteristics of good design set out in the National Design Guide which reflects the Government's priorities and provides a common overarching framework for design.

A well designed place	How the principles of the NDG have been embedded within this DAS
Context	Refer to pages 16 and 17 and 30 to 61 for an understanding of the Site and its immediate surrounding and to pages 86 to 89 and 130 to 137 on how the proposals are shaped by an understanding of the local context.
Identity	Refer to pages 34 to 51 for an overview of local identity. Page 132 to 137 explains how the proposals respond to character and identity.
Built form	Refer to pages 86 to 93 and 124 to 131 to understand how the proposals have a coherent pattern of development.
Movement	Refer to movement strategy on pages 102 to 106.
Nature	Refer to landscape strategy on pages 107 to 121.
Public spaces	Refer to landscape strategy on pages 107 to 121.
Uses	Refer to pages 98 to 101. The character areas on pages 124 to 129 give an indication how the proposals integrate a mix of housing tenures and types to suit people at all stages of life and socially inclusive principles.
Homes & buildings	The application is seeking an Outline Planning Permission, with appearance and detailed architecture being part of a future reserved matter. Therefore the application is based on parameters which are described on pages 98-101 and within the parameters plan drawing that support this application
Resources	Our approach to sustainability is set out on page 138-139.
Lifespan	Edible landscapes and open spaces are places for the local community to come together. Management and stewardship strategies are being prepared at later stages.

Local Design Guidance

The principles of development for the Site have been guided by local design guidance, which are outlined in the following pages.

Horsham district planning framework (November 2015)

The framework sets out the vision for the Horsham District. In line with the key spatial design objectives outlined in the framework, Horsham Golf & Fitness Village will:

- provide up to 800 new homes in a sustainable location, contributing to local housing needs. The homes will cater to all residents, including a range of types, tenure, and sizes, with 40% of them being affordable
- be designed to be in keeping with the local character (see pages 124-137 for further detail)
- respect and enhance the nearby heritage asset of Denne Park and its landscape setting
- enhance the existing golf offering and provide additional accessible community facilities including a local centre, Horsham Hockey Club and Warren Clark Golfing Dreams
- provide new homes close to major employment areas in Horsham and Southwater, as well as offering excellent pedestrian, cycling and bus connections. The goal of the village is to reduce commuting distances and promote sustainable patterns of movement by supporting growth in locations near existing business areas and transportation connections, such as the Horsham Park & Ride
- provide further employment opportunities as well as facilitating spaces for coworking, with high speed broadband to reflect changing working patterns
- features a landscape-led green infrastructure strategy that aims to preserve existing vegetation and habitats and enhance biodiversity within the site. This strategy includes the use of sustainable urban drainage systems to manage surface water in a sustainable manner
- ensure that new development minimises carbon emissions, adapts to the likely changes in the future climate and promotes the supply of renewable, low carbon energy

Southwater Neighbourhood Development Plan (referendum Version), (2019-2031)

The Neighbourhood Plan sets out the strategy to enable appropriate development. Horsham Golf & Fitness Village will adhere to the relevant design related policies and will:

SNP1 - Core principles

- demonstrate a clear understanding of the site and its context, including access to existing facilities and services (see pages 30-33)
- provide a new local centre, sports and leisure hub to meet the needs of the community (see pages 78-85)
- provide new publically accessible open space with footpaths to increase permeability within the scheme
- be of sustainable design and create a strong, healthy and vibrant community

SNP4 - Keeping our roads moving

- set out a clear street hierarchy to create a legible and navigable masterplan. Streets will be designed to encourage low vehicle speeds to allow pedestrians and cyclists feel safe sharing spaces with motorised traffic (see pages 104-106)

SNP9 - Home standards

- ensure homes are fit for all ages and, at reserved matters stage, should ensure homes achieve M4(2) of the optional requirements in the building regulations

SNP10 - Residential space standards

- enable all new homes to have access to adequate private, or shared private and outdoor space (see pages 107-131) and, at reserved matters stage, will meet the 'nationally described space standard' or subsequent updated standard set by Central Government

SNP12 - Outdoor play space

- deliver play spaces including a Neighbourhood Equipped Area for Play (NEAP), two Local Areas for Play (LEAP), and a number of Local Areas for Play (LAPS) to help meet open space and play standards. Play spaces will be designed in accordance with Guidance for Outdoor Sport and Play England (Fields in Trust). See pages 119 for further information.



SNP13 - Enhancing our non-motorised transport network

- will retain and enhance existing public rights of way (see pages 103 and 106).
- the scheme will also propose footpaths including a new trim trail, which will be accessible for all users including the Disabled Ramblers charity (see pages 90 and 106)

SNP14 - Adequate provision of car parking

- provide a variety of parking typologies, and will be fully resolved at reserved matters stage, in accordance with local parking standards

SNP15 - Driving in the 21st century

- consider electric car charging within the site to facilitate the shift toward low emission vehicles. Exact strategies will be resolved at reserved matters stage of the application

SNP16 - Design

- be of high quality design, taking a fabric first approach and will source materials locally
- be contextually appropriate with house type design being underpinned by context character analysis
- be designed using Secured by Design principles (see appendix 4), to ensure the development is safe and supported by natural surveillance
- will consider nearby development and its associated privacy and amenity, particularly within the Site along with Kings Lane and Coltstaple Lane

SNP18 - A treed landscape

- retain and enhance, where appropriate the natural environment including existing vegetation. The site also delivers a generous amount of new planting in addition to habitat enhancement, to help achieve a minimum 10% biodiversity net gain (see page 121).

SNP19 - Parish heritage assets

- protect and enhance the approach to Denne Park and its landscape setting (see pages 68-69, 84-85 and appendix 2.

Southwater Parish Design Statement Supplementary Planning Document (2011)

The Parish Design Statement (PDS) aims to set out clear and simple guidelines for the design of all development in the parish of Southwater, to ensure new development is 'in harmony with its setting and makes a positive contribution to the immediate environment'

To align with the guidelines set out in the PDS, Horsham Golf & Fitness Village will:

- propose complementary house type styles details and boundary treatments that are contextually appropriate and informed by context character analysis
- locally source materials, wherever possible
- retain and enhance the natural environment by providing additional spaces that are accessible for all users for play and recreation. safeguard open space for biodiversity, where possible and provide biodiversity net gains
- increase permeability through new footpaths and cycle routes
- provide adequate parking provision and traffic calming measures

Cross Document Common Themes

There are a number of common themes for placemaking policy in the local design guides that have informed the design for Horsham Golf & Fitness Village. These include:

- understanding the Site and its context and reflecting distinctiveness in our built form and open space proposals
- providing high quality environments
- have regard to neighbouring development
- protect and enhance heritage assets
- access to local facilities
- health and wellbeing
- protection and enhancement of landscape and biodiversity
- connectivity and public rights of way
- sustainable, low carbon development

SUSTAINABLY LOCATED

The Site is sustainably located next to Horsham Park & Ride with a range of facilities to meet daily needs within a 20 minute walk, cycle or bus ride.

Sustainability Audit

The Sustainability Audit is a comprehensive analysis of the Site and the wider area encompassing an assessment of the Site's access to local facilities, landscape, open space and connectivity.

Access to local facilities is fundamental to the concept of locating sustainable development. New development needs the full range of social, retail, educational, health, transport and recreational facilities to allow people, especially those of limited means or mobility, to go about their daily lives without over reliance on a private car.

Building for a Healthy Life



Building for a Healthy Life (BHL) is a tool to assess and compare the quality of proposed neighbourhoods. It has been written by Design for Homes in partnership with Homes England, NHS England and NHS Improvement. Whilst BHL is usually awarded

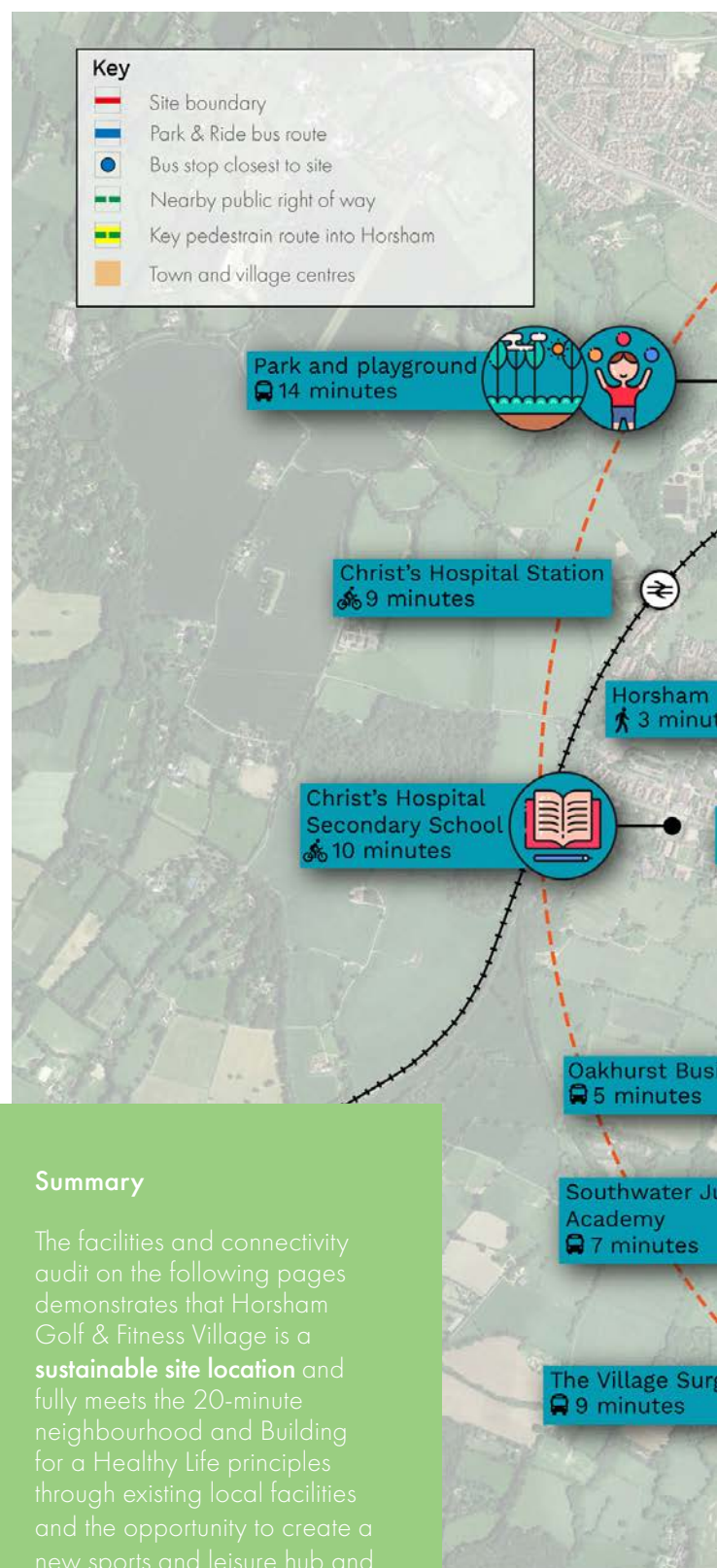
to completed schemes, the Site selection criteria have been applied to Horsham Golf Club to demonstrate the sustainability of the Site as a location for future development and whether any additional facilities should be provided.

Building for a Healthy Life principles advise places should 'offer social, leisure and recreational opportunities a short walk or cycle from their homes' and that developments should 'provide community facilities, such as shops, schools, workplaces, health facilities, co-working spaces, parks, play spaces, cafés and other meeting places that respond to local community needs'.

20-minute neighbourhoods

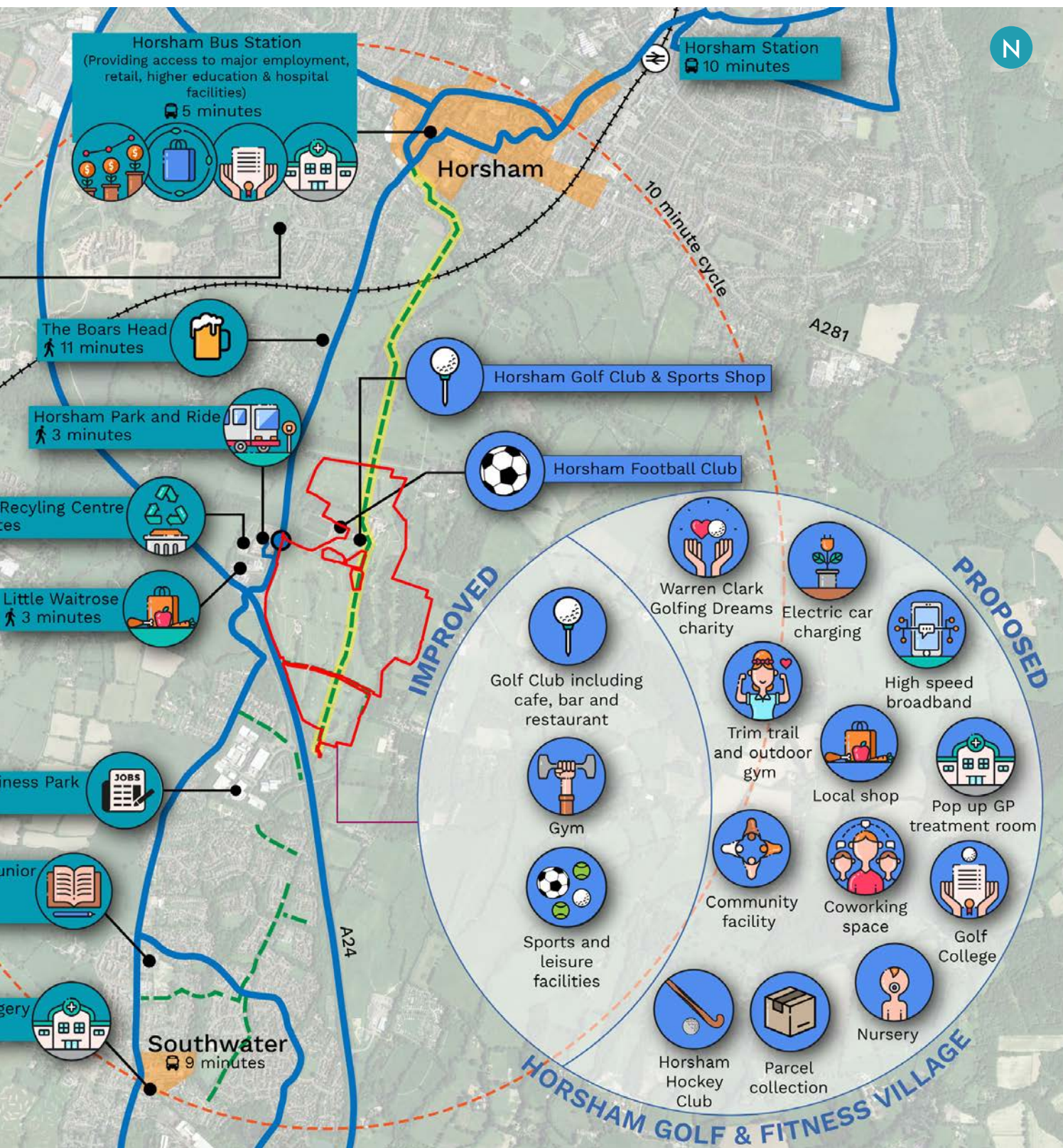


20-minute neighbourhoods are complete, compact and connected places where people can meet their everyday needs within a short walk, cycle or bus ride. The idea of the 20-minute neighbourhood presents multiple benefits including boosting local economies, improving people's health and wellbeing, increasing social connections in communities and tackling climate change.



Summary

The facilities and connectivity audit on the following pages demonstrates that Horsham Golf & Fitness Village is a **sustainable site location** and fully meets the 20-minute neighbourhood and Building for a Healthy Life principles through existing local facilities and the opportunity to create a new sports and leisure hub and local centre to provide new or improved facilities missing in the area.



Not to scale

Facilities Audit

The Site is in a highly sustainable location due to its relationship with its surroundings and with Horsham town centre and Southwater village centre and the range of facilities, amenities, employment and leisure and recreation opportunities on offer. The adjacent Shell Hop Oast petrol station includes a Little Waitrose, Amazon collection lockers and an ATM.

Connectivity Audit

Pedestrian and Cycle Network

There are two existing public rights of way running through the site:

- Footpath 1666 which runs from Kings Lane to the south and to Denne Road to the north, which then provides a connection to Horsham town centre
- Byway 1668 which connects Southwater Street to the A24

The existing pedestrian routes will be integrated into future proposals, to encourage active means of travel such as walking and/or cycling.

Public Transport

The Horsham Park & Ride is located directly opposite the Site on the western side of Worthing Road. This facility provides excellent opportunity to use the bus services to access local facilities/destinations and also allow local residents to access the new facilities to be provided on the Site. The services also facilitate sustainable onward travel, as they offer a service to Horsham Bus Station in approximately five minutes and Horsham Rail Station in approximately 10 minutes. The 23 and 98 bus routes operate from here at a frequency of every 10-15 minutes.

Car movements from the site will be significantly reduced compared to a site of similar scale without the benefit of an adjacent Park & Ride bus station. The number of car movements could be further decreased through additional investment in the Park & Ride and/or the provision of an on-site bus stop.

Existing facilities within a 20 minute walk, cycle or public transport ride:

walk

- Horsham Recycling Centre (3 minutes)
- Little Waitrose (4 minutes)
- Southwater Playing fields (5 minutes)
- Denne Hill (10 minutes)
- The Boars Head (11 minutes)
- Oakhurst Business Park (18 minutes)



public transport

- The Village Surgery (9 minutes)
- Horsham Bus Station (5 minutes)
- John Lewis & Partners (11 minutes)
- Horsham Train Station (10 minutes)
- Horsham Park (20 minutes)
- St Johns Catholic Primary School (12 minutes)



cycle

- Horsham Town Centre (11 minutes)
- Southwater Country Park (11 minutes)
- Tesco Extra (12 minutes)
- Horsham Train Station (13 minutes)
- The Forest School (15 minutes)
- Warnham Local Nature Reserve (14 minutes)





The Boar's Head located on the B2237



John Lewis and Partners located within 11 minute bus ride



Horsham Train Station which allows for direct access into London



Horsham town centre offering a diverse range of facilities and services



Park & Ride bus timetable



Swan Walk shopping centre



Horsham town centre offers a diverse range of facilities and services

CHARACTER CONTEXT

At the start of the design process, it is crucial to understand the unique characteristics of the location

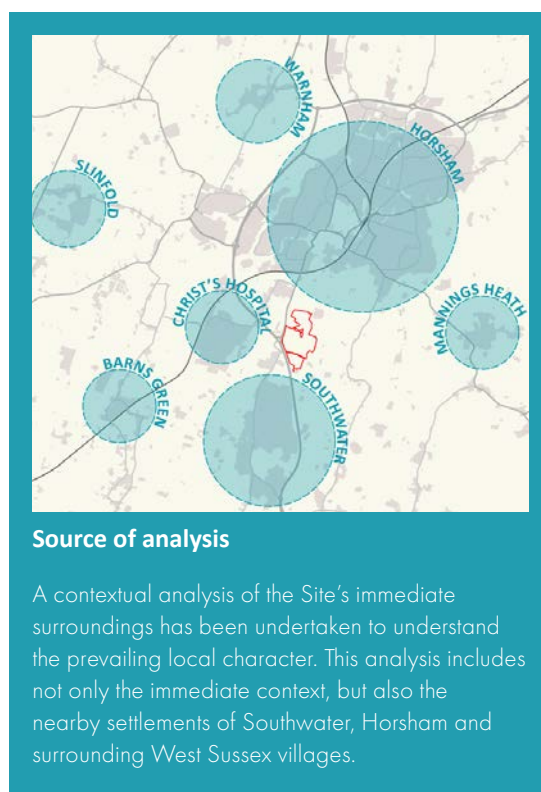
This knowledge includes appreciating the area's history, settlement patterns, landscape, building vernacular, materials, and townscape. By doing so, it greatly informs a meaningful placemaking approach that creates a modern West Sussex village that seamlessly integrates with its surroundings. The Horsham District Planning Framework, Southwater Neighbourhood Plan, and Southwater Village Design Statement give particular importance to this process

A modern West Sussex Village

The proposed development of Horsham Golf & Fitness Village aims to create a modern, sports-oriented West Sussex village with its own distinct character and sense of place. The village will be independent, yet well-connected to the nearby settlements of Southwater and Horsham.

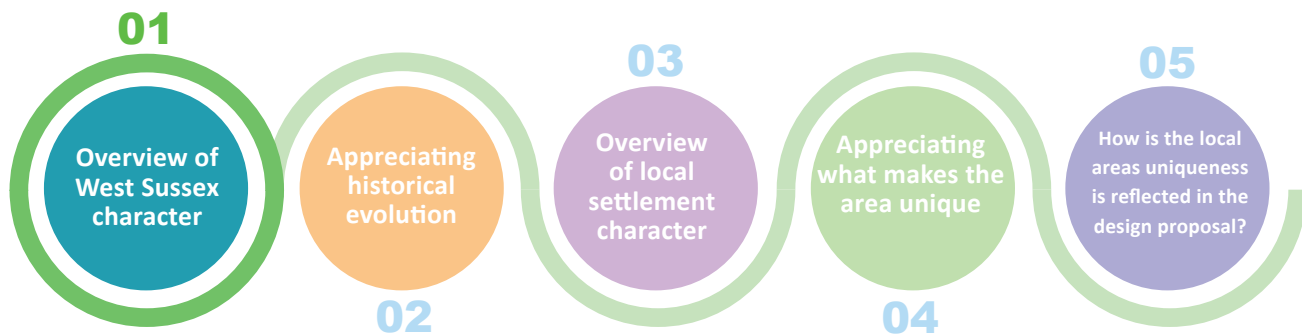
To ensure that the design proposals for the Site are integrated and share characteristics with the surrounding West Sussex area, a step-by-step analytical design process has been developed, as illustrated in the flow diagram below. This process demonstrates an understanding of the immediate context and how the design proposals have incorporated local character. The analysis and design process includes several key steps.

- 1. Overview of West Sussex character**
Understanding the overarching character and themes in West Sussex.
- 2. Appreciating historical evolution**
Understanding the historic evolution of the local area.
- 3. Overview of local settlement character**
Brief overview of immediate local settlement character, both good and bad.
- 4. Appreciating what makes the area unique**
This step identifies and appreciates what is unique about the character of the local area and sets out what placemaking lessons have been learnt.
- 5. Understanding how local uniqueness is reflected**
Demonstrating how the design proposals have drawn upon the positive and unique character of the local area and West Sussex villages. This can be found in the latter part of this document.



Throughout the document, the flow chart below will appear to remind the reader where they are within the process.





Overview of West Sussex character

Horsham is situated in the Low Weald character area of West Sussex as identified in the local distinctiveness of West Sussex guidance (last updated 2020).

The document defines its landscape character as follows:

- Small-scale, intimate and tranquil with a medieval pattern of small irregular pasture fields enclosed by a strong network of woodlands and tall thick species rich hedgerow
- Mature hedge and field trees
- Abundance of ponds, including numerous field corner ponds
- The land is drained by many small stream valleys and dissected by rivers which are often accompanied by low-lying meadows with alder and willow wet woodland

The document states its historic character is defined by:

- overriding rural and intimate character created by its 'hand-made' medieval landscape features
- Historic settlement pattern of scattered farmsteads and hamlets often strung along lanes or clustered around the edges of commons
- There is a high density of dispersed farms of medieval origin, generally isolated and associated with small land holdings of woodland and assarts
- Larger settlements formed by gradual development around the edges of commons resulted in the formation of many village greens some with ponds
- Settlement tends to be concentrated on the higher ridges. These are linked by a complex network of rural lanes, some sunken, and are ancient roads
- Large houses and associated designed parks and gardens date from around the 18th-20th century

Design Lesson: Design proposals for the development should aim to retain elements of West Sussex character, such as the small scale field patterns and existing tree and hedgerow networks, while creating a new village centred around neighbourhood greens and landscape corridors. Additionally, proposal should include structural planting and respect for the historic setting of Denne Park.



Exposed timber frame buildings with hanging tiles on the first storey provides variety and interest



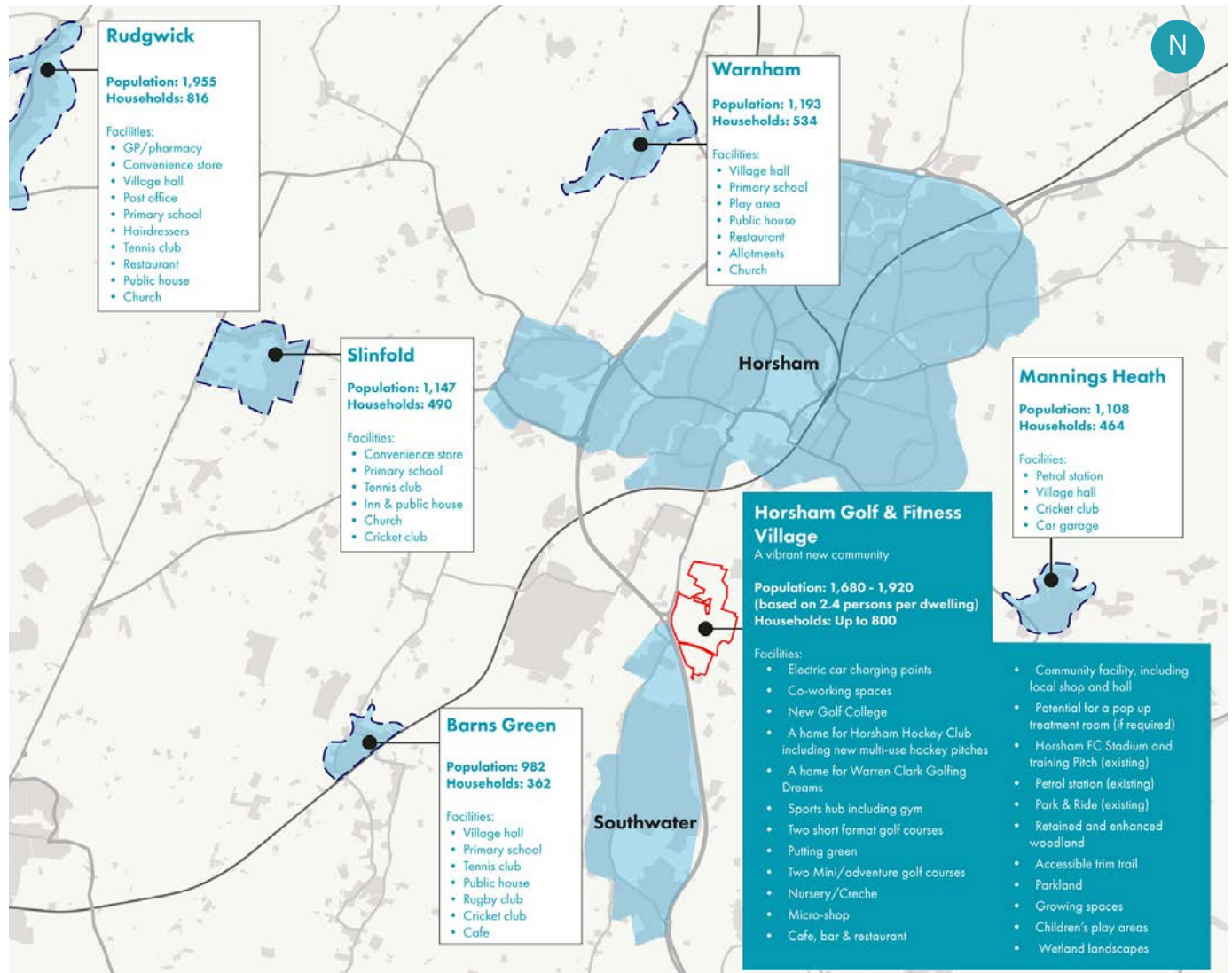
Decorative patterned burnt brickwork, feature porches, bay windows and chimneys create visual interest



Village and neighbourhood green spaces often feature ponds and are overlooked by homes

Understanding the size, ingredients and sense of community of a West Sussex village

The plan below compares the population and community infrastructure of surrounding, comparatively sized villages with the proposal for Horsham Golf & Fitness Village. As is clear to see, Horsham Golf & Fitness Village would form a vibrant new community with new facilities that far surpass anything currently on offer locally.



Size and ingredients of surrounding West Sussex villages. Not to scale

Design Lesson:

A new village of up to 800 new homes will generate a strong sense of community, particularly when it is focused around the delivery of a local centre and sports and leisure hub. The population plus community and sport infrastructure for Horsham Golf & Fitness Village will far exceed that of the surrounding villages of Rudgwick, Warnham, Slinfold, Mannings Heath and Barns Green.

The provision of sports, leisure, education and support for a local charity is an effective way to foster a sense of belonging among new residents (explored in greater details in the design section of this document). On-site facilities will encourage socialising and working from the local centre and sports and leisure hub, as well as addressing the daily needs of residents and visitors to the Site.

West Sussex village settlement pattern

The traditional settlement pattern of West Sussex villages, as exemplified by Warnham, Slinfold and Barns Green, is a lopsided nucleated layout. Housing is arranged around a central green, which typically includes shops, community buildings such as a village hall, pub, or community centre, and sports facilities such as a cricket green. This central green serves as the heart of the community and is often the focal point of village life.

Slinfold

The village sets precedent of two separate nuclei.



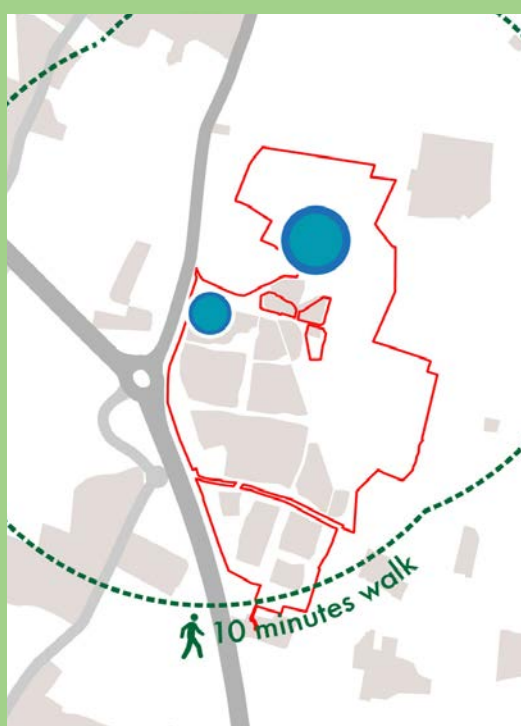
Barns Green

The 'core' is situated to the north of the village, with expansion predominately to the south-east.



Warnham

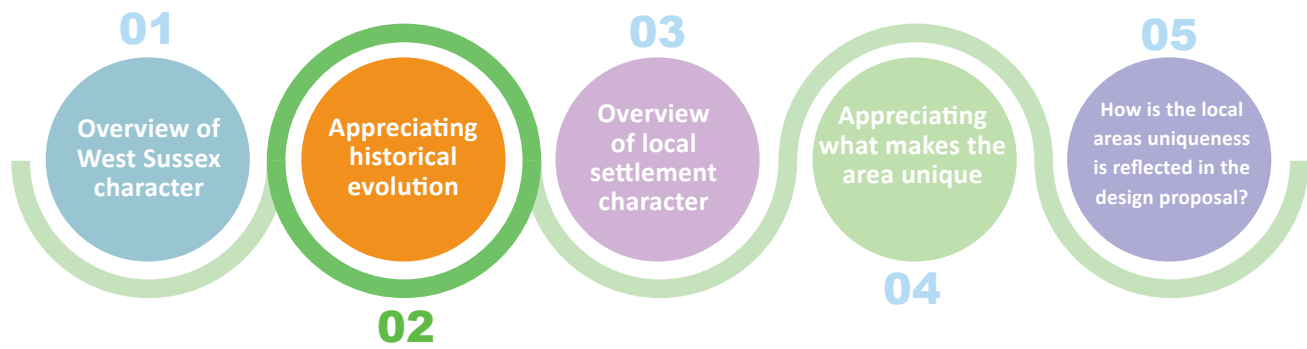
The 'core' is situated to the north of the village, with expansion predominately to the south.



Horsham Golf & Fitness Village

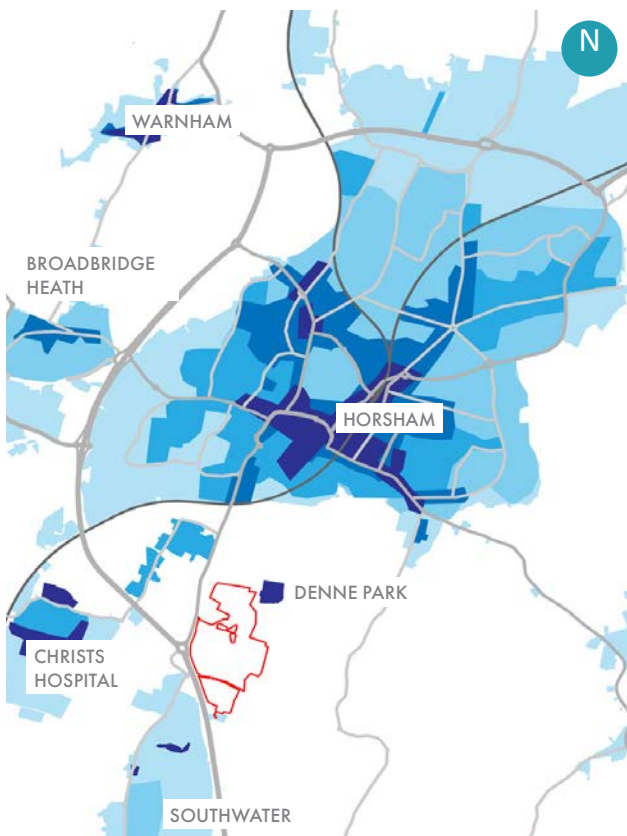
Design Lesson:

The design proposal for Horsham Golf & Fitness Village should incorporate elements of traditional West Sussex settlement structure. Character analysis suggests that facilities and services should not necessarily be located equidistant at the center of the proposal, but should be easily accessible and within a five-to-ten-minute walk of new homes to reflect the prevailing settlement character found in surrounding villages.



Appreciating historical evolution

The Horsham District has evidence of Roman settlements that utilised earlier Iron Age sites. However, unlike the rest of Sussex, the Saxon settlements in the Horsham District appear to have broken precedent by creating new settlements in the area. The granting of markets in the 13th and 14th centuries helped to shape the Saxon and Norman settlement structure, which formed the core for the development of more modern settlements, including Horsham.



Historical evolution summary plan. Not to scale

Up to 1880: Horsham and scattered development

Scattered settlements in the Horsham orbit are located along key routes roads.

Up to 1930: Horsham and surrounding settlements grows

Horsham expands northwards from its historic core along key roads to nearby settlements. Similarly, surrounding settlements also experienced small degrees of growth.

Up to 1960: Post-war

Horsham sees expansion primarily to the north and east, with a mix of privately-owned and council homes. By 1970, development has extended beyond the historic core to the north. Limited growth is observed in surrounding settlements.

Up to 1980 to present day: Horsham's growth accelerates and Southwater experiences expansion

Southwater expands northwards towards the proposed development site, while Broadbridge Heath sees significant growth. Horsham also continues to see a significant increase in housing development.

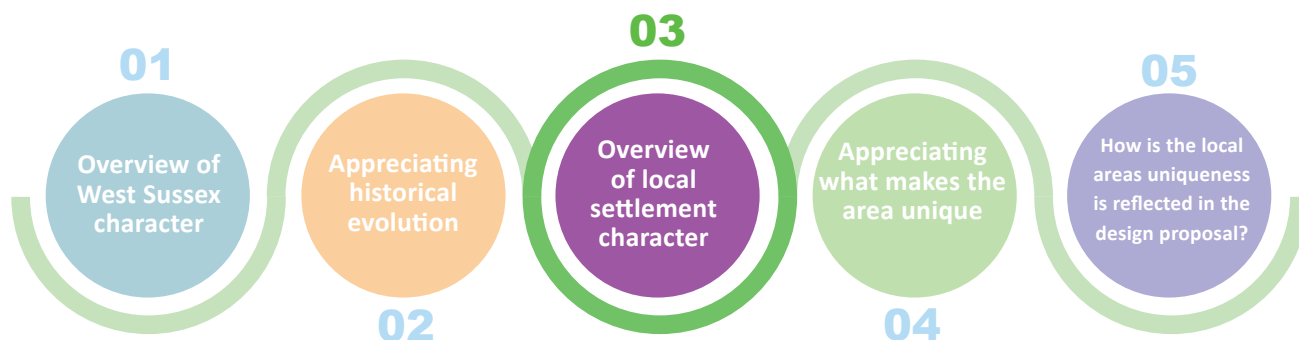
Up to present day and into the future

Horsham expands in all directions except south towards the development site due to the protected grounds and buildings of Denne Park. The heritage listing of Denne Park will maintain a significant strategic gap between Horsham and the Site in the future. Southwater continues to grow northwards towards the A24 and the boundary of Horsham Golf & Fitness Village.

Future development: Horsham Golf & Fitness Village

Design Lesson:

The pattern of smaller villages and hamlets surrounding Horsham has been established for a long time, and Horsham Golf & Fitness Village should follow this pattern as a new village within Horsham's orbit. To maintain a substantial strategic gap with Horsham, the village must positively relate to Denne Park. Additionally, it should consider pedestrian and cycle connections with the nearby community of Southwater to provide easy access to proposed and existing community and sports infrastructure.

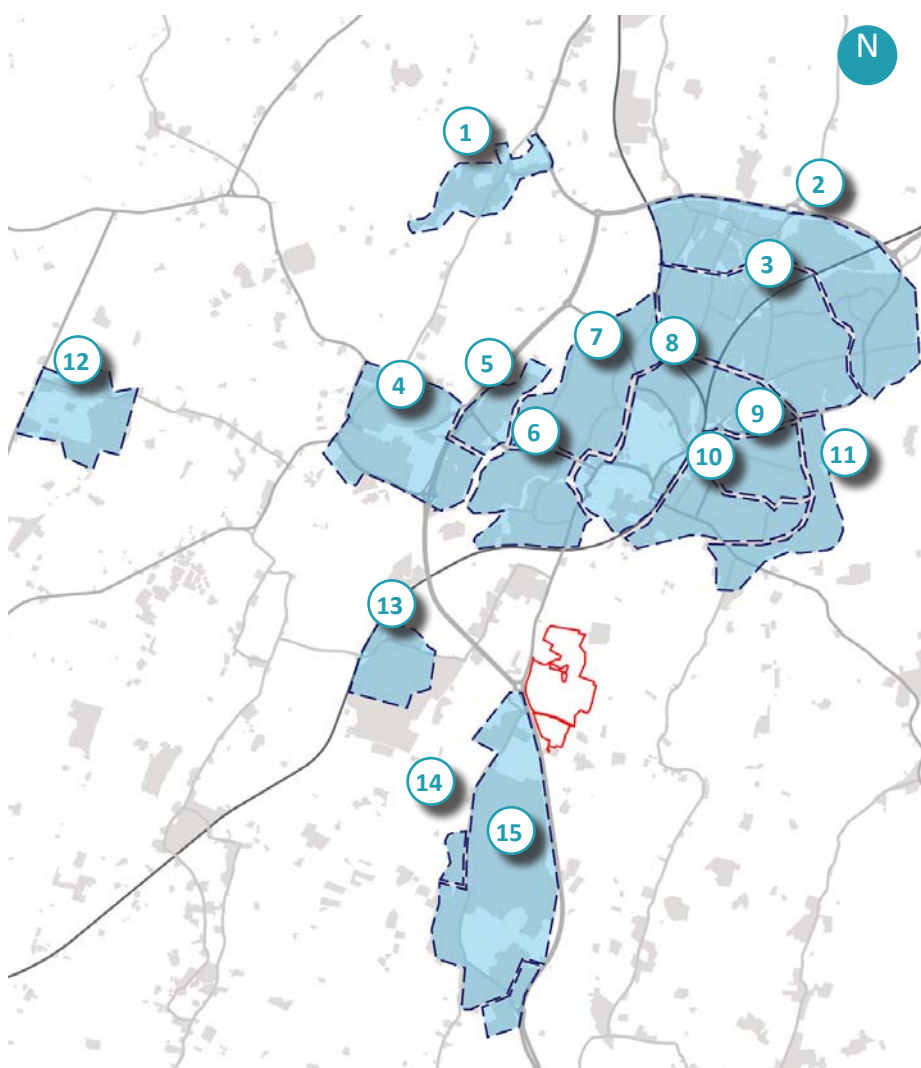


Overview of local settlement character

The historic evolution of the immediate local context has resulted in an immensely varied character with no single architectural style or period dominant overall. Neighbourhoods of differing building typology and style are predominantly defined by their era of design.

It should be noted that not all of the areas and traits identified in this overview are considered to represent positive local character. For example, there are many post-war housing estates that are considered to be generic to housing across England. The estates, while notable for traits such as density and building typologies, can represent poor design generally. Often they fail to promote good placemaking principles, interpret local historic character satisfactorily or strive for design innovation.

The table on the following two pages summarise the character traits of the surrounding neighbourhoods and settlements.



The design ingredients that best showcase the local area's uniqueness are explored in the next section of this document, '**Appreciating what make the local area unique**'.

		Streetscape			Buildings	
						
Aerial	Settlement pattern	Planting	Footways	Density	Building heights	Building types
	Formal	<ul style="list-style-type: none"> Formal with designated spaces for play, sport and allotments Pond/water feature 	Narrow in size either side of the carriageway	Low-medium density 25-30dph	Two Storey	<ul style="list-style-type: none"> Wide-fronted Semi and detached Gable, cross-gable, hipped roof typologies
	Organic with a cul-de-sac arrangement	<ul style="list-style-type: none"> Formal vegetated streets with woodland corridors breaking up development Planted verges 	Narrow in size either side of the carriageway	<ul style="list-style-type: none"> Medium density 32-37dph 	Two storey	<ul style="list-style-type: none"> Wide-fronted Narrow-fronted Mixture of semi and detached Gable, hipped and hipped roof typologies
	<ul style="list-style-type: none"> Formal with a cul-de-sac arrangement. Formal grid pattern 	<ul style="list-style-type: none"> Formal vegetation along key roads Planted verges Central pond/water feature 	Generous in size either side of the carriageway	<ul style="list-style-type: none"> Low-medium density 20-25dph 	Two storey with some two and a half storey	<ul style="list-style-type: none"> Wide-fronted Narrow-fronted Mixture of semi and detached Gable, cross-gable, hipped roof typologies
	Formal	<ul style="list-style-type: none"> Formal Incidental open space at junctions with tree planting 	<ul style="list-style-type: none"> Generous in size either side of the carriageway Shared surfacing in more modern development 	<ul style="list-style-type: none"> Medium-high density 35-45+dph Higher densities up to 70dph 	<ul style="list-style-type: none"> Two storey Three storey in more modern developments 	<ul style="list-style-type: none"> Wide-fronted Narrow-fronted Mixture of terrace, detached units and apartment blocks Gable, cross-gable, hipped roof typologies
	Organic	<ul style="list-style-type: none"> Formal Planted verges and incidental green spaces located throughout Woodland blocks 	Narrow single sided footway	<ul style="list-style-type: none"> Low density Under 10dph 	Two storey	<ul style="list-style-type: none"> Wide-fronted Large detached Hipped or half hipped either a cross-gable hip roof typologies
	Semi-formal with cul-de-sac arrangements	<ul style="list-style-type: none"> Formal Planted verges and incidental green spaces 	Generous in size either side of the carriageway	<ul style="list-style-type: none"> Medium-high density 35-40dph 	Two and three storey	<ul style="list-style-type: none"> Wide-fronted Narrow-fronted Mixture of semi and detached and some Gable and hipped typologies
	Semi-formal	<ul style="list-style-type: none"> Planted verges Formal incidental open spaces Generous green spaces including Cootes Farm Pond 	Generous footways either side of the carriageway	Medium density 25-30dph	Mixture of two and single storey	<ul style="list-style-type: none"> Wide-fronted Narrow-fronted Mixture of semi and detached and some Gable and hipped typologies

Built Form				Architectural features		
						
Typology	Building lines	Parking arrangement	Boundary treatments	Era	Key materials and colour	Key features
Detached, semi-detached and terraced houses	Staggered	<ul style="list-style-type: none"> On plot to the front and to the side Tandem parking 	<ul style="list-style-type: none"> Hedgerow Wood fencing Low rise brick wall 	<ul style="list-style-type: none"> Mix of styles depending on the era constructed Some modern interpretation of traditional development 	<ul style="list-style-type: none"> Red brick Brown/red roof tiles Pastel/white render 	<ul style="list-style-type: none"> Decorative shingling for first storey Exposed timber frame Single hung windows Chimneys Open and closed porches or none
Detached and semi-detached houses	Mixture of consistent and staggered	<ul style="list-style-type: none"> On plot to the side Integral garages 	<ul style="list-style-type: none"> Low rise brick wall Vegetated No boundary treatment 	Late 20th development with modern interpretation of traditional development	<ul style="list-style-type: none"> Red/yellow brick Red/brown roof tiles White render Decorative shingling for first storey 	<ul style="list-style-type: none"> Casement and single hung windows Chimneys Dormers Use of quoining Open and closed porches or none
Detached, semi-detached and terraced houses	Mixture of consistent and staggered	<ul style="list-style-type: none"> On plot to the front Integral garages 	<ul style="list-style-type: none"> Vegetated No boundary treatment 	Mid-late 20th century development, with examples of generic post war housing. Some more recent development as 'infill'	<ul style="list-style-type: none"> Red/yellow brick Red/brown roofs tiles White render Decorative shingling vertically to half the facade White weatherboard 	<ul style="list-style-type: none"> Decorative brick details Casement and single hung windows Chimneys Dormers Use of bay windows Open and closed porches or none
Detached, semi-detached and terraced houses	Consistent	<ul style="list-style-type: none"> On plot to the front and to the side Parking courts Tandem parking 	<ul style="list-style-type: none"> Vegetated Rail No boundary treatment 	Late 20th century development with modern development situated to the south of Broadbridge Way and east of the A24	<ul style="list-style-type: none"> Red brick Red/brown and grey roof tiles White/yellow render Grey/black weatherboard Decorative shingling within the facade 	<ul style="list-style-type: none"> Casement windows Chimneys Dormers Bay windows Open and closed porches or none
Detached, semi-detached and terraced houses	Undulating	<ul style="list-style-type: none"> On plot with generous driveways Attached or detached garages 	Vegetated	A range of 20th century development with modern interpretations of Tudor, Georgian and Edwardian architecture	<ul style="list-style-type: none"> Exposed timber frame, shingling, red/brown brick and/or render. Decorative shingling within the facade 	<ul style="list-style-type: none"> Casement windows Chimneys Dormers Mix of open and closed porches or none
Detached and semi-detached houses	Consistent	<ul style="list-style-type: none"> On plot with generous driveways On plot to the side Garages 	<ul style="list-style-type: none"> Low rise brick wall Close board fencing Vegetated 	<ul style="list-style-type: none"> Mid 20th century development with generic post war housing Some infill with modern interpretation of traditional development 	<ul style="list-style-type: none"> Red/brown brick Red/brown and grey roof tiles Decorative shingling within the facade 	<ul style="list-style-type: none"> Casement windows Chimneys Simple facades
Detached and semi-detached houses	Mixture of consistent and staggered	<ul style="list-style-type: none"> On plot to the side, with generous driveways Garages 	<ul style="list-style-type: none"> Low rise brick wall Vegetated No boundary treatment 	<ul style="list-style-type: none"> Some examples of generic post-war housing and styles reflective of homes built between 1918-1939 	<ul style="list-style-type: none"> Red/brown brick Red/brown and grey roof tiles Decorative shingling within the facade White/cream render 	<ul style="list-style-type: none"> Chimneys Casement windows Open and closed porches or none

Aerial	Settlement pattern	Planting	Footways	Density	Building heights	Building typologies
	Organic nucleated core and formal periphery	Limited planting throughout. Horsham Park forms the central main green space	Pedestrian priority centre	Higher density mixed use development 45+ dph	Two to three storey with three and a half mixed-use buildings	<ul style="list-style-type: none"> Wide fronted Mixture of terrace detached Gable or hipped roof typologies
	Formal	<ul style="list-style-type: none"> Planted verges Incidental open spaces 	Generous footpaths either side of the carriageway	Low - medium density development 30-35dph	Two storey	<ul style="list-style-type: none"> Wide-fronted Narrow-fronted Mixture of semi and detached Hipped, gable or gable roof typologies
	Formal	<ul style="list-style-type: none"> Limited planting Allotments 	Footpaths situated either side of the carriageway	Medium-high density. 25-35dph	Two storey	<ul style="list-style-type: none"> Wide-fronted Predominantly semi-detached Hipped or gable roof typologies
	Semi-formal	<ul style="list-style-type: none"> Narrow planted verges Incidental open space Woodland blocks 	Footpaths either side of the carriageway	Low density development 10-25dph	Mixture of two storey and single storey	<ul style="list-style-type: none"> Wide-fronted Predominantly detached Hipped, gable or gable roof typologies
	Semi-formal	<ul style="list-style-type: none"> Planted verges Incidental green spaces particularly to the south of the village Water features Woodland blocks 	Narrow footpath either side of the carriageway	Low density 20-25dph	Two storey	<ul style="list-style-type: none"> Wide-fronted Mixture of terrace detached Hipped, gable or gable roof typologies
	Formal	<ul style="list-style-type: none"> Incidental open spaces Central pond/water feature 	<ul style="list-style-type: none"> Generous footpath Shared surfaces 	High density 45-50dph	Two and three storey	<ul style="list-style-type: none"> English courtyard arrangement Wide-fronted Narrow-fronted Mews Hipped and gable roof typologies
	Semi-formal	<ul style="list-style-type: none"> Planted verges Incidental open space Large central green 	<ul style="list-style-type: none"> Generous footpath Shared surfacing 	Medium-high density 25-95dph	Two and three storey	<ul style="list-style-type: none"> Wide and narrow fronted Mixture of terrace and detached and apartments Gable, cross-gable, hipped and half-hipped roof typologies
	Organic	<ul style="list-style-type: none"> Woodland corridors separate buildings blocks A mix of generous single-sided and double sided verges Incidental open space 	Generous footpath either side of the carriageway	Medium-high density 25-37dph	Two storey	<ul style="list-style-type: none"> Wide-fronted Mixture of semi and detached units and terraces Hipped, half-hipped, gable or cross-gable roof typologies

Roof type	Building lines	Parking arrangement	Boundary treatments	Era	Key materials and colour	Key features
Side and semi-detached Pitched roof	Consistent	<ul style="list-style-type: none"> Limited parking Tandem parking 	No boundary treatment	Varied with a mix of styles reflective of the era built	<ul style="list-style-type: none"> Red/brown brick Red/brown and grey roof tiles Decorative shingling within the facade White/cream render 	<ul style="list-style-type: none"> Chimneys Casement windows Bay windows Some decorative features around windows Quoining
Side and semi-detached Cross-gables	Consistent	<ul style="list-style-type: none"> On plot with generous driveways Attached garages Integral units 	<ul style="list-style-type: none"> Low rise brick wall Fencing Vegetated 	Mid-late 19th century Victorian homes	<ul style="list-style-type: none"> Red/brown brick Red/brown and grey roof tiles Decorative shingling within the facade White/cream render 	<ul style="list-style-type: none"> Chimneys Casement windows Mix of open and closed porches
Side and semi-detached Pitched roof	Consistent	<ul style="list-style-type: none"> On plot to the front with driveways 	<ul style="list-style-type: none"> Low rise fencing Low rise brick walling Vegetated 	Late 19th early 20th century Edwardian homes	<ul style="list-style-type: none"> Red/brown brick Red/brown and grey roof tiles Decorative shingling within the facade White/cream render 	<ul style="list-style-type: none"> Decorative features to bays Chimneys Open porches Bay windows Casement windows
Side and semi-detached Cross-gables	Consistent	<ul style="list-style-type: none"> On plot to the front with driveways Integral garages 	<ul style="list-style-type: none"> Vegetated No boundary treatment 	Mid-late 20th century (around 1960-1980) contemporary	<ul style="list-style-type: none"> Red/brown brick Red/brown and grey roof tiles Decorative shingling within the facade 	<ul style="list-style-type: none"> Chimneys Open and closed porches Casement windows
Side and semi-detached Cross-gables	Mixture of consistent and staggered	<ul style="list-style-type: none"> On plot with generous driveways Garage parking 	<ul style="list-style-type: none"> Low brick wall Fencing Vegetated No boundary treatment 	Varied with architectural characteristics reflective of the era constructed and gradual expansion of the village	<ul style="list-style-type: none"> Red/brown brick Red/brown and grey roof tiles Decorative shingling within the facade Exposed timber frame White/cream render 	<ul style="list-style-type: none"> Quoining Bay windows Open and closed porches Decorative brickwork Casement windows
Side and semi-detached Pitched roof	Consistent	<ul style="list-style-type: none"> Courtyard parking Flat over garage arrangements Non-designate 	<ul style="list-style-type: none"> Fencing Low brick wall Rail Vegetated No boundary treatment 	Late 20th century- modern interpretations of traditional development, high examples of increased density for its location	<ul style="list-style-type: none"> Red and yellow brick Decorative shingling within the facade Red/brown and grey roof tiles 	<ul style="list-style-type: none"> Quoining Bay windows Open porches Casement windows Dormers
Side and semi-detached Pitched roof, semi detached and gabled roof	Mixture of consistent and staggered	<ul style="list-style-type: none"> Parking courtyards for flats On plot to the front of dwellings Garaged parking 	<ul style="list-style-type: none"> Vegetated No boundary treatment 	New development with modern interpretations of traditional development in the area	<ul style="list-style-type: none"> Predominantly red brick Decorative shingling within the facade Red/brown and grey roof tiles White or black/grey weatherboard 	<ul style="list-style-type: none"> Chimneys Open porches Dormers Bay windows Casement Windows
Side and semi-detached Pitched roof, gabled, and cross-gabled roof	Mixture of consistent and staggered	<ul style="list-style-type: none"> On plot to the front Garaged parking Integral 	<ul style="list-style-type: none"> Low fencing Low brick wall Vegetated No boundary treatment 	Late 20th development with modern interpretation of traditional development	<ul style="list-style-type: none"> Predominantly red brick Decorative shingling within the facade Red/brown and grey roof tiles White weather board White/cream render 	<ul style="list-style-type: none"> Chimneys Open porches Dormers Bay windows Casement Windows Quoining

Summary of key characteristics

Landscape and public open space is characterised by:

- village greens with some ponds
- gateway spaces defining entrances to more modern developments
- public open spaces including neighbourhood or village greens, incidental open spaces with formal play or formal playing fields
- play areas and recreation grounds
- areas of woodland blocks/parcels running through parcels of development, or helping to define settlement edges
- a mixture of scattered street trees in incidental open space, or in a linear arrangement in verges

The design of block structures, housing typologies and densities are influenced by the era in which they were created, leading to a diverse and varied character from neighbourhood to neighbourhood. Housing developments in semi-rural locations tend to be relatively dense.

- The historic core of Horsham is densely populated, primarily with terraced units that reach up to three and a half storeys. There are also examples of two and a half to three storey blocks present in the area.
- Higher housing densities are not uncommon in semi-rural areas, such as Christ's Hospital. Additionally, many newer developments located at the edge of settlements are designed with relatively high densities.
- Detached and semi-detached units are typically arranged in perimeter blocks. They are generally two storey but there are also examples of two and a half storey units present.
- The density of housing units ranges from 10 to 95 units per hectare.

The local housing context in the area displays a variety of details, materials, and styles, including:

- a mix of open and closed porches
- a predominance of red/yellow brick, with render and shingles also used
- decorative brick details such as quoining on some facades;
- weatherboarding on some buildings
- brick lintels and chimneys
- dormers on buildings higher than two storeys
- use of bay windows
- a variety of boundary treatments, such as low-rise brick, timber fencing, vegetated boundaries, or no formal treatment
- a diverse range of roof types, including hipped, half-hipped, gable, and cross-gable
- predominantly uPVC casement windows, white in colour
- roof materials are generally red or brown tile
- there are examples of faux exposed timber frame in some developments



Mixture of buff and redbrick at ground floor with contrasting black timber boarding at first floor



Open spaces defining entrances to new development and are modern interpretations of traditional local character



Low brick wall to delineate boundaries

Recent development character

Landscape and public open space:

- Neighbourhood greens and central public open spaces
- Gateway space to create a sense of arrival in developments. This is demonstrated through key buildings, open spaces and subtle changes in architecture
- Public open space including central squares or village greens, neighbourhood green spaces with formal play and pocket parks that are overlooked by development
- Where possible, the new development has retained existing vegetation and integrated it within the proposal. Key trees have been preserved within the proposal and incorporated as focal points within the scheme
- Trees are scattered in pocket parks and are arranged informally
- Examples of generous verges along key roads with some tree planting

Layout, building heights, density and building typologies:

- Strong gateway characteristics, with key buildings framing entrances to development, consisting of higher density development of up to four storeys. This can be seen in the recent developments along Worthing Road and The Blvd, east of the A24
- Detached and semi-detached units are arranged in perimeter blocks, which are typically two storeys tall, with some examples being two and a half storeys
- Densities vary between 25 and 35 dwelling units per hectare at their edges where they overlook open spaces. Densities can reach as high as 95 units per hectare at gateway locations and in the core of developments

A variety of details, materials and styles:

- Mix of open and closed porches
- Predominance of red/yellow brick though render, shingles and black or white weatherboarding is not uncommon. Roof materials are generally red or brown tile
- Brick lintels
- Chimneys placed at key locations add visual interest
- Dormers windows
- Use of bay windows
- Predominantly shallow front gardens
- Boundary treatment types include vegetated and non-vegetated boundaries, or no formal treatment
- A variety of roof types include hipped, half-hipped, gable and cross-gable

Design Lesson:

Recent developments offer lessons for the design of Horsham Golf & Fitness village by interpreting the prevailing character of the local area in a modern planning policy context that uses land efficiently. The design of the village should consider building heights of up to three or four storeys and housing densities that use land efficiently and sustainably.



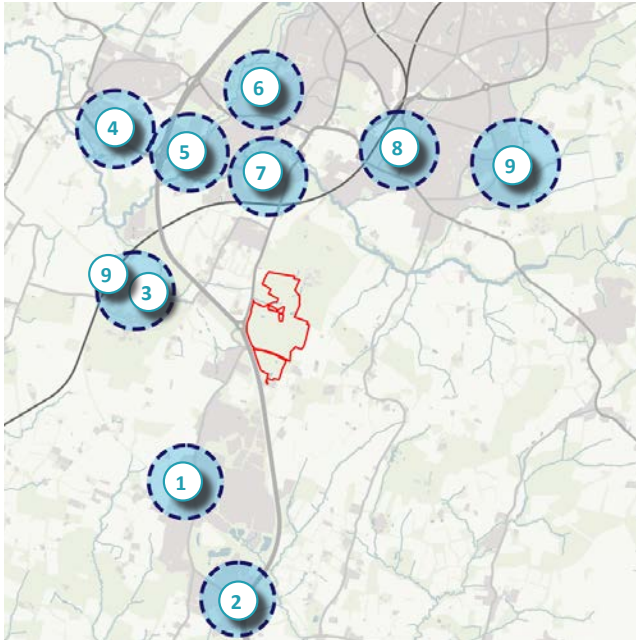
Three-storey development with a generously planted boundary



Lower density homes overlooking public open space

Overview of surrounding housing density

This page analyses a range of the densities found in the local area. The studies draw upon both historic and modern development.



Broadacres
Approximately 95 dwellings per hectare



Hayler Gardens
Approximately 35 dwellings per hectare



Christs Hospital
Approximately 50 dwellings per hectare



Ellis Road and Sargent Way
Approximately 45 dwellings per hectare



Highwood Village
Approximately 75 dwellings per hectare



Cootes Avenue and Croft Way
Approximately 25 dwellings per hectare



Longfield Road
Approximately 49 dwellings per hectare



Cambridge Road
Approximately 47 dwellings per hectare



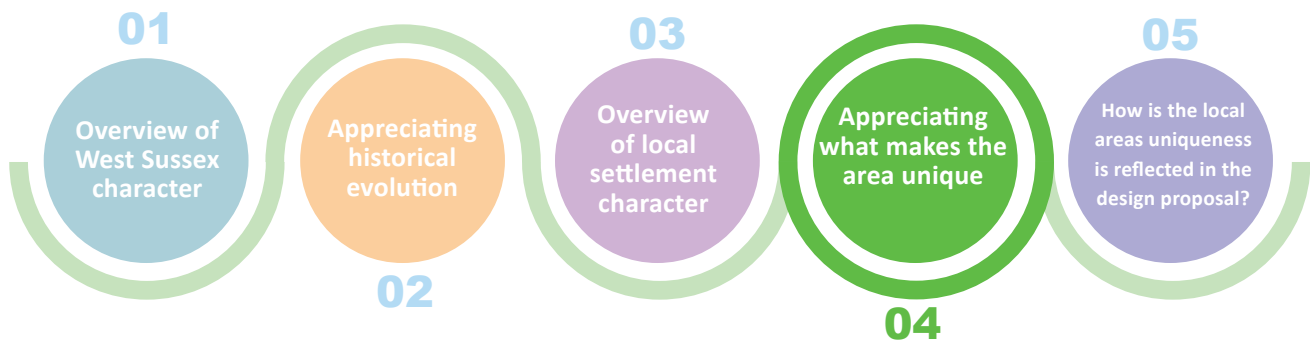
Station Road
Approximately 52 dwellings per hectare

Design Lesson

The study area exhibits a surprising range of housing densities, reflecting the diverse character identified throughout this document. Specifically, there are higher densities at the edges of villages (such as Southwater) and in semi-rural areas (such as Christ's Hospital).

The study area's historic streets have an average density of 47 dwellings per hectare, while more recent developments in the area have an average density of around 95 dwellings per hectare. Some of the lowest densities, around 25 dwellings per hectare, can be found in post-war housing estates, which are commonly found throughout southern England.

In this context, a proposed net housing density of around 47.88 dwellings per hectare for the Horsham Golf & Fitness Village (see page 100) is in keeping with the surrounding area.



Appreciating what makes Southwater, Horsham and the neighbouring settlements unique

The previous pages provided an overview of the built character of the local context. However, not all of the character areas identified reflect what is special and cherished about the surrounding neighbourhoods and settlements.

The following pages review a selection of character areas or settlement characteristics in further detail that either reflect the uniqueness of the area, raise design questions or offer other relevant design lessons for the Site.

Since the application is seeking an outline approval, with appearance being a reserved matter, the character analysis concentrates on settlement, townscape and landscape character and not architecture. A more detailed architectural character analysis should be undertaken as part of future Reserved Matters Planning Applications.

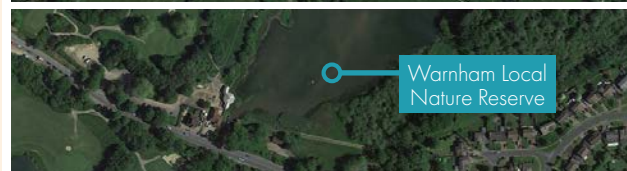
SETTLEMENT PATTERN

Lessons learned from the local settlement patterns.

Wetland landscapes

The surrounding landscape character includes wetland landscapes, such as Chesworth Farm and Warnham Local Nature Reserve.

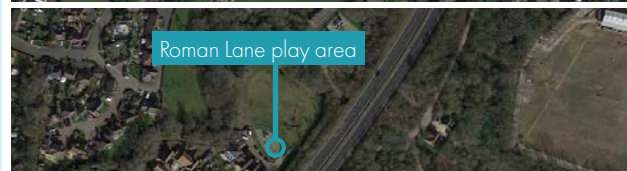
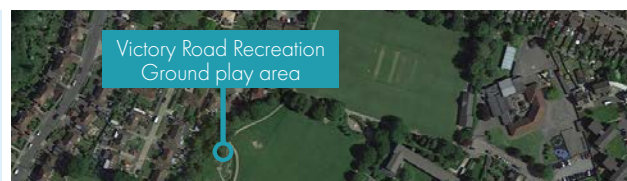
Design lesson: Design proposals should explore the inclusion of elements inspired by wetland landscapes in order to reflect the local landscape character, enhance biodiversity, and help residents to reconnect with nature.



Play and recreation

Formal play is set within green settings and closely located to nearby homes

Design Lesson: Design proposals will create a play strategy that fully integrates within the scheme and is in line with policy requirements. These spaces will be overlooked by nearby homes to promote natural surveillance.



Green spaces

The local area is characterised by green spaces that provide a community focal point.

Design lesson: Design proposals should include larger green squares and spaces into a public open space hierarchy of landscape corridors and smaller pocket/ neighbourhood greens.



Woodland corridors

The settlements of Horsham and Southwater are characterised by a network of woodland corridors that run through residential areas.

Design lesson: Proposals should explore the retention and inclusion of linear tree-planted landscape corridors to enhance biodiversity, promote health and wellbeing and encourage active travel.



Fronting onto woodland

Homes positively address existing woodland with active frontage.

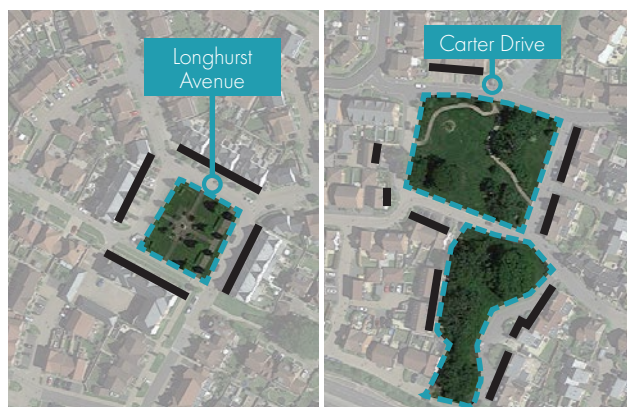
Design lesson: Proposals should address woodland planting on the edge of development with house types that overlook with active frontages.



Neighbourhood greens

The study area includes a variety of neighbourhood-scale green spaces, particularly in newer developments. These spaces offer opportunities for social interaction, to enhance biodiversity and promote health and well being.

Design lesson: Proposals should explore the provision of planted neighbourhood scale green spaces. Studies have shown that access to green spaces can help to reduce stress levels, improve mental health, and increase physical activity, which can lead to improved overall health and wellbeing.



Water features and ponds

The study area is known for its numerous fish ponds and water features which are incorporated or preserved in both historic and new neighbourhood green spaces.

Design lesson: Design proposals should include the integration and creation of new water features. These water bodies align with the existing landscape character and offer ecological benefits such as promoting biodiversity, serving as a habitat for aquatic animals, and providing opportunities for recreation and relaxation. Additionally, they can have a positive impact on the physical and mental well-being of residents.



Growing food

Horsham has several allotment spaces scattered throughout the area. These spaces vary in size but are generally quite generous. It's worth noting that Southwater has limited space for growing.

Design lesson: Design proposals should include the integration of new growing spaces such as allotments, community orchards and gardens and other edible landscapes. These spaces can provide many benefits such as promoting healthy eating and physical activity, encouraging community engagement and providing opportunities for education on sustainable gardening practices.



TOWNSCAPE

This section explores what is unique about the townscape of the surrounding neighbourhoods and settlements.

Lack of street trees

The absence of street trees in many neighbourhoods in the study area results in a harsh and urban streetscape.

Design lesson: Design proposals should incorporate street trees as a means to improve the quality of the built environment. Street trees provide benefits such as increasing biodiversity, reducing flood risk, slowing down traffic, promoting walking and cycling, improving mental health, cleaning and oxygenating the air, providing shade, and enhancing aesthetic appeal, as well as helping to create a sense of place.



Embrace taller buildings as a place making tool

The study area is typically characterised by two-storey buildings, with some three-storey buildings present. However, more recent developments at the edge of villages or at semi-rural locations have embraced heights of two and a half to four storeys as part of their placemaking strategies. Examples of this can be found in Southwater and near Christ's Hospital train station.

Design lesson: Design proposals should explore a range of building heights, with taller buildings used strategically as part of a placemaking strategy to emphasise key locations.



Gateways to neighbourhoods

Some more recent developments use green spaces and key buildings to create a sense of arrival.

Design lesson: Design proposals should explore the use of green spaces and key buildings to create "gateways" that define the key entrance to the village.



Rhythm and repetition

Early 20th century and older residential streets and neighbourhoods have a unifying character based on a strong sense of rhythm and repetition of architectural elements.

Design lesson: Design proposals should consider rhythm and repetition, particularly at the reserved matters stage.



Projections and impressions

Much of the surrounding housing stock features projections and impressions on façades, such as recessed entries and bay windows.

Early 20th century and older residential streets and neighbourhoods have a unifying character based on a strong sense of rhythm and repetition of architectural elements.

Design lesson: Design proposals should consider projections and impressions, particularly at the reserved matters stage.



Terraced streets

The study area is characterised by examples of terraced streets, not only in the historic heart of Horsham but in semi-rural locations such as Christ's Hospital. These streets generally have smaller front gardens.

Design lesson: Design proposals should consider integrating terraced and unified, linked building frontages.



Range of house types

As explored earlier, the surrounding neighbourhoods and settlements have a broad range of house types.

Design lesson: The richness of house types should be reflected in design proposals where appropriate. Design proposals should explore the provision of apartments, terraces, semi-detached and detached homes.



Landscaped streets

The study area demonstrates areas of landscaped streets that include verges, some of which are planted with trees in a linear arrangement.

Design lesson: The proposals should explore the inclusion of tree-lined verges within the proposals to help soften the urban environment and create a more attractive place to live.



Boundary treatments

The surrounding neighbourhoods and settlements have a range of boundary treatments, varying from hard to soft and from deep to shallow. The most commonly found front garden boundary treatment is a low brick wall, planted or fenced.

Design lesson: Consider a variety of boundary treatments.



MATERIALS

This section explores architectural details and features of the surrounding neighbourhoods and settlements.

Materials and colour

The traditional materials used in the surrounding neighbourhoods and settlements include brick, render, weatherboard, and tile hanging. However, the most commonly used building material is red brick.

Design lesson: Design proposals should reflect the prevailing materials' palette and colour found in the local area, particularly at the reserved matters stage.



Decorative brickwork

A feature of many of the more historic properties in the area is the use of decorative brickwork, such as windows and door surrounds, and banding, which are often in a contrasting colour.

Design lesson: Consider incorporating decorative brick features, such as windows and door surrounds, as well as contrasting colour banding in future reserved matters applications where brickwork is used. This can help to reflect the prevailing architectural style found in the local area.
























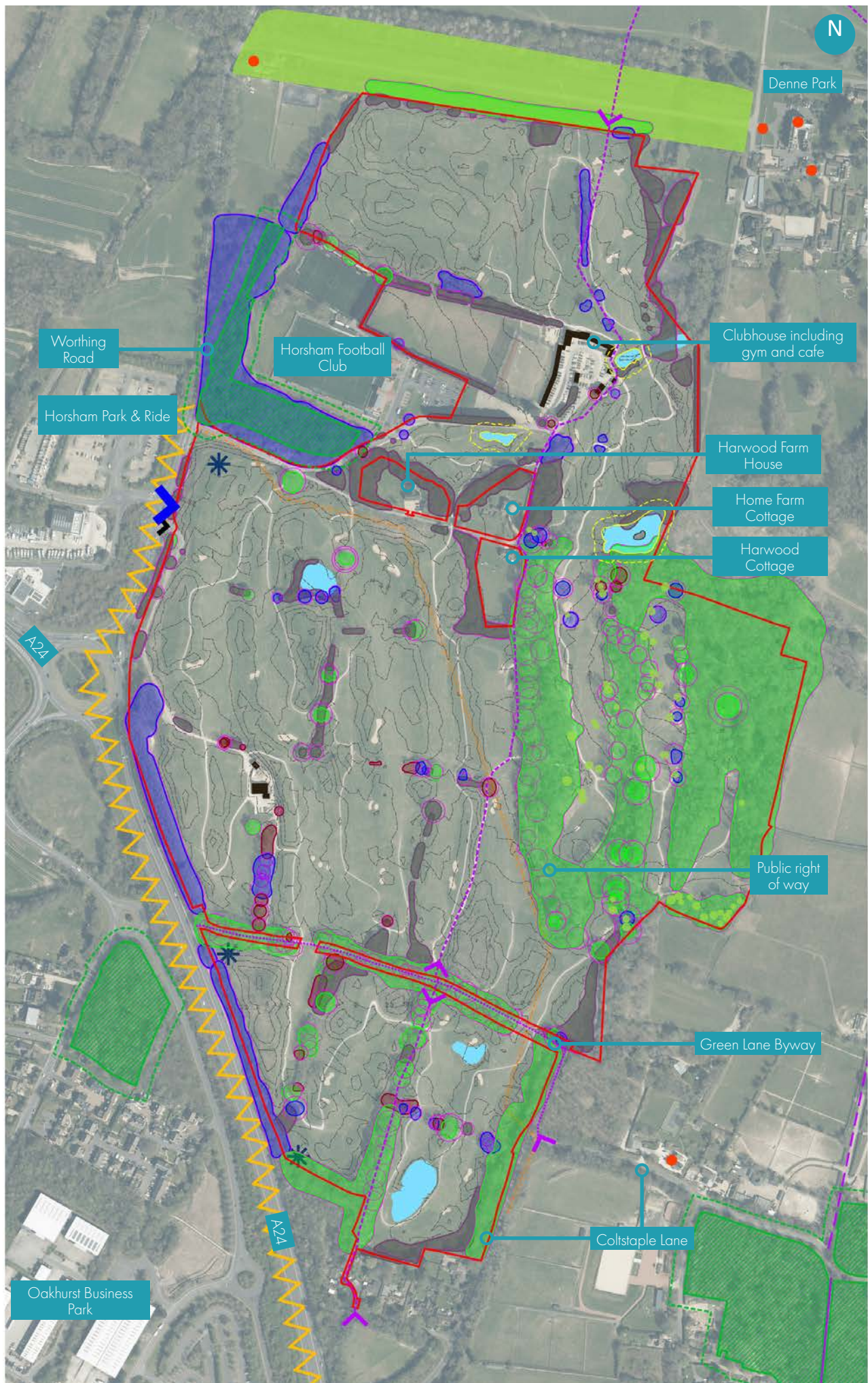
SITE CONSIDERATIONS

Technical assessments have determined that there are relatively few constraints on development for the Horsham Golf and Fitness site.

As is typical for a project of this scale, the Site has various constraints and opportunities that have been considered in the design proposal. The approach taken in the design aims to address these considerations in a thoughtful and informed manner, with the goal of

creating a unique and distinctive new village for West Sussex. The plan on the right summarises the findings, and the following pages provide a summary of the technical work and reports that have been conducted.

	Site boundary		Ancient Woodland with 15m buffer
	1m contours		Tree preservation orders (TPOs)
	Opportunity for vehicular, pedestrian and cycle access		Category A tree
	Existing service access		Category B tree
	Pedestrian site access		Category C tree
	Public right of way: footpath		Category U tree
	Public right of way: byway		Root protection areas
	Grade II listed building		Mains gas pipe and approximate easement (exact alignment to be confirmed)
	Possible location for attenuation basins		Potential noise risk from existing roads
	Existing on-site waterbodies		On-site buildings
	Existing pond with great crested newts presence and associated 10m buffer		



Site development considerations plan. Not to scale

TECHNICAL SUMMARIES

Arboriculture

Considerations:

The tree survey recorded 98 individual trees, 87 groups of trees and 1 woodland.

The tree cover on the Site is varied in maturity and quality across the site. Within the golf course area to the north there are mixtures of new/semi-mature planting of trees and woodland mix around the site boundaries and screening/shelterbelt cypress groups planted as barriers for the golf facility. Around the site boundaries to the north are a mature avenue of common lime within the boundary of Denne Park, and further groups of mature trees, predominantly to the west connecting with the woodland.

Centrally and to the east, the Site is characterised by large blocks of mature woodland/tree groups running north to south, including Home Wood and Paddock Copse, dividing the golf course, with a number of mature trees standing out from the woodland individually. These woodlands are characterised by numerous large, mature oak trees and a significant proportion of common ash which is in very poor condition due to advanced ash dieback infection.

Remnants of more historic planting remain within these woodland groups, including a number of mature Wellingtonia within the central strip of Home Wood, which form an avenue now obscured by the more recently developed woodland around them.

More centrally within the Site, the golf course is divided up with linear groups of trees, again predominantly mature oak with some common ash (generally in poor condition with very limited remaining life expectancy).



Existing internal planting

It was noted throughout the site that a number of pedunculate oak appear to be suffering with Acute Oak Decline (AOD).

The tree cover across the Site is generally mature and of high arboricultural value, including two Veteran trees. However, due to the advanced ash dieback infection upon much of the common ash across the site and presence of AOD on a significant number of oak trees, there will be a significant requirement for intervention and management in the coming years irrespective of any development at the site, from a health and safety perspective and to ensure the long-term value of the existing woodlands and tree groups.

Response:

Tree retention has been a key feature influencing the design process of Horsham Golf & Fitness Village, and therefore, where possible, potential arboricultural impact is expected to be minimal.

Arboricultural impacts have been assessed within the AIA. Future RMAs should be supported by an updated AIA, and an Arboricultural Method Statement (AMS) will be required to be produced to consider details of construction and design and set out detailed tree protection measures.

Where trees are required to be removed due to poor condition, in some locations it may be desirable to retain as standing deadwood at a safe height in order to continue to provide valuable habitat and biodiversity contributions.

Further surveys will be required in the future to set out management requirements for the retained trees, groups and woodlands across the site. A Woodland Management Plan is recommended to be produced ahead of the occupation of Horsham Golf & Fitness Village in order to deal with the impact of diseases on the tree population and establish principles for long-term management to ensure tree cover is sustained.

The landscaping proposed as part of Horsham Golf & Fitness Village includes a significant commitment to the creation of new landscaping, habitat creation and tree planting.

Horsham Golf & Fitness Village will result in a medium to long term increase in canopy cover across the site. The resulting additional species will also provide much needed diversity among tree species for futureproofing against pests, diseases and the effects of climate change.

Ecology

Considerations:

The Site is not located within the boundaries of any Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) or Local Nature Reserves (LNR). There are no internationally or nationally designated ecological sites located within 3km of the Site. The closest is St Leonard's Park Ponds SSSI which is located approximately 3.2km to the north-east. The majority of the Site is currently an active golf course and primarily comprises grassland which is subject to intensive management and therefore is likely to provide limited value to biodiversity. Also present within the Site are areas of comparatively higher value for wildlife including parcels of woodland to the east of the Site and waterbodies located across the golf course. These areas have greater potential to support a range of species, as well as providing corridors and steppingstones of habitat which facilitate connectivity across the Site. Habitats located within and around the Site have the potential to support protected and notable species including bats, badgers, great crested newts, dormice and reptiles.

Response:

A comprehensive suite of ecological surveys have been undertaken across the Site. This provided a robust baseline which informed the masterplanning process. This work included focused surveys for bats (both roosting and commuting/foraging within the site), reptiles and great crested newts, as well as a set of targeted botanical surveys.

The findings of these surveys were used to guide the creation of an ecologically-informed masterplan which includes retention and enhancement of those areas of the Site considered most valuable for wildlife, as well as the inclusion of areas of green and blue infrastructure. Furthermore, the botanical surveys allowed accurate calculation of a baseline for the site within DEFRA's latest Biodiversity Net Gain (BNG) metric (DEFRA 3.1). This in turn allowed BNG constraints and opportunities to be considered from the earliest stages of the masterplanning process, leading to the retention and enhancement of large areas of woodland and other green space.

In addition, the preservation and enhancement of corridors of higher value habitat maintain connectivity across the site. As well as retaining and enhancing key features such as ponds, scrub and woodland, the implementation of a sensitive lighting design will allow these areas to remain suitable for both diurnal and nocturnal wildlife.



Existing on-site waterbody

Flooding and Drainage

Considerations:

Surface water flooding and sustainable drainage systems (SuDS) require consideration across the Site.

The EA's Flood Map for Planning indicates that the entirety of the Site lies within Flood Zone 1, indicating a low probability of flooding from fluvial and tidal sources. The River Arun is located approximately 750m to the north east of the Site. There are other exiting drains/ watercourses which flow within the site boundary before ultimately discharging via the existing culverts under the A24.

Initial inspection of the British Geological Survey and Soilscape maps suggests that the underlying ground conditions are not suitable for infiltration methods.

The EA Surface Water Flood Map shows that parts of the Site (mainly areas in the northern extent) are at low to high risk of surface water flooding. There appears to be multiple flood routes which pass through the Site from the adjacent fields to the north and east of the

TECHNICAL SUMMARIES

site. However, the existing flow route shown in the southern extent of the Site does not seem to correlate with the existing topography. It is believed that, instead of the route shown on the EA map, surface water would flow alongside the eastern edge of the site following the natural depression in that area.

The surrounding area lies within the Impact Risk Zone (IRZ) for the Sussex North Water Supply Zone. This IRZ relates to abstraction of water which may impact Arun Valley SPA/SAC/Ramsar which is located approximately 14.6km to the south-west.

There is a licensed water abstraction point in the northern extent of the site, the purpose of which is for spray irrigation of the existing golf course with a maximum daily volume of 80m³.

Response:

Residential development is proposed for the southern extent of the Site where there is largely low to very low risk of surface water flooding. The existing flow route shown in the southern extent of the Site does not seem to correlate with the existing topography. It is believed that, instead of the route shown on the EA map, surface water would flow alongside the eastern edge of the proposed residential development following the natural depression in that area. This therefore clears the proposed residential area from any existing surface water flow routes. Any surface water flooding emanating from the Site itself will be managed within the proposed drainage network.

The northern part of the Site is not proposed for residential development therefore overland flows can continue as existing, post development. At detailed design stage, post planning, final external levels will be designed to ensure that surface water flows will be routed away from the more vulnerable areas and towards the existing flow routes or proposed drainage network.

In terms of surface water disposal, Site investigations will be carried out to confirm the suitability of infiltration methods. If infiltration techniques are confirmed to be unsuitable for discharge of surface water runoff from the Site, the next option to be explored, in accordance with the hierarchy for surface water disposal is disposal via ditch/watercourse.

There are existing drains/watercourses which flow within the Site boundary before ultimately discharging via the existing culverts under the A24. It would be possible to discharge to these watercourses utilising the existing culverts and waterbodies within the Site, where possible. Surface water runoff will be restricted to the estimated mean greenfield runoff rate for the Site.

The surface water drainage strategy has been developed in accordance with the West Sussex LLFA Policy for the Management of Surface Water and will accompany the planning application. Appropriate SuDS such as attenuation basins, swales and permeable paving are proposed wherever practicable to provide surface water attenuation and treatment.



Drone photography of the A24, its context and the indicative location of the access point

Access and Movement

Considerations:

Suitable vehicle access will need to be provided to the Site to serve the quantum of development proposed. Sustainable travel connectivity will also need to be assessed to determine what alternative modes are available to future occupiers of the Site, and thus avoid a reliance on the private vehicle. Existing public rights of way (PRoW) run across the Site. Lastly, there are known capacity issues at the local junctions, albeit several of these have been subject to, or are due to be subject to, improvement works as a result of local committed developments.

There are three existing points of vehicular access on to the Site. The primary access to the site is taken from Worthing, which also serves as the access for the Horsham Football Club and the three residential properties located on the golf course. An additional access road leading into the site from Worthing Road, is located approximately 100m south of the primary access. The third vehicular access point is provided from Colstaple Lane to the south-east. This access point is informal in nature and provides the start of Byway 1668.

Response:

The scheme includes the retention of the existing Site access, as well as the provision of a dedicated residential vehicular access which will be in the form of a signalised crossroads with the Horsham Park & Ride junction. The presence of the Park & Ride facility on the opposite side of Worthing Road provides an excellent opportunity to use public transport to travel to and from the Site. Buses currently operate from here roughly every 10-15 minutes and provide access to Horsham town centre within a circa 5 minute journey and Horsham railway station within a circa 15 minute journey. In addition to this, the accessibility of the Site will be strengthened via improved pedestrian and cycle connections, as well as the maintained PRoW (Footpath 1666). The proposals also include the provision of a segregated left turn slip lane on the easter arm of the Hop Oast roundabout (between Worthing Road and the A24). This highway improvement is dependent on land within the applicants control, and it's delivery will result in significant capacity improvements to the Hop Oast roundabout. This improvement also includes the provision of a footway/cycleway to further encourage sustainable travel. A Travel Plan will accompany the planning application which will set out targets and measures for increasing the use of sustainable travel for future residents and users of the new community.



View looking south-east toward Denne Park

TECHNICAL SUMMARIES

Archaeology

Considerations:

An Archaeological Desk Based Assessment (DBA) has been prepared to accompany the planning application. This assessed the potential for currently unknown archaeological remains, as well as the likely significance of any remains that are present. The evolving scheme considered any past ground disturbance, in particular where earthworks to create the existing golf course and other development would have removed any earlier archaeological features and finds.

There are no designated World Heritage Sites, Historic Battlefield sites or Historic Wreck sites lie within or surrounding the Site. The nearest Scheduled Monument comprises the moated site to the south of Chesworth House, located approximately 900m to the north-east of the site.

Northern parts of the Site are located within an Archaeological Notification Area associated with the historic estate at Denne Park. The West Sussex Historic Environment Record (HER) notes that the surrounding grounds comprise a parkscape. There are various buildings within these grounds to the north, which were also utilised as a World War Two encampment and firing range.

Response:

The findings of the DBA concluded that the Site is likely to retain archaeological potential and it is possible that the redevelopment of the site could have an adverse impact upon remains of most likely up to local significance only. Previous field work undertaken when the site was converted from a stud horse farm to the current golf course arrangement concluded any archaeological potential would be unlikely to be a material constraint to further redevelopment. Therefore, further archaeological work could reasonably be secured by a planning condition.

A programme of archaeological evaluation will be devised in conjunction with the Horsham District archaeological advisor. Evaluation would appropriately need to target the areas of Proposed development impact and would indicate areas of past disturbance. Subsequent to any evaluation works, and if considered appropriate, a programme of mitigation would be undertaken to record any significant archaeology prior to its loss as a result of excavation associated with the Proposed development.

Built Heritage

Considerations:

To the north of the Site is Denne Park House, a Grade II listed building with separately designated garden balustrade, lodge and cottage (Pineapple Cottage) within its grounds, all listed at Grade II. The formal driveway avenue and area of parkland to the north of the house are recognised as a Parish Heritage Asset within the Southwater Neighbourhood Plan. There is thick tree coverage provided by the formal avenue which visually separates the Site from Denne Park.

The Site itself is not located within the boundary of a Conservation Area and does not contain any listed buildings, however there are 10 Grade II listed buildings within 500m of the Site.

The Site contains the remnants of Home Farm, which historically served Denne Park House, although there are few extant agricultural buildings and the farm layout has largely been redeveloped in association with the golf course facilities.

There is one dilapidated agricultural building within the Site, associated with Home Farm, which formerly occupied the Site before the eventual redevelopment of the golf course. Although

not a designated heritage asset, its architectural style and contribution to the wider setting of Denne Park estate has informed the evolution of the illustrative master plan and layout of the Site, in particular the northern non-residential sports and leisure building arrangements.

Response:

The illustrative masterplan, which underpins the overall layout of the scheme as shown in the Parameter Plans, utilises the existing setback/separation that the golf course provides. This area will be maintained along with further reinforced structural planting in key areas to strengthen this separation between the listed buildings and parkland and any introduced development. New built form steps away from the boundary of Denne Park, in order to minimise any impact on the setting of the heritage assets. In areas along the avenue where the tree coverage is found to be less dense, further tree planting is introduced to reinforce the robust existing screening between the site and the listed buildings and parkland. Interpretation sources will also be provided to preserve the understanding of the history of the land.



Noise

Considerations:

Road traffic from the A24 and Worthing Road are the main sources of noise and vibration across the Site. There are a few residential properties to the south, north east and east that are likely to be impacted from construction noise as well as when the development is completed and operational.

There are no nearby industrial processes that produce notable vibration, with the nearest trainline over 800m to the north the Site. The Horsham Recycling Centre is located to the west of the Site adjacent to the Horsham Park & Ride. This is a household recycling waste centre which is operational 5 days a week for the use of local residents. Waste is not processed at this location, rather this centre is used as a collection point for household recyclable waste which West Sussex County Council collect for processing off site.

Air Quality

Considerations:

The volume of traffic generated by the scheme has been minimised to avoid pollutant emissions from vehicles impacting the health of people in the local area. The location of housing has been carefully considered to ensure future residents are provided with suitable levels of air quality.

The Site is not located within the boundary of an existing Air Quality Management Area (AQMA). Horsham District Council (HDC) have declared two AQMAs, Cowfold AQMA and Storrington AQMA. Both AQMAs are located between 7km and 18km to the south, and were both declared for exceedances in the nitrogen dioxide (NO₂) annual mean concentration.

The A24 and Worthing Road border the site to the west and are the most prominent sources of air quality pollution surrounding the Site.

Response:

Active travel and sustainable modes of transport are promoted through the Travel Plan to help minimise reliance on vehicles associated with the scheme.

The adjacent and under-utilised Park & Ride facility provides an excellent opportunity for sustainability that other housing allocations do not afford. Residential properties are situated away from the A24 and Worthing Road, in locations where air pollution levels are likely to be similar to ambient background levels.

Response:

The masterplan explored a number of design responses in regard to the Site layout, buffers and mechanical interventions to mitigate road traffic noise. This included the setback of residential properties from the A24 and Worthing Road and the placement of high density buildings along the western boundary to mitigate impacts from road traffic noise through the built form. The design of buildings in particular in locations which are located in proximity to the A24 and Worthing Road will explore the ambient noise recommendations in BS 8233:2014 and the requirements within Part O of The Building Regulations.

Greenhouse Gases

Considerations:

All greenhouse gases (GHGs) contribute to climate change. The proposed development will emit GHGs during its lifecycle including activities associated with construction and when the development is complete and operational.

Response:

Measures embedded within the design of the scheme as well as measures committed to as part of the planning application will seek to avoid and reduce greenhouse gas emissions as far as possible. This relates to sustainable transport measures, renewable energy technology and waste management, both during construction and operation. These are statutory considerations and will be assessed through the planning application in the form of a Transport Assessment, Travel Plan, Energy Statement and Waste Strategy.

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Climate Change

Considerations:

The proposed development may be vulnerable to varying future climate conditions relating to changes to long term average climatic norms, seasonal changes and increased frequency and/or intensity of climate hazards.

Response:

Adaptation and resilience measures are embedded throughout the development in the form of Site layout and form with regard to landscape and sustainable drainage systems. These are statutory considerations and will be assessed through the planning application in the form of a Flood Risk Assessment and Drainage Statement.

Risks from climate hazards will be managed through standard construction and health and safety practices through the use of a Demolition and Construction Environmental Management Plan (DCEMP). Mitigation measures required to be incorporated into the DCEMP, which would form a planning condition, and will be set out as part of the planning application documentation.

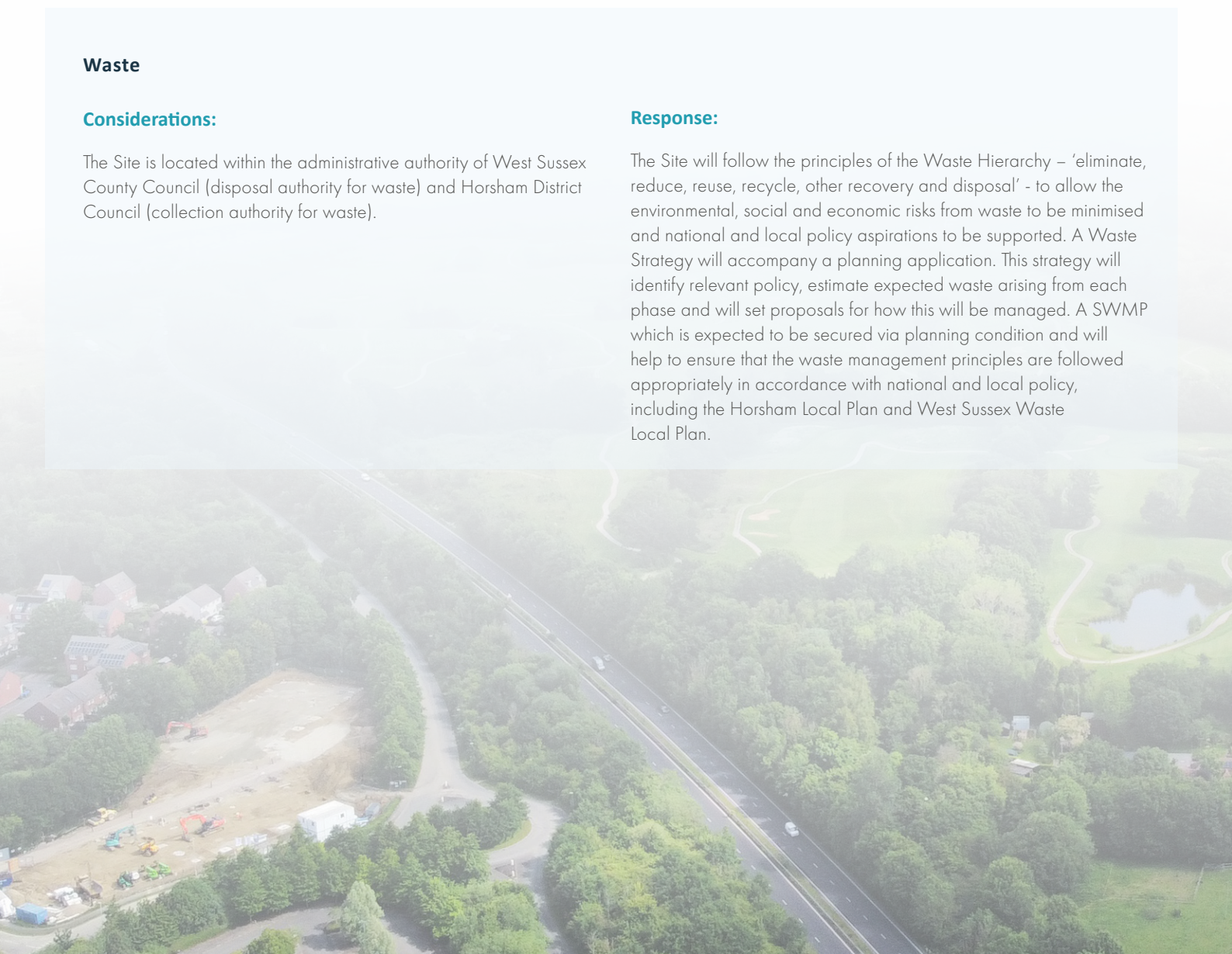
Waste

Considerations:

The Site is located within the administrative authority of West Sussex County Council (disposal authority for waste) and Horsham District Council (collection authority for waste).

Response:

The Site will follow the principles of the Waste Hierarchy – ‘eliminate, reduce, reuse, recycle, other recovery and disposal’ - to allow the environmental, social and economic risks from waste to be minimised and national and local policy aspirations to be supported. A Waste Strategy will accompany a planning application. This strategy will identify relevant policy, estimate expected waste arising from each phase and will set proposals for how this will be managed. A SWMP which is expected to be secured via planning condition and will help to ensure that the waste management principles are followed appropriately in accordance with national and local policy, including the Horsham Local Plan and West Sussex Waste Local Plan.





Socio-Economics

Considerations:

The Site currently comprises of a the Horsham Golf Club and is located directly adjacent to Horsham Football Club. Other social infrastructure in the wider area includes Bluecoat Sports Health and Fitness Club and Christ's Hospital Theatre Box Office, located approximately 1.2km and 1.5km west of the Site, respectively, as well as Oak Business Park, located approximately 350m to the south-west of the site.

The closest primary school is St Mary's Church of England Primary School, which is located approximately 1.2km to the north of the Site, while the nearest secondary school is Tanbridge House School, which is located approximately 1.7km to the north-west. Christ's Hospital Boarding School is located approximately 1.35km to the west of the site.

There are 14 GPs located in Horsham, of which, the Site lies within the catchment area of five. The closest GP surgery is Riverside Medical Practice, located approximately 1.3km north of the Site.

Response:

Through the delivery of a range of new sports and community facilities, integrated with an inclusive new community of new homes, the proposed development will support significant socio-economic benefits. It will support additional local employment and skills, provide homes in an area of need as well as a multi-sport offer, a variety of new green spaces for all ages and a community hub providing sports and education programmes for the most disadvantaged members of society.

Landscape

Considerations:

From the outset the treatment of the landscape and the existing green infrastructure on-site has been at the heart of the development approach.

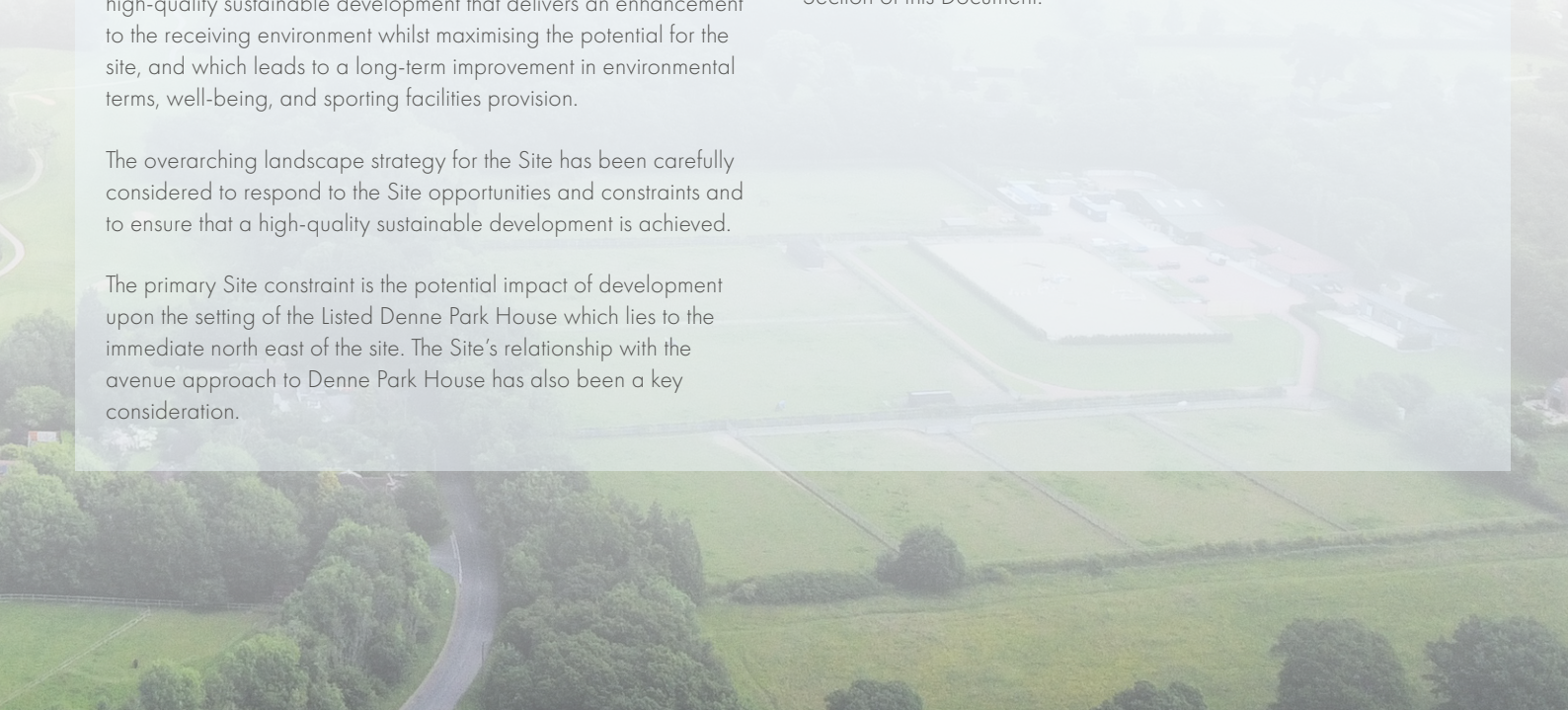
The primary aim of the landscape strategy for the Site is to deliver a high-quality sustainable development that delivers an enhancement to the receiving environment whilst maximising the potential for the site, and which leads to a long-term improvement in environmental terms, well-being, and sporting facilities provision.

The overarching landscape strategy for the Site has been carefully considered to respond to the Site opportunities and constraints and to ensure that a high-quality sustainable development is achieved.

The primary Site constraint is the potential impact of development upon the setting of the Listed Denne Park House which lies to the immediate north east of the site. The Site's relationship with the avenue approach to Denne Park House has also been a key consideration.

Response

A Landscape and Visual Impact Assessment has been undertaken to help understand the likely effect of the proposals upon the receiving landscape and visual environment. A summary of the Landscape and Visual Impact Assessment process and the baseline landscape character and visual environment are included within the Landscape Section of this Document.







03

Involvement & Evaluation

INVOLVEMENT

The proposals have been developed through extensive consultation and engagement since 2018, including with residents, local clubs, local groups and political stakeholders.

Set out below is an overview of the engagement activities undertaken to date. Full details of the engagement activities undertaken can be found in our Statement of Community Involvement submitted as part of the application.

A history of local engagement

Over the last five years Generator have sought to work collaboratively with local sports clubs, charities, and educational institutions, alongside the Council, to address the District's identified need for new facilities.

Generator has undertaken this extensive and ongoing engagement exercise whilst taking part in the emerging Horsham Local Plan process. Engagement has gathered feedback from the public and other key stakeholders to help evolve the plans to best meet local needs. Presently, the Site remains immediately deliverable during a time in which many sites in the District are restrained by water neutrality. As such, Generator is proceeding with an outline application in order to meet much-needed sporting infrastructure. Housing will help support and facilitate this.

Engagement with local sports clubs and charities has led to new partnerships, including the Hop Oast Sport Committee and has helped shape the proposals by providing new facilities for Horsham Hockey Club, The Golf College and Warren Clark Golfing Dreams. This engagement has also allowed the identification of a long-term strategic partnership with Horsham Football Club.

Additionally, Generator have long engaged with political stakeholders and local representatives. Since the initial Call for Sites, there has been extensive engagement with members of Horsham District Council and Southwater Parish Council. Members were kept up to date on the latest developments of the Site and given the chance to have their say.



Timeline of Engagement

- **2018** – Formative engagement with local groups and clubs
- **July 2019** – Public consultation with residents of Southwater and Horsham
- **Autumn 2019** – Early engagement with local sports clubs and Horsham District Cycle Forum
- **Jan - Mar 2020** – Significant support received during draft Local Plan (Reg 18) consultation - 94 comments of support
- **Spring 2020** – Ongoing engagement with local sports clubs
- **July 2020** – Engagement with Sport England and national sporting bodies
- **Late 2020 – 2022** – Continued promotion of the Site as part of Reg.19 Process
- **2022 – Present** – Public consultation in Southwater and Horsham
- **Early 2023** – Hop Oast Sport Committee formed
- **2023** – Submission of an outline planning application



Local Support

The promotion of Horsham Golf & Fitness Village during the Regulation 18 Horsham Local Plan saw the plans receive significant support from residents and local groups, who recognised that no other site in the District would provide comparable levels of facilities. 94 comments of support were received across the consultation, including from organisations such as:

- Golf England
- England Hockey
- Professional Golfers Association
- Asian Welfare and Cultural Association
- European Disabled Golf Association
- National Autistic Society
- Professional Golfers Association
- Special Olympics
- The Butterfly Project
- Chrysalis

2019 exhibitions

In July 2019 Horsham Golf and Generator held two public exhibitions to display the emerging proposals for 'Horsham Golf & Fitness Village' and invite feedback.

Approximately 156 people attended across both events and the local community was encouraged to provide formal, written feedback via a number of channels, including feedback forms available at the public exhibitions and via email.

The most favoured suggestions for facilities to be included as part of the vision were a pedestrian/cycle bridge over the A24, a new clubhouse at the golf club and a farm shop or newsagent.

The feedback received during the consultation helped inform the future proposals promoted as part of Horsham's Regulation 19 process, as well the submitted application.

2022 consultation

Following the previous consultation and the engagement activities that have informed the current proposals, Generator undertook a 'hybrid' consultation approach in October 2022. This asked the community to provide feedback regarding its emerging proposals for the site.

1,632 households in the vicinity of the Site received a consultation newsletter, inviting them to view a virtual exhibition and attend the physical exhibition events, which were held on 15th and 19th October 2022. A total of 50 members of the public attended across the two dates. The project's longstanding website (www.horshamgolfandfitnessvillage.co.uk) hosted a virtual exhibition, which ran throughout the two-week consultation period and received 1,425 unique users. The website, along with the promotional video hosted on it, remains live. The website also hosts a drone video produced of the Site and the proposals, which was on display at the consultation events.

An additional letter was sent to the properties closest to the Site, including Denne Park, inviting them to attend a 1-1 meeting with the development team. Of these forty invited households, three took up the opportunity to attend an in-person meeting. In total, 29 feedback forms were received across both the in person and online consultations.

Compared to other major sites coming forward in the District, which have attracted a much wider and largely opposing response to public consultation events, the number of attendees and content of the responses received reflect a comparatively uncontroversial site and added to our constructive engagement process.

Generator has carefully reviewed all the feedback received and the main comments raised by the local community have been addressed within the Statement of Community Involvement and the wider material submitted as part of the application.

Generator is committed to engaging with the local community and, following the submission of the application, will ensure that interested parties and key stakeholders remain informed and updated regarding the proposals.

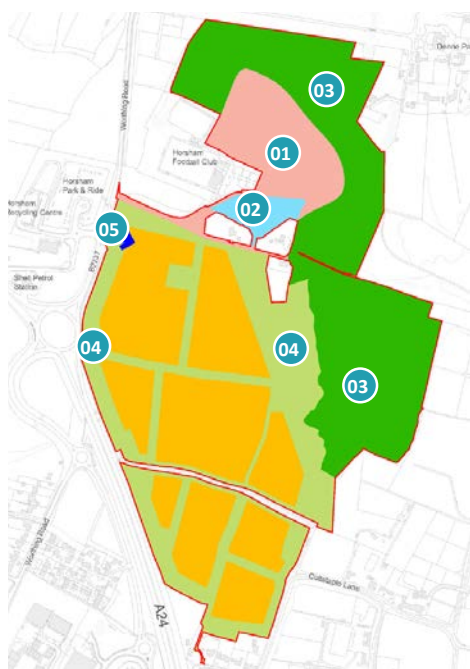
Full details of the engagement activities undertaken can be found in the Statement of Community Involvement submitted as part of the application.

EVOLUTION: ILLUSTRATIVE MASTERPLAN

The illustrative masterplan, development parameters and local centre and sports and leisure hub designs evolved in response to key stakeholder engagement and technical and environmental assessments.

This chapter summarises key revisions and alterations made during the design phase, showing the proposals' progression and improvement. Please refer to the Environmental Statement for further details.

Masterplan evolution one: Pre-application land use plan, summer 2022



A land use plan was prepared for submission to Horsham District Council as part of the pre-application Vision Document. This plan was based on the preliminary technical work conducted by the consultant team and took into account factors such as the gas pipeline, access strategy, drainage, and open space standards. It also incorporated ongoing discussions with stakeholders such as Horsham Hockey Club, Horsham Football Club, Warren Clark Golfing Dreams and the Golf College.

- 01 Local centre and sports and leisure hub including communal facilities, a nursery, a sports club house, the Golf College, Warren Clark Golfing Dreams, a driving range and two hockey pitches
- 02 Land to be either residential or sports and leisure facilities
- 03 Approximate extents of the golf course and associated infrastructure
- 04 Green infrastructure including strategic public open space and associated facilities, new planting, SuDS, public art, access roads, utility infrastructure, parking for allotments and children's play spaces
- 05 Primary vehicular, pedestrian and cycle access

Masterplan evolution two: Masterplan framework development, autumn 2022

An initial masterplan was developed following the pre-application submission and consultation with the Council, as well as additional technical and environmental work conducted by the consultant team. The masterplan was designed in accordance with the pre-application guidance from the Council, which included following the principles of Building for a Healthy Life (BfHL). Further information on how the proposals for Horsham Golf & Fitness Village align with the BfHL principles can be found in Appendix 2.



- 01 Local centre and sports and leisure hub relocated further away from Denne Park to respect its heritage setting
- 02 Residential parcel refined in response to site topo and emerging drainage strategy
- 03 Short format golf course
- 04 The development of the green infrastructure strategy was further advanced based upon a topographic survey and an initial drainage strategy
- 05 Primary vehicular, pedestrian and cycle access
- 06 The introduction of a landscape corridor was proposed to enhance the connection between the local centre, sports and leisure hub and residential areas
- 07 Offsets for existing vegetation were established to provide protection for tree roots
- 08 The placement of the development was altered to be set further back from the western boundary. This was done to incorporate the drainage features outlined in the emerging drainage strategy and to accommodate the highway authorities proposed shared pedestrian, cycle and equestrian path connecting the Hop Oast Roundabout and Green Lane
- 09 The framework plan amended to include new parcels for residential development and an increased amount of green infrastructure throughout the Site
- 10 A wildflower meadow and an ecological enhancement area were established in the framework plan to improve the setting of Denne Park

Masterplan evolution three. Final illustrative masterplan, winter 2022 to spring 2023

The masterplan was refined following additional pre-application discussions with Horsham's planning and conservation officers, which took place on the development site. The completion of technical and

environmental studies confirmed the final shape and extent of the development area and established a policy compliant strategy for green infrastructure.



- 01 The local centre and sports and leisure hub were relocated further south to address the concerns raised by Horsham's planning and conservation officers regarding the impact on the setting and approach to Denne Park
- 02 The car park was relocated and broken up with landscape features as part of the amendments discussed above
- 03 The drainage basins were updated to align with the final drainage strategy
- 04 The developable area was adjusted in accordance with arboricultural advice to safeguard existing and valuable vegetation
- 05 The primary access point for vehicles, pedestrians and cyclists was moved further south following consultation with the highway authority and final detailed design work for the junction
- 06 A local centre in the residential area was introduced following pre-application discussions with the Council
- 07 The alignment of the shared pedestrian, cycle, and equestrian path was modified to avoid any negative impact on existing vegetation
- 08 A short format golf course was introduced next to the approach to Denne Park in response to on-site pre-application discussions Horsham's planning and conservation officers

EVOLUTION: SPORTS AND LEISURE HUB

The design development process for the sports and leisure hub considered a range of potential locations and configurations. This process has taken into account technical and environmental factors, operational requirements and input from key stakeholders.

Autumn 2002: Pre-application design proposal



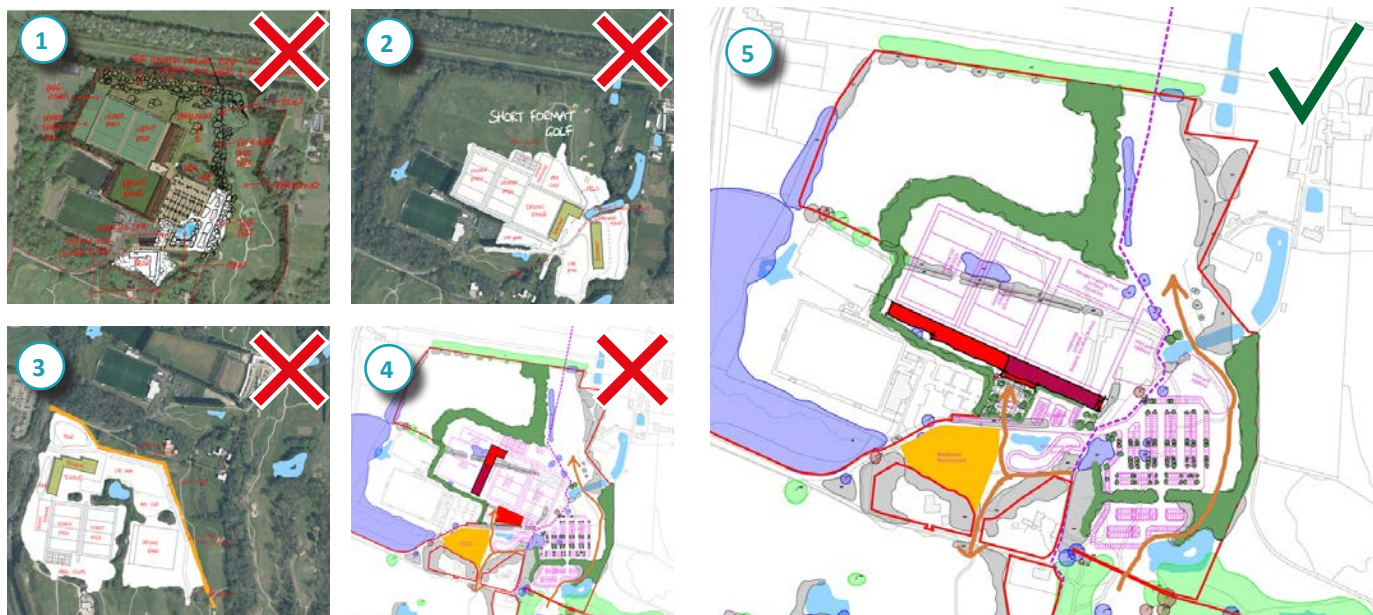
- 01 Tree belt to mitigate potential views to/from Denne Park
- 02 Sustainable Drainage System (SuDS) attenuation pond
- 03 Car park
- 04 Drop off/pick up area
- 05 Service/refuse bay
- 06 Mini/adventure golf
- 07 Semi natural landscape/ wildflower meadow
- 08 Wildflower meadow
- 09 Walking trail
- 10 Hockey practice zone
- 11 Hockey pitch including markings for tennis, basketball and five a side football
- 12 Spectator area
- 13 First floor terrace bar/ restaurant
- 14 Driving range and nets
- 15 Driving range building area
- 16 Padel courts

The initial design for the sports and leisure hub located activity, noise and lighting away from the buildings at Denne Park in an attempt to improve its setting. In this arrangement, the local centre and sports hub is positioned further west than the current clubhouse buildings and is shielded by structural tree planting. During a pre-application meeting with Horsham’s conservation and planning officers in November 2022, two main concerns with the proposal were raised:

1. The views from the Denne Park House driveway, through the tree avenue to the golf course beyond, contribute to a sense of openness and are therefore considered valuable.
2. There is a desire to move the hockey pitches and buildings away from the northern boundary due to their potential impact on the experience of driving up the driveway (including noise, activity, and lighting) and the visual impact of boundary landscaping needed to block views from the driveway into the site.

In response to the Council’s concerns, five additional options were considered (see right). Option 5 was chosen and further developed to address the Council’s concerns and other technical, environmental, and operational considerations. Please refer to Appendix 2 for a comprehensive evaluation of each option that was considered.

Autumn and winter 2022: Further option testing



Spring 2023: Final illustrative proposal



The proposed buildings are located further south from Denne Park than the existing. Placing the buildings and sports pitches at the proposed location reduces the noise, lighting, and visual impact of the sports and leisure hub on the Denne Park House driveway. It also maintains the open character of the views from the Denne Park driveway by retaining the short format golf course. The visibility between Denne Park and the car park, as well as any associated activity and lighting, is minimised by the intervening woodland planting. Additionally, this location is operationally viable as it can serve customers of both the hockey pitches and driving range.



04

Design

PLACEMAKING: VISION

The proposals for Horsham Golf & Fitness Village represent a unique opportunity for the District to create a vibrant new health based community.

The core **interlocking themes** of the vision are set out below and are explored in greater detail throughout this chapter of the document.



A distinctive new village, featuring high-quality, innovative, and beautifully designed homes.

The design of Horsham Golf & Fitness Village will prioritise exceptional design and architecture that reflects the unique and distinctive character of Horsham. Generator understands the significance of good design for the residents, as it brings both social and economic value to the community. In collaboration with the local authority, the public, and other key stakeholders, post-submission design codes or rules will be established to ensure a lasting legacy that Horsham can take pride in.



A new sports and leisure hub of District-wide significance

Alongside new homes, the Vision for Horsham Golf & Fitness Village will create a new sports and leisure hub of District-wide significance, helping to increase capacity for participation in sports within Horsham.

As part of developing the sports and leisure strategy for Horsham Golf and Fitness Village:

- the golf offering will be adapted to better meet demand for new and different forms of the game, informed by demographic insight derived from the England Golf Understanding Your Market Research report.
- agreement has been reached with Warren Clark Golfing Dreams to provide a permanent home for this charity as part of Horsham Golf & Fitness Village.
- a new home will be provided for Horsham Hockey Club allowing them to meet their aspiration to be a regional Talent Centre.
- a new home will be provided for The Golf College.
- new facilities will be provided for a wide range of additional sports through the designation of one of the hockey pitches as a multi use surface.

This approach aligns with the Council's Built Sports Facilities Strategies and Playing Pitch Strategy which identify a need for new and improved facilities in order to sustain sports at a high level in Horsham.

Horsham Golf & Fitness Village: Placemaking principles for creating an inclusive, healthy and sustainable community

The following pages set out 15 guiding placemaking principles based on the four interlocking themes explored opposite. Their aim is to guide the development of Horsham Golf & Fitness Village through the outline and reserved matters planning stages to delivery, with the goal of creating a new and noteworthy health based community.

The NPPF states planning policies and decisions should aim to achieve healthy, inclusive and safe places. To establish a set of placemaking principles for a healthy, inclusive and safe research and guidance has been drawn upon:

- The 20-Minute Neighbourhood. Creating healthier, active, prosperous communities. An introduction for council planners in England, TCPA, 2021
- Building for a Healthy Life. A Design Toolkit for neighbourhoods, streets, homes and public spaces. Birkbeck, D., Kruczkowski, S. with Jones, P., McGlynn, S. and Singleton, D. June 2020.
- Make Space for Girls. Everything you need to know in one (relatively) easy document, Susannah Walker & Imogen Clark, 2020
- Active Design, Planning for health and wellbeing through sport and physical activity, Sport England, October 2015
- Guide 8 creating health promoting environments TCPA, 2017

PLACEMAKING: PRINCIPLES

Creating a healthy and sustainable community

The places where people live have a significant impact on their mental and physical health. Addressing the role of both the physical built environment and the social factors that shape neighbourhoods and places are key to improving health and wellbeing.

1. Inclusive activity for all



Neighbourhoods, facilities and open spaces should be accessible and inclusive to all users and should support sport and physical activity across all ages and gender regardless of ability.

2. A 20-minute neighbourhood



Homes, schools, shops, community facilities, workplaces, open spaces and sports facilities should be within easy reach of each other as per the principles of the 20-minute neighbourhood.

20-minute neighbourhoods are complete, compact and connected places where people can meet their everyday needs within a short bus ride, walk or cycle through provision of daily needs on-site or nearby.

3. Connected walking and cycling routes



Active travel (walking and cycling) should be prioritised over other modes of transport. All destinations should be connected by a direct, legible and integrated network of walking and cycling routes. Routes must be safe for all, well lit, overlooked, welcoming, well-maintained, durable and clearly signposted.

4. Co-location of community facilities



The co-location and concentration of retail, community and associated uses to support linked trips should be promoted. A mix of land uses and activities should be promoted that avoid the uniform zoning of large areas to single uses.

5. Biodiversity and a network of multifunctional open space



A network of multifunctional open space should be created across all communities to support a range of activities including sport, recreation and play plus other biodiverse landscape features including Sustainable Drainage Systems (SuDS), woodland, wildlife habitat and productive landscapes (allotments, orchards). Facilities for sport, recreation and play should be of an appropriate scale and positioned in prominent locations.

6. High quality streets and spaces



Flexible and durable high quality streets and public spaces should be promoted, employing high quality durable materials, street furniture and signage. This creates a place that prioritises active and inclusive environments that provide easy and safe opportunities for everyone to be physically active through sustainable modes of travel.

7. Appropriate infrastructure



Supporting infrastructure to enable both formal and informal sport and physical activity to take place should be provided across all contexts, including workplaces, sports facilities and public space, to facilitate all forms of activity.

8. Active buildings



The internal and external layout, design and use of buildings should promote opportunities for physical activity. Constructing high-quality, energy efficient, human-scale buildings with healthy internal and external working and living environments should promote the long-term health and comfort of their occupants.

9. Activity promotion and local champions



Promoting the importance of participation in sport and physical activity as a means of improving health and wellbeing should be supported. Health promotion measures and local champions should be supported to inspire participation in sport and physical activity across neighbourhoods, workplaces and facilities.

10. Food environment



Providing the local community with access to healthy food options and the opportunity to grow their own food in designated public and private spaces accessible from the home, school or workplace. Improving the

local food environment can help to address the dominance of large supermarkets which often reduce the viability of independent shops and are often more difficult to access for those without cars.

11. Designing for climate change



Climate change and the resulting predicted increase in the frequency of heatwaves presents a challenge for the design of new healthy and sustainable neighbourhoods. At the neighbourhood scale, there are a range of social

and economic strategies, environmental protection and enhancement solutions and sustainable energy technologies that Horsham Golf & Fitness Village will explore.

12. Design out crime



Employ approaches that design out crime, such as buildings overlooking public routes and spaces (natural surveillance) and good street lighting.

13. Diverse and affordable homes



The provision of high-quality housing is fundamental to ensuring that all residents have a safe, healthy and energy-efficient home. Horsham Golf & Fitness Village

must include an integrated mix of housing tenures and types that reflect local housing need and support people at all stages of life. For example, families, older people, those unemployed and on benefits or low incomes, students, and people with disabilities. Housing must also provide genuinely affordable and social housing, including community-led housing projects.

14. Keeping jobs and money local



Support small independent businesses and retailers that are community led (ventures that are central to local communities). This 'community wealth building' is a people-centred approach to local economic

development that redirects wealth back into the local economy and places control and benefits into the hands of local people. Horsham Golf & Fitness Village will focus on locally productive forms of business and employment, ensuring that a strong neighbourhood centre exists to support everyday needs.

If work is kept local, and shops, services and facilities central (or nearby), people will be able to walk or cycle to these destinations, breaking the reliance on the private car and allowing greater leisure time.

Horsham Golf & Fitness Village should also:

- explore the design of homes at the reserved matters stage to accommodate homeworking
- provide co-working space to encourage entrepreneurs and business start-ups
- provide safe and attractive new strategic walking and cycle routes and on-site bus services to connect residents to local employment opportunities and local transport hubs

15. Gender equality and 'Make Space for Girls'



To support a movement towards gender equality, the design of Horsham Golf & Fitness Village must be inclusive to all, regardless of gender.

The organisation of public spaces, institutions and services must prioritise the security of girls, women and LGBT+ citizens and help minimise the risk of abuse. The ability to move safely in public spaces, in public institutions and at the workplace is key to the inclusion of women and girls in civil society.

The design of playgrounds, public parks and sports facilities must offer girls and women equal access to leisure and physical activities and create conditions that encourage use by all. Horsham Golf & Fitness Village will accord with the principles established by 'Make Space for Girls'.

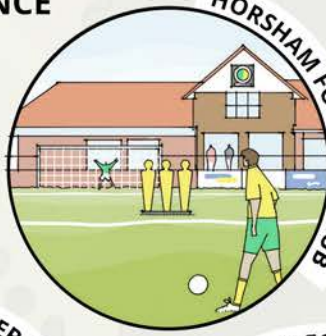
While the following design chapters are guided by the 15 placemaking principles, please refer to Appendix 3 for a comprehensive response outlining the implementation of each of these principles within Horsham Golf & Fitness Village.

PLACEMAKING: CONCEPT

Horsham Golf & Fitness Village is a unique opportunity for the District to create a vibrant new health-based community.



CREATING A LEISURE & SPORTS HUB OF DISTRICT WIDE-SIGNIFICANCE



HORSHAM FOOTBALL CLUB



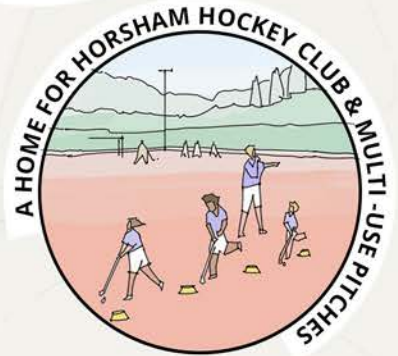
COMMUNITY USES: BAR, CAFE, RESTAURANT, CRECHE, MICRO-SHOP, CO-WORKING, PARCEL COLLECTION, GYM



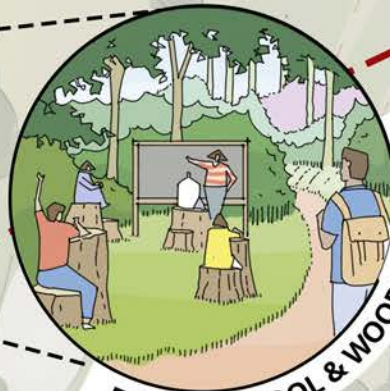
A SUSTAINABLE & MODERN GOLF OFFERING



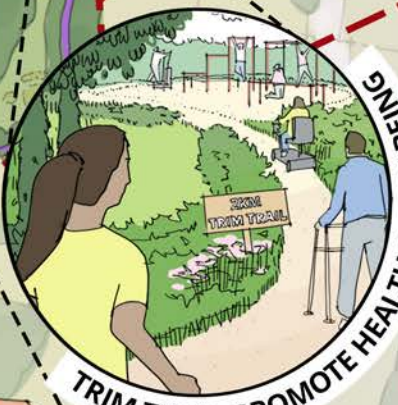
A PERMANENT HOME FOR WARREN CLARK GOLFING DREAMS



A HOME FOR HORSHAM HOCKEY CLUB & MULTI-USE PITCHES



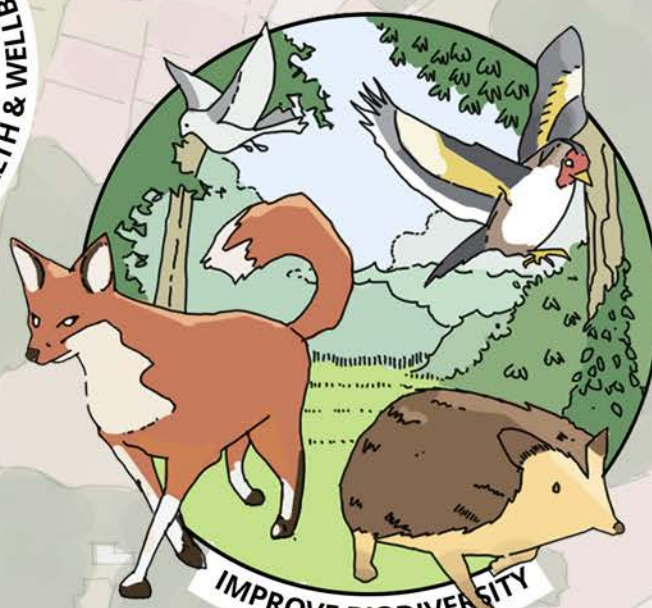
FOREST SCHOOL & WOODLAND WALK



TRIM TRAIL: PROMOTE HEALTH & WELLBEING



OPPORTUNITIES FOR GROWING & PLAY



IMPROVE BIODIVERSITY

DESIGN PRINCIPLES

The following pages set out a sequence of diagrams to show the key organising principles for the proposed development at Horsham Golf & Fitness Village. The design rationale is based upon the four interlocking themes, 15 guiding principles and the placemaking concept. The rationale responds to contextual analysis and technical constraints work set out earlier in this document.



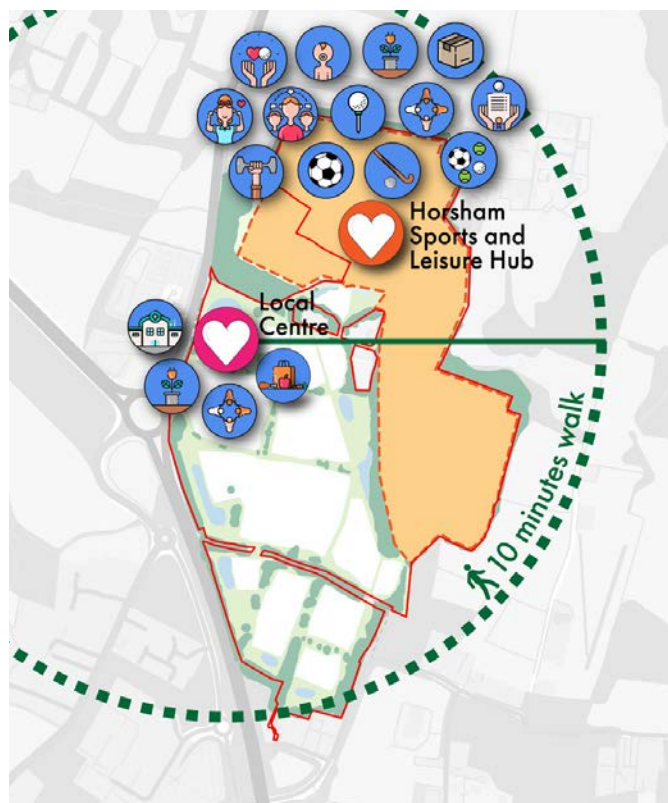
Create a district-wide significant sports and leisure hub alongside a local centre for meeting daily needs

The proposed new sports and leisure hub will become a district-wide attraction and the “heart” of the Horsham Golf & Fitness Village. The hub provides the focal point for the new community through the provision of new sporting facilities capable of supporting competitive and training uses for golf, hockey, netball and tennis (explored in the following pages).

Combined, the sports and leisure hub and local centre include a range of facilities to sustainably support the new village within a 10 minute walk for residents. This includes a cafe, bar and restaurant, a nursery, co-working space, parcel collection point, local convenience shop, community space and hall, mini-shop as part of the a new golf shop and a new gym.

The sports and leisure hub meets the identified future needs in Horsham and the designs for this element have been actively shaped by Horsham Hockey Club and the charitable and educational institutions that will one day call it home.

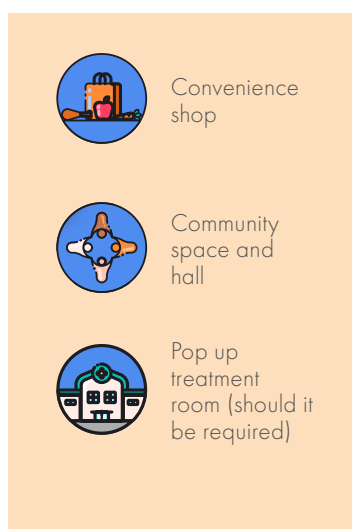
A key message from the partner organisations has been the very real benefits of co-location and the sharing of costs and facilities. This will serve to safeguard the viability of all of the organisations long into the future.



Proposed uses for Horsham Golf & Fitness Village sports and leisure hub proposals



Proposed uses for the local shop and community space



Placemaking: principles



1. Inclusive activity for all



2. A 20-minute neighbourhood



4. Co-location of community facilities



7. Appropriate infrastructure



14. Keeping jobs and money local

A lasting sporting legacy

Facilities that can be shared by all the sporting organisations will enhance their long-term viability and reduce running and maintenance costs. Coaches, officials and other staff across various sports disciplines will also have opportunities for training and employment.

The benefits co-locating of facilities

The co-location of facilities at Horsham Golf & Fitness Village offers several benefits, including:

- **Improved accessibility and sustainability:** By placing facilities close to each other, accessibility is increased and transportation costs are reduced, promoting the use of sustainable transportation options such as walking and cycling.
- **Efficient land use:** Co-location optimises the use of land, reducing the amount of land required for each individual facility.
- **Enhanced liveability:** By co-locating residential, commercial, and community spaces, a vibrant and liveable community is created that fosters social interaction and a sense of community.
- **Boosted economic development:** The co-location of businesses and employment opportunities leads to increased economic development in the area.
- **Improved public health:** Placing health and wellness facilities, such as gyms and treatment rooms, close to other community facilities, can improve public health and make health services more accessible.

These benefits help create more sustainable, liveable, and economically vibrant places and contribute to the overall quality of life for residents and workers at Horsham Golf & Fitness Village.



A local centre to meet the daily needs of residents

Horsham Golf & Fitness Village provides a new mixed-use local centre to meet the day to day needs of residents. This includes a local convenience store and flexible community space, including a community hall, which could potentially include treatment rooms for a GP if required.



Placemaking: principles



9. Activity promotion and local champions

Job creation



105-170 new operational jobs provided across golf, catering and customer service

Partnership with local sports clubs and organisations

As explored earlier in this document, the social benefits associated with the proposals are unlike any other in the District. The proposal for Horsham Golf & Fitness Village has been drawn-up in consultation with the Hop Oast Sport Committee that includes Warren Clark Golfing Dreams, The Golf College and Horsham Hockey Club – all of which form a key part of the heritage and social fabric of Horsham. The plans have also received the backing of England Hockey who made independent representations to the Local Plan consultation process.

Ensuring the long-term operation of these organisations, alongside the retention of Horsham Golf Club and Horsham Football Club, will directly support the overall growth of Horsham and preserve the sporting heritage of the District for the following reasons:

- the collaborative approach is unique among development options in the District. Other development proposals pay lip service to the provision of community facilities. By taking the time to understand their long-term needs, Horsham Golf & Fitness Village seeks to build a new community around these clubs and create the strongest possible platform from which to ensure they can survive and thrive for years to come.
- the proposals have received the support of these sports clubs (both at committee-level and among their memberships) as part of the draft Local Plan consultation.

Warren Clark Golfing Dreams



Warren Clark Golfing Dreams (WCGD) is an inspirational golfing charity set up by Dawn Osborn and Warren Clark to provide golf and multi-sports experiences to disadvantaged and disabled members of the local community.

In 2019, WCGD introduced golf to 6,000 people over 35 events. Following its relocation to our Site, the provision of a new Community Hub for WCGD will enable the charity to expand its work exponentially.

As an inclusive education provider, WCGD will also offer independence training, a small on-site community charity shop, community hall, gym, sensory room, gaming room and endless/hydro pool with swim resistance and treadmill.

The inclusion of the WCGD Community Hub will create a level of social value legacy rarely seen as part of a mixed-use development.

The co-location of WCGD alongside the multi-sport offer we are proposing on the Site will derive significant social value by enabling the charity to access the other sports uses to be located on Site.

Once operational on the Site, WCGD will deliver the following social benefits, which are predicted to increase year-on-year as the charity becomes established:

- An estimated 13,000 visits to WCGD per year, benefiting disadvantaged and disabled people in the local area
- Increased opportunities for learning, training, apprenticeships and employment through the educational centre based in the WCGD community hub
- Increased participation in sports, including among women and girls, and engagement with local schools (e.g. after school Clubs/sports fixtures)
- Enhanced employability and education through pupil referral units and NEET programme provision
- Enhanced social inclusion and community cohesion by working with young carers, mentoring young offenders
- Promoting healthier lifestyles for young people and adults by engaging in physical activity and social connectivity
- An increase in community space with the new hub which would be accessible to people outside of the WCGD service user base and membership.





A home for The Golf College



The Golf College is a unique educational facility that will be an asset to Horsham's educational provision.

Offering a BTEC in Sports at Level 3 (equivalent to 3 A levels) and with a 100% pass rate, the standard achieved at The Golf College is 10% above the national average for this course.

Currently between 20-25 students enrol each year across two year groups, but the relocation of The Golf College to the Site will enable the college to expand and meet its long term ambitions, including an aspiration to offer Masters level qualifications.

The arrival of The Golf College will generate a local economic benefit of around £100k per annum, with many students being hosted by local families.

Complementing the arrival of the Warren Clark Golfing Dreams charity, The Golf College also caters for students with learning and physical disabilities.



A new home for Horsham Hockey Club



The lack of a home for Horsham Hockey Club has placed limits on its capacity and ability to grow, as well as its long-term sustainability.

Hockey is a popular sport locally with a great history of British success. The lack of capacity in West Sussex has restricted the growth of the sport when compared to neighbouring counties like Surrey.

The proposals, developed in consultation with the club, would deliver a high quality base for training, matches and social activity. Bringing an end to its current nomadic existence.

A new home for Horsham Hockey Club will deliver:

- the potential to greatly increase membership from the current level of 350.
- the ability for the club to achieve England Hockey Talent Centre accreditation through the provision of high quality facilities, with increased capacity, dedicated to hockey.
- increased access for school children to an elite sporting environment
- accessibility to disabled athletes which the current set-up does not provide
- training opportunities for coaches and other officials to ensure the long-term sustainability of the club
- two full-size pitches, with one designed for dedicated hockey use and the other designed for multi-sport use, supporting netball and tennis, as well as hockey. Supplemented by a dedicated hockey match warm-up area.





The clubhouse

The clubhouse will provide new and improved facilities for both golfing members and the general public to enjoy. The cafe, bar, restaurant and games room will allow for a place to relax after a visit to the gym, sports match, round of golf, or simply to meet friends and family. It includes an outdoor terrace and roof terrace for visitors and residents to unwind and/or enjoy sporting games on the multi-use pitches. A new golf shop, including a micro-shop selling essential items, help to meet daily and sporting needs.



Re-imagined golf facilities

Horsham Golf & Fitness village will retain and enhance the existing sporting facilities and will modernise the existing golfing offer to reflect the changes in the way golf is now enjoyed. This approach will help to protect the longer term economic viability of the golf club and includes:

- two new short format golf courses and a practice putting green
- a new and improved, two tier, driving range
- two new adventure/crazy golf courses



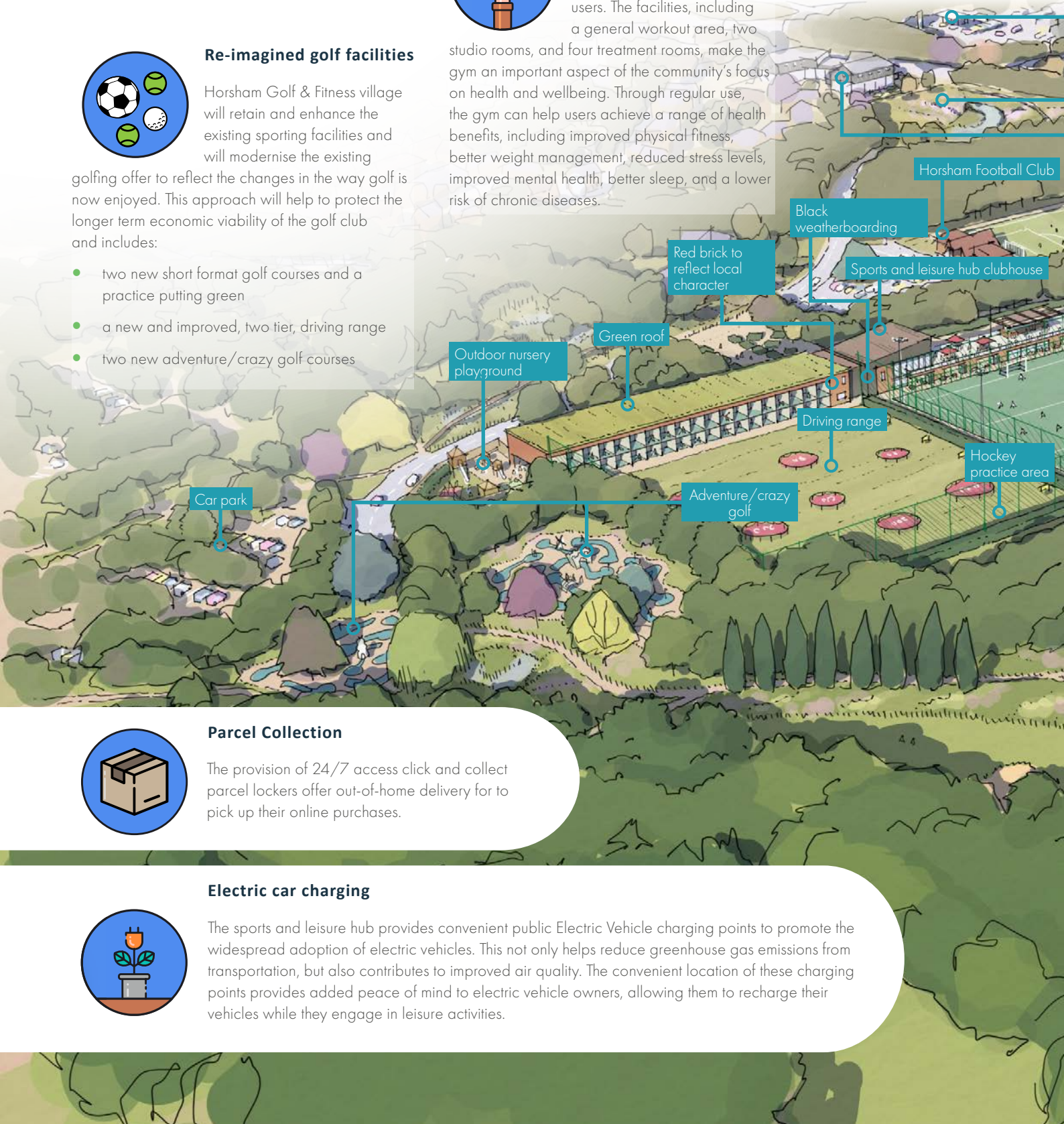
Horsham Football Club

Co-locating the sports and leisure hub with Horsham Football Club has several benefits for both entities, including the provision of additional parking for match days and the shared use of food and beverage facilities. This arrangement can enhance the long-term viability of both the football club and the sports and leisure hub, from both operational and economic perspectives.



Gym

The provision of the new gym within the clubhouse provides a comprehensive health and wellness experience for its users. The facilities, including a general workout area, two studio rooms, and four treatment rooms, make the gym an important aspect of the community's focus on health and wellbeing. Through regular use, the gym can help users achieve a range of health benefits, including improved physical fitness, better weight management, reduced stress levels, improved mental health, better sleep, and a lower risk of chronic diseases.



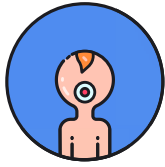
Parcel Collection

The provision of 24/7 access click and collect parcel lockers offer out-of-home delivery for to pick up their online purchases.



Electric car charging

The sports and leisure hub provides convenient public Electric Vehicle charging points to promote the widespread adoption of electric vehicles. This not only helps reduce greenhouse gas emissions from transportation, but also contributes to improved air quality. The convenient location of these charging points provides added peace of mind to electric vehicle owners, allowing them to recharge their vehicles while they engage in leisure activities.



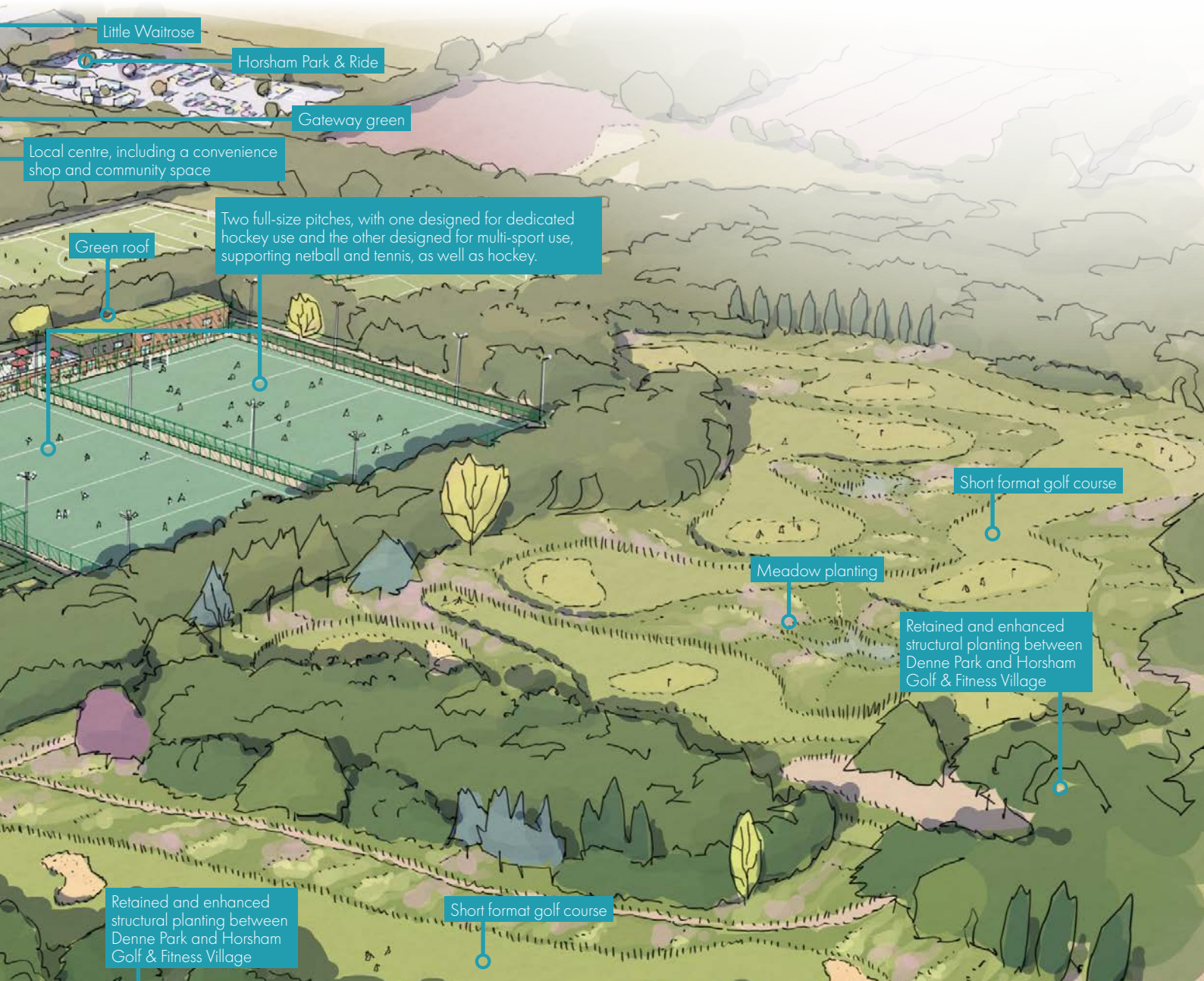
Nursery

The nursery, located near existing transport links such as the Horsham Park & Ride, will serve the development and its surrounding community by providing a place for children to learn and grow. It will feature an outdoor playground specifically designed for the use of the nursery to ensure the highest level of safety for its children. This nursery will provide an opportunity for children from the local area to attend and receive a supportive and nurturing environment for their development.



Coworking spaces

The COVID-19 pandemic has changed the way people live and work in a lasting way. Evidence from Advanced Workplace Associates shows that workers now prefer and expect a more balanced work-life experience, with some time spent at home and the rest in the workplace. The proposals for Horsham Golf & Fitness Village aim to promote new ways of working by offering co-working spaces, meeting rooms, and conference rooms to promote more flexible working arrangements. These co-working spaces also provide opportunities for networking and help to foster a sense of community.



A local centre to meet the daily needs of residents

A mixed-use local centre includes a local convenience store and community space, which could potentially include treatment rooms for a GP if required.

Pre-application engagement with Horsham District Council revealed a desire to see a local centre on-site to meet the daily needs of the community.

A landscaped approach

Relationship to approach drive to Denne Park

The northern section of Horsham Golf & Fitness Village will retain its current character as a short format golf course and will feature a combination of traditional golf course elements with an emphasis on species-rich grasslands and areas of rough that connect to enhanced scrubland. This not only provides an amenity for golfers, but also positively contributes to biodiversity. Discussions with Council officers prior to the application revealed that retaining the current short format golf use next to Denne Park's approach drive would be preferable to changing the area to a grassland meadow in terms of its character.

Additionally, the new woodland buffers and wooded areas will help separate the sports and leisure hub from Denne Park, while also providing a valuable wildlife habitat and a beautiful setting for golf course patrons. These improvements will enhance the character of Denne Park and its surroundings, including the approach to the building, which runs parallel to the northern boundary.

Create a feature wetland landscape

The creation of a new wetland habitat enhances the current pond and provides a diverse and supportive environment for wildlife. The wetland will feature a variety of habitats, including permanent ponds, marginal planting and wet meadows and will be part of the site's sustainable drainage strategy.

The wetland will provide recreational and educational opportunities for visitors and the local community, with accessible boardwalks, viewing platforms, and seating areas. It will also have a positive impact on water quality and help to manage and reduce the risk of flooding. This new habitat will not only benefit wildlife, but also promote community well-being, education and a greater understanding of nature.

Courtyard space

The courtyard serves as a welcoming and inviting south-facing entrance to the clubhouse, with a beautifully designed landscape. The space includes raised planters and urban tree planting, including pleached trees that provide a strong canopy for shade. This creates an attractive setting for outdoor activities like dining, events, and relaxation.

Green roofs and roof terrace

The green roof system will have both aesthetic and environmental benefits. It will seamlessly integrate the clubhouse building into the surrounding landscape while reducing its visual impact on the historic Denne Park House. The green roof will provide environmental benefits, such as creating a habitat for wildlife, increasing biodiversity, and using rainwater for irrigation as part of a sustainable water strategy.

In addition, a terrace overlooking the sports pitches is proposed for the bar, café, and restaurant. The terrace will feature raised beds with plants for both aesthetic appeal and to provide shelter, add seasonal interest, and enhance the ecology.

Car Park

A more rural approach to parking is proposed, using permeable paving such as rolled or bound gravel with ground reinforcement products for parking bays to create a softer, less urban appearance. Tree planting and low hedgerows between parking runs will also help to soften the appearance of the car park, providing shade and blocking views of parked and moving vehicles.

- | | | |
|--|--|--|
| 01 Access road | 09 Spectator area | 15 Entrance/arrival courtyard and terrace |
| 02 Sustainable drainage systems including swales (SuDS) | 10 Hockey practice zone | 16 Wetland landscapes |
| 03 Existing pond to be retained | 11 Driving range and nets | 17 Nursery playground |
| 04 Retained and enhanced vegetation | 12 Driving range building area | 18 Green keepers compound |
| 05 Landscape buffer | 13 First floor terrace for spectators and the clubhouse bar, cafe and restaurant | 19 Adventure/mini golf |
| 06 Car park including drop off/pick up area and service/refuse bay | 14 Sports and leisure hub clubhouse. Includes Horsham Hockey Club, Warren Clark Golfing Dreams, The Golf College, Horsham Golf shop, cafe, bar and restaurant, co-working space, sports and leisure facilities, a gym, a nursery and parcel collection point | 20 Putting green |
| 07 Short format golf course | | 21 Proposed ponds |
| 08 Hockey pitch including markings for tennis, basketball and five a side football | | 21 Meadow planting and species-rich landscapes |





Illustrative framework masterplan for Local centre, sports and community hub. Not to scale. Mapping source: Google Earth

DESIGN PRINCIPLES CONTINUED

Retain existing vegetation to help form a green infrastructure network and maintain visual screening of Site

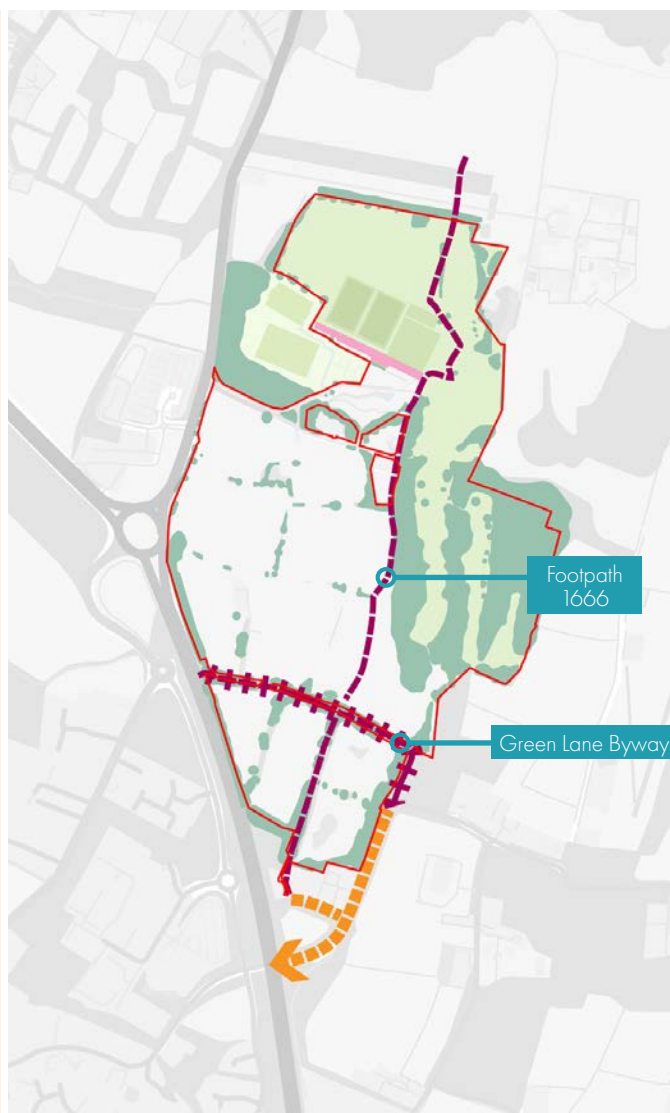
Existing, good quality hedgerow and tree planting already forms a valuable and biodiverse green infrastructure network.

Existing planting and woodland corridors will be retained and enhanced through new green infrastructure to support a biodiversity net gain and create a valuable leisure resource.



Maintain public rights of way within proposed landscape corridors

Footpath 1666 and the Green Lane byway will be retained and, as appropriate, improved within landscape corridors as part of the wider proposal for pedestrian, cycle, and equestrian routes at the Horsham Golf and Fitness Village (refer to pages 103 and 106 for details). Footpath 1666 runs north-south, linking the Site with Horsham, the Green Lane byway, Kings Lane/Southwater Street (■■■), and Southwater. Footpath 1666 and the Green Lane byway connect Horsham Golf & Fitness Village to Kings Lane/Southwater Street, which spans the A24 and continues into Southwater. A financial contribution towards the provision of additional footway on Southwater Street is proposed.



Positively respond to existing infrastructure and utilities

The proposals aim to preserve and improve the existing tree belt and provide a new landscape corridor along the A24 and Worthing Road (●). This placemaking approach provides an attractive outlook for new homes while also reducing the visual impact and potential noise from the road. The existing woodland to the east will be retained and improved, serving as a transition zone and buffer (●) to the open countryside. This green buffer will offer opportunities for creating a diverse landscape corridor, including drainage features, growing and leisure spaces and play areas for children. The gas main alignment (■) will be seamlessly integrated into a landscape corridor, contributing to the development of a complete green infrastructure and active travel network (refer to pages 102-107 for more information).



Create a new parkland and network of green corridors to enhance biodiversity, encourage active travel and promote health and wellbeing

A network of landscape corridors and spaces (●) promote health and wellbeing and enhance biodiversity.

A comprehensive linked green infrastructure network will:

- promote walking and cycle links with Horsham, Southwater and the countryside
- reinforce a naturalistic and tree planted soft edge between the Site and open countryside to mitigate for external views
- promote health and wellbeing through the provision of a variety of active and leisure landscapes, such as a trim trail circuit and outdoor gym
- provide an opportunity to create a range of 'growing landscapes', including allotments (●), community orchards and gardens to promote wellbeing
- incorporate areas of formal and natural play to promote health and wellbeing in an inclusive environment that takes account of differing needs and interests
- create an attractive outlook for new homes to create a truly distinctive place
- support elements of 'Becoming a wilder Horsham'

The creation of a sustainable drainage system network (●) provides the opportunity for semi-wetland habitats, including a feature wetland landscape (●), to enhance biodiversity. Swales and ponds also provide places for people to enjoy nature and relax.



Responding positively to surrounding context

High quality, sustainable design and architecture that is distinctive and complimentary to Horsham, Southwater and the surrounding settlements is at the heart of the design approach for Horsham Golf & Fitness Village. A variety of housing densities reflect local character and respond to a landscape-led approach.

Lower density areas (○) overlook and respond to parts of the Site at the interface with the countryside that require a lesser intensity of development.

Medium density (●) development overlook internal roads and public spaces

Higher density areas (●) respond to parts of the Site that are less visually sensitive and that are set in the context of existing development.

Please refer to the character area chapter of pages 124- 131 for further information.



Create a gateway to Horsham Golf & Fitness Village

A gateway neighbourhood green has been created at the primary access point of the Horsham Golf & Fitness Village site to provide a welcoming sense of arrival. This green space is located near the local centre and features an attenuation basin, tree planting, opportunities for informal play and social interaction, and is part of the trim trail circuit.

Pre-application discussions with the Council revealed a desire for a focal neighbourhood green space and local centre to be created in the southern part of the masterplan.



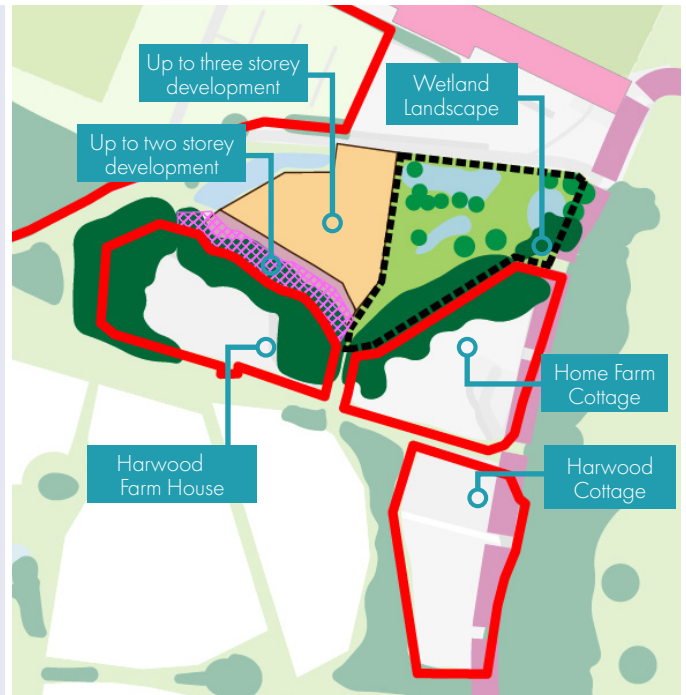
Setting and understanding of residential amenity

Proposed development will retain existing vegetation, where appropriate, to create a buffer between new and existing development (●). Horsham Golf & Fitness village proposes a new wetland landscape north of Home Farm Cottage, this will help to improve biodiversity within the site but also provide key amenity spaces for new and existing local residents.



A no development zone (●) as well as height restrictions will be implemented to respect the privacy and amenity of the existing dwellings.

During pre-application discussions with the Council, it was revealed that there is a desire to ensure that the residential amenity of existing properties is not adversely affected.



Getting to Southwater and Horsham local centres

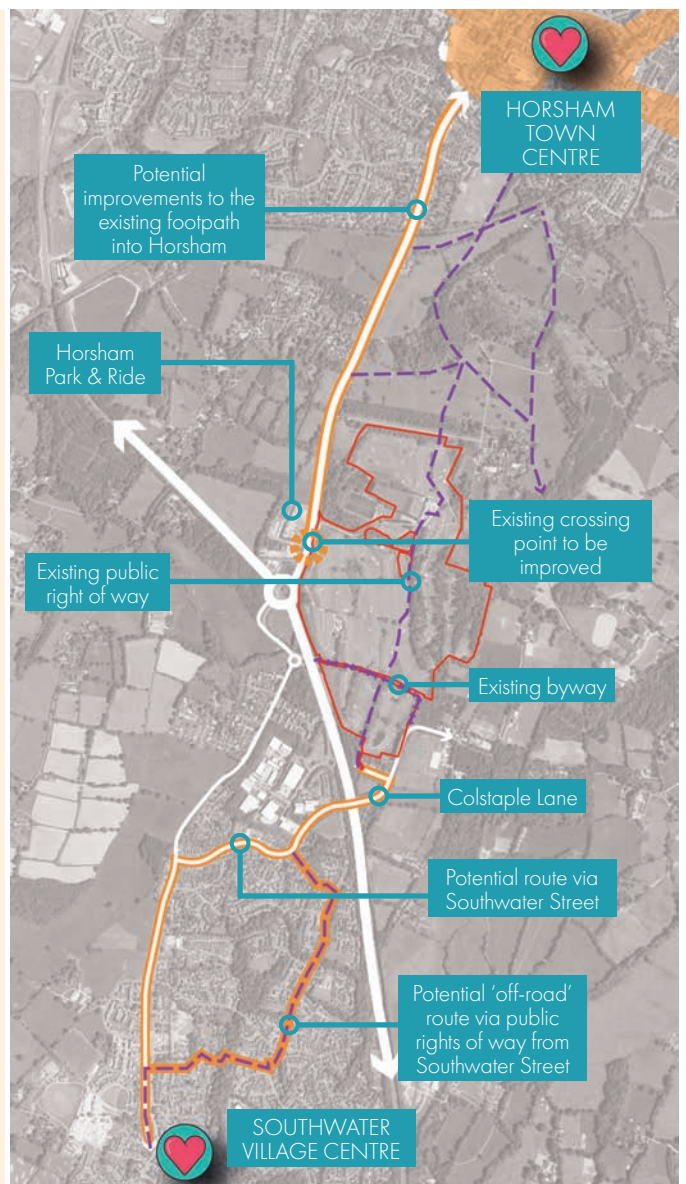
A frequent and rapid bus route serving Horsham and Southwater already exists immediately adjacent to the site at the Park & Ride. The existing crossing point will be improved to facilitate access to this from the development, alongside exploring the potential for an on site bus stop.

At present, the most direct route between Southwater and Horsham requires pedestrians and cyclists to traverse the dangerous and intimidating Hop Oast roundabout. However, the Site is strategically located to utilise and enhance pedestrian and cycle links between Horsham and Southwater. This could include a direct, yet safe route via a new pedestrian/cycle crossing on the A24 which would, in turn, connect to Worthing Road via a route through our Site.

There is also opportunity for improvements to the existing footpath along the B2237 into Horsham to promote safe routes into the town centre.

For cyclists and pedestrians, they will also be able to exit the Site onto Colstaple Lane and then join Southwater Street. This provides a good, safe connection to the facilities/amenities in Southwater without the need to negotiate the A24.

Worthing Road is suitable for cycling and this is a common occurrence currently. Cycling in particular may be an attractive option to reach the station, especially with the growth in electric bikes.



Encouraging sustainable travel

Existing Park & Ride

The Horsham Park & Ride is located directly opposite the Site on the western side of Worthing Road. This facility provides an excellent opportunity to use the bus services to access local facilities/ destinations and also allows local residential areas to reach the Site and the new facilities to be provided. Car movements to and from the site are projected to be substantially lower with the benefit of this adjacent facility than a comparable development elsewhere.

Pedestrian access to this facility from the Site will be enhanced via improvements made to the crossing facilities on Worthing Road.

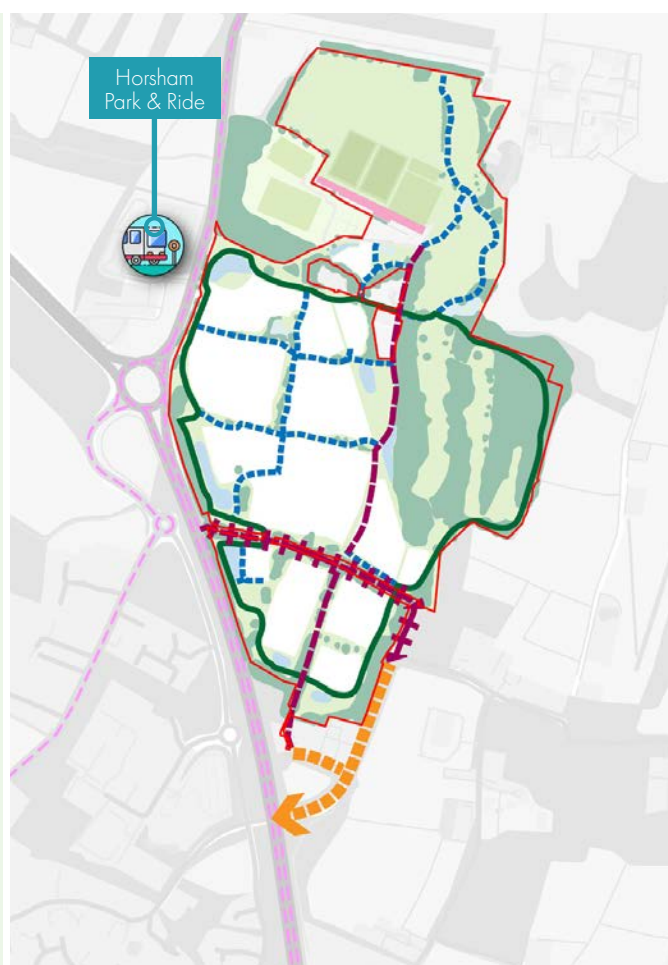


Opportunity to provide a safe and attractive circular trim trail around Horsham Golf & Fitness Village to encourage sport and active leisure. Trim trails are for use by all regardless of age, gender and ability

In addition to new and improved pedestrian and cycle connections (■ ■), as well as the maintained PRoW footpaths (■ ■) and byway (■ ■), the Site will deliver a new 2.7km trim trail circuit (■ ■) to promote active travel, reduce car dependence and create opportunities for sport and active leisure. Areas of the trail will be wheelchair accessible allowing access to a range of people regardless of ability.

On the trim trail people can enjoy the outdoors and improve their general fitness, physical health and wellbeing by:

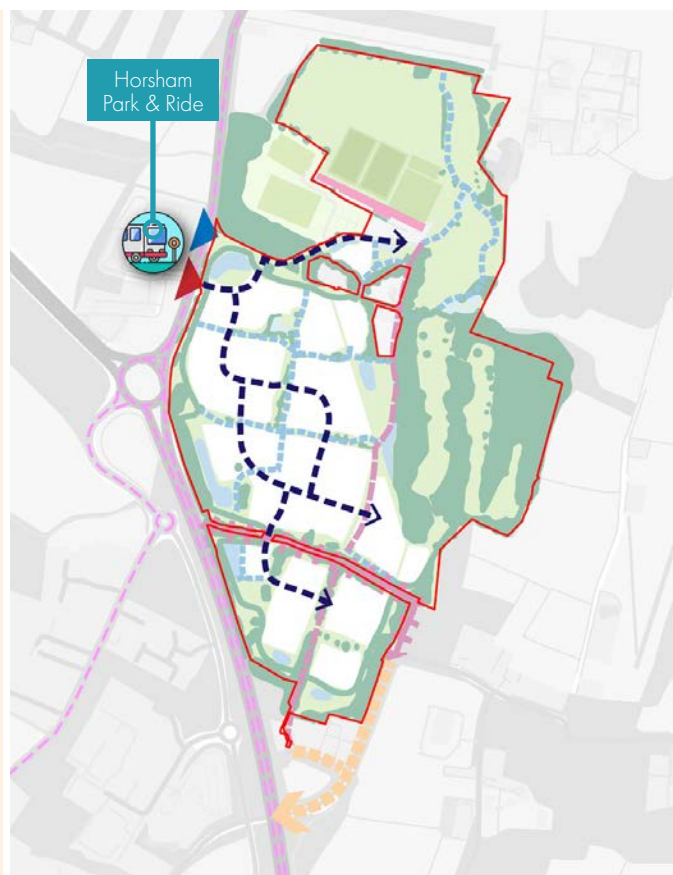
- walking and/or running along the measured trim trail
- visiting the outdoor gym to use inclusive and accessible equipment to build their confidence. This could be in the form of individual exercise or as part of group or programmed activities.



Create a network of safe and attractive green and healthy and streets

The scheme discourages the use of the private car and promotes active travel to encourage sustainable journeys to meet daily needs. Designing roads and pavements in such a way that prioritises walking and cycling is key to our proposals, making active travel appealing from the outset. This approach, combined with the creation of a sports and leisure hub and a local centre, and by locating homes within a short walk to Horsham Park & Ride, serves to reduce carbon emissions, encourage active travel and promote health and wellbeing.

The scheme will retain the existing Site access (▼) and also propose a new vehicular access point (▼), which will be taken from Worthing Road (B2237) to serve the development.



ILLUSTRATIVE MASTERPLAN



The Site is uniquely located immediately adjacent to an under-utilised sustainable transport hub in the Horsham Park & Ride, providing frequent and rapid services into the centre of Horsham and the train station. Analysis has shown this will result in substantially fewer car movements than a development in a location that does not benefit from this facility.



The creation of a sports and leisure hub, alongside the retention of a revised golf offering more suited to modern demand, is proposed to include a new home for The Golf College and Horsham Hockey Club. It will provide a significant social benefit, meeting locally identified needs through a partnership approach with local sports clubs. The scheme will have health at its heart in line with Sport England guidance, with trim trails, outside gyms and wheelchair accessible paths through the retained golf course and woodland. Support from the clubs and the wider public for the proposals is evident from the correspondence submitted to the Regulation 18 Consultation on the Local Plan.



Provision of a new home for Warren Clark Golfing Dreams, a charity focused on using golf to encourage disabled and disadvantaged groups to become more involved in sport, with the physical, social and mental benefits this brings. The new facility will enable the charity to expand their offering, with facilities for life skills training, sensory pool and treatment rooms, alongside providing access to a wider range of sporting opportunities through our sports club partners. Warren Clark Golfing Dreams is widely known and supported locally, as evidenced through the support demonstrated during the Local Plan consultation, and their new facility will help them reach their potential.



The long-term viability of the clubs will be enhanced through shared facilities and lowered operating costs. The intention is to also provide training and employment opportunities for coaches, officials and other staff across a range of sports disciplines in conjunction with The Golf College, an educational facility for 50 sixth form students seeking to pursue a career in golf. The Golf College are further looking to expand their offering beyond six form with a degree and Masters level qualification working with graduates from the college. The intention is to deliver these programs within the infrastructure provided and enabled by this development.



The day-to-day needs of residents will be met within the Site and immediate area which includes the Horsham Park & Ride and a Little Waitrose. On-site provision will include a local centre including a convenience shop and community space, as well as the sports and leisure hub that includes co-working space, a gym, nursery, cafe, bar and restaurant and other sporting facilities.



Improvements to foot and cycle ways, both within and outside the Site, and financial contributions to footway and cycle upgrades to Southwater Street and Worthing Road which will link the Site to Southwater and Horsham via new sustainable walking and cycling routes.



Improvements to the Hop Oast roundabout, including the use of golf course land to facilitate a left hand only lane heading south on Worthing Road. This is projected to significantly improve traffic flow.



The proposed development will provide up to 800 new homes and various sports, leisure, and community facilities in a sustainable location. This will make a significant impact on the much-needed housing supply. The proposed range of community benefits is unmatched by any other scheme being considered in the Local Plan.



Site boundary

01

Proposed vehicular/pedestrian and cycle access point

02

Sustainable drainage systems including swales (SuDS)

03

Existing ponds to be retained

04

Retained and enhanced vegetation

05

Primary access road

06

Car park including drop off/pick up area and service/refuse bay

07

Neighbourhood equipped area for play (NEAP)

08

Local equipped area for play (LEAP)

09

Short format golf course

10

Edible landscapes/orchard planting

11

Allotments

12

Meadow planting and species-rich landscapes

13

Pedestrian connection points

14

Potential pedestrian/cycle access

15

Proposed pedestrian/cycle path

16

Wetland landscapes

17

Forest school

01

Mixed use local centre (to include a community facility and local shop)

01

Mini/adventure golf

02

Hockey pitch including markings for tennis, basketball and five a side football

03

Hockey practice zone

04

Spectator area

05

First floor terrace bar/restaurant

06

Driving range and nets

07

Driving range building area

Proposed sports and leisure hub, clubhouse (to include a bar, cafe and restaurant, golf shop, co-working spaces, The Golf College, sports and leisure facilities, Warren Clark Golfing Dreams Charity, a gym, nursery and parcel collection)

08

09

Green keepers compound

10

Putting green



Proposed play spaces including NEAPS/LEAPS/LAPS



Proposed footpaths



Informal open space



Illustrative framework masterplan. Not to scale. Mapping source: Google Earth

AERIAL ARTIST'S IMPRESSION

The proposed development is a unique opportunity for the District to create a vibrant new health-based community. The delivery of the proposals will provide a sustainable home for sports and leisure clubs alongside educational and charity provision, on an established site, adjacent to an existing public transport hub, supported by the delivery of new housing. The proposals will contribute towards the identified need for sport and leisure provision and make a substantial contribution towards the housing needs of the District. The co-location of sport and leisure provision will create a sustainable sport and leisure hub of District wide significance.

The Horsham Golf & Fitness Village will deliver a vibrant new community with sport and leisure at its heart rather than being an afterthought. Building on the existing provision, the diversification of the sports offer at the Site intertwined with the delivery of a new home for charity Warren Clark Golfing Dreams and The Golf College, creates an environment attractive for all ages and abilities across an abundant range of interests.

The Housing & Employment Site Assessment Criteria published by the Council placed a strong emphasis on the provision of additional community benefits alongside housing proposals. There can be few Sites that have been assessed through the criteria-based approach used by the Council that offer anything close to the range of benefits proposed at Horsham Golf & Fitness Village, the highlights of which we summarise in the table to the right.

Put simply, there are no other Sites where it is possible to deliver the range and quality of the benefits proposed, in a location that is more accessible to high-quality and frequent public transport.





Putting it all together....

A day in the life of Horsham Golf & Fitness Village

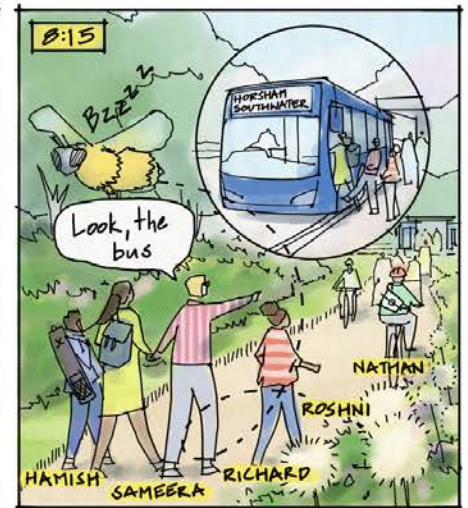
A day in the life of Horsham Golf & Fitness Village brings to life our key placemaking principles of community, inclusivity, equality, health and sustainability. The day in a life cartoon illustrates a new benchmark for flexible living in the post pandemic work.

The story follows a family living at Horsham Golf & Fitness Village. They are:

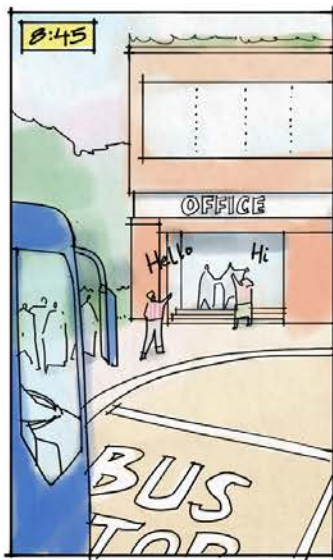
- Father: Richard, 42 years old
- Mother: Sameera, 43 years old
- Son: Hamish, 15 years old
- Daughter: Roshni, 17 years old
- Son: Nathan, 18 years old



Sameera goes for a run around the Site on 2km of trim trails including outdoor gym equipment.



Sameera, Richard, Roshni, Hamish and Nathan take a short attractive walk and cycle along the green landscape corridors throughout the Site to the neighbouring Park & Ride. They catch one of the frequent rapid buses into Horsham and Southwater.



Richard jumps off the bus at Southwater and goes to work at the office.



Sameera jumps off the bus at Horsham Rail Station and catches a train to her office in central London.



Nathan attends the secondary school in Horsham.



Hamish attends a 'life skills' session at Warren Clark Golfing Dreams.



Roshni goes to The Golf College on-site.



Having had a team meeting and picked up work from the office in Southwater, Richard then visits his GP and catches a bus back to Horsham Golf & Fitness Village. Hopping off the bus, Richard visits the Little Waitrose and ATM next to the Park & Ride to pick up some day to day groceries and cash.



Richard returns to Horsham Golf & Fitness Village and has lunch at the clubhouse café with friends. The café is alive with activity.



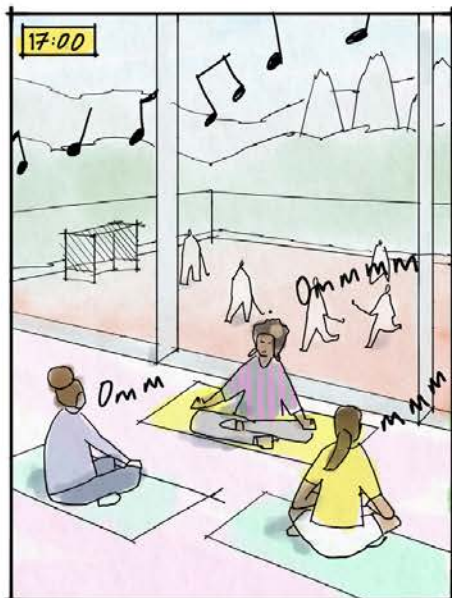
After lunch, Richard works from the flexible co-working space in the clubhouse.



Nathan returns home from school and joins an after school hockey coaching session at the hockey club training pitches.



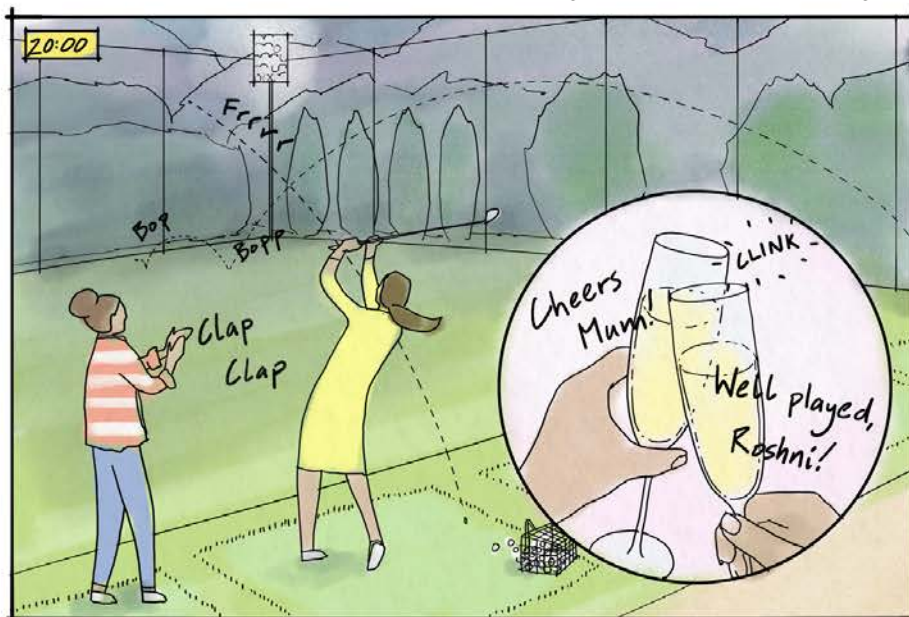
Richard and Nathan pick-up a parcel from the collection facility on-site. Richard receives notification for an online grocery delivery.



Having finished her day at The Golf College, Roshni is at the on-site gym for a yoga class.



The family head out for dinner at the nearby Boars Head pub. It's a short walk along a widened footway.











After dinner Sameera and Roshni head to the on-site driving range together for a bit of mother and daughter time. It's dark and the flood lights are on. Drinks at the sports hub bar afterwards round their evening off in style.
















Meanwhile, Richard prepares for the next working day from a 'designed in' workspace at home. The high-speed broadband makes downloading those files a breeze.

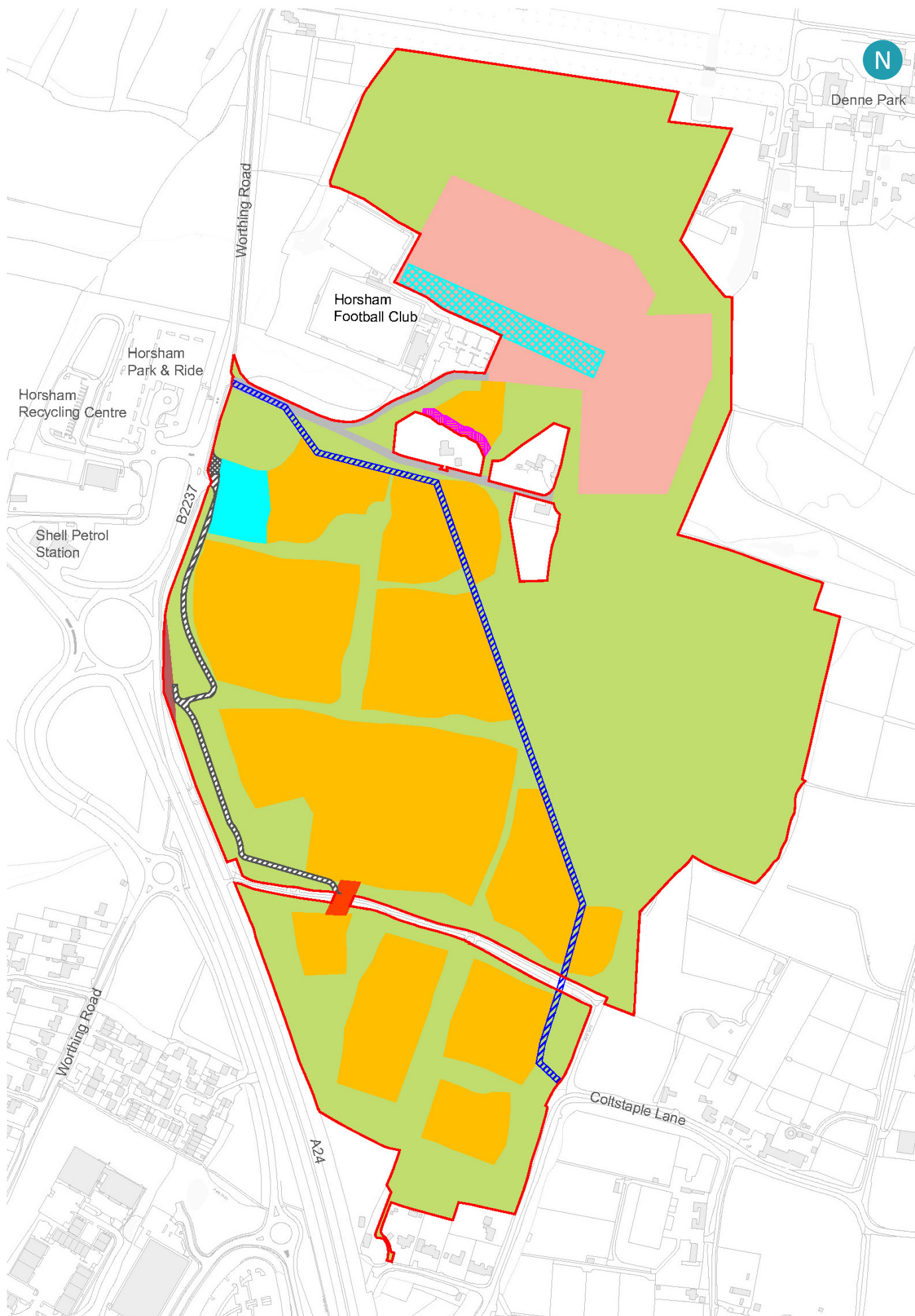
LAND USE

The land use plan on the opposite page outlines the intended use and extent of development for the Site. The Horsham Golf & Fitness Village development will include a new sports and leisure hub, a local centre, a significant amount of green space and up to 800 new homes.

	Net developable area (hectares)	% of total	Dwellings per hectare (hectares)
 Residential (C3)	16.229	29.20%	47.88
 Mixed use local centre (E & C3)	0.478	0.86%	
 Sports and leisure facilities (E, F.1, F.2)	6.001	10.80%	
 Green infrastructure	31.953	57.50%	
 Existing access road	0.424	0.76%	
 Access roads (*)	0.105	0.19%	
 Highways improvements to A24	0.078	0.14%	
 Approximate extents of pedestrian/cycle & equestrian path	0.304	0.55%	
Total	55.571	100.00%	800 homes

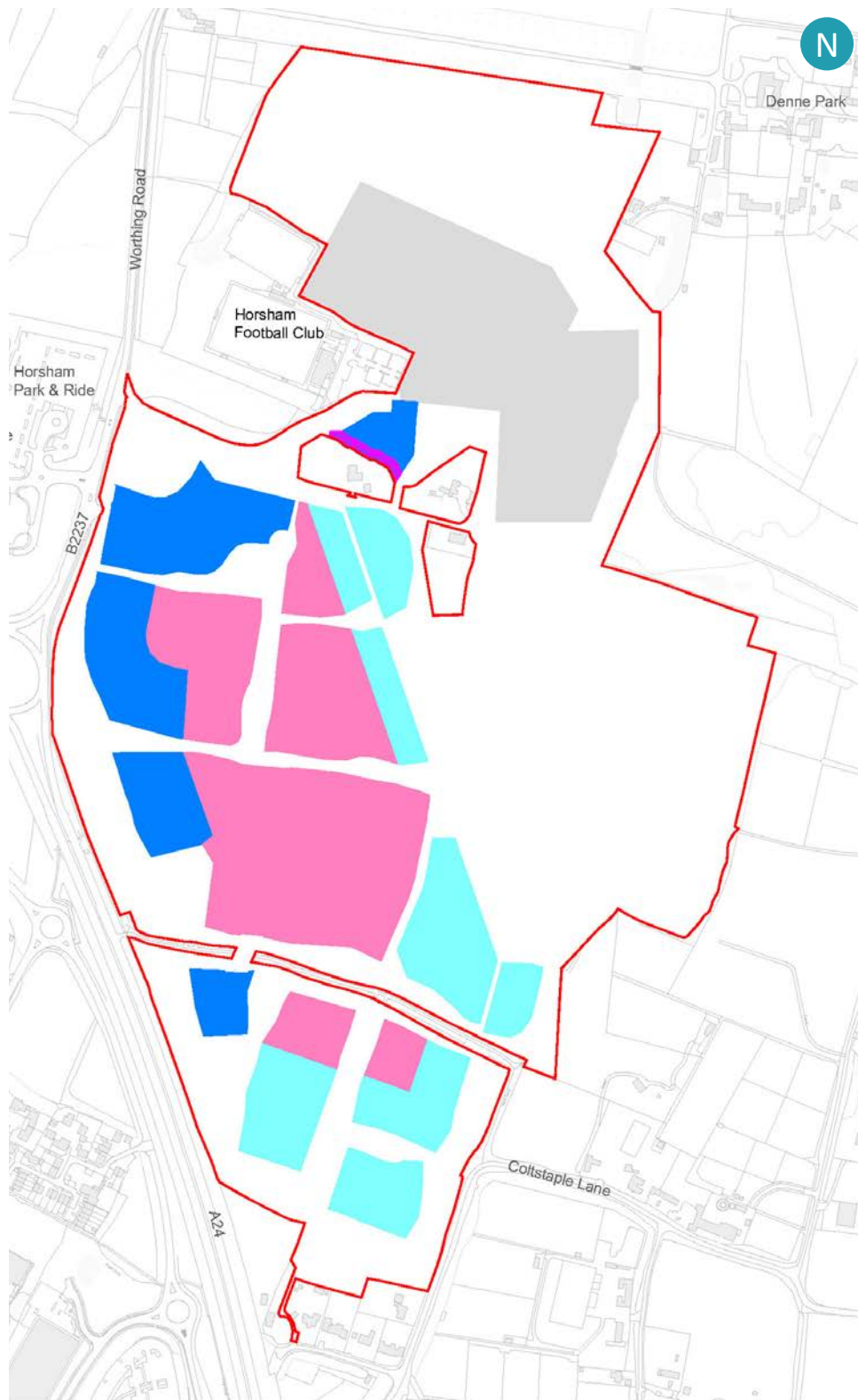
* Access roads include detailed access drawings and indicative access roads

 Site boundary	 Existing access road
 Use Class C3 residential including access roads, footpaths, cycle paths, private garden space, car parking, incidental open space, landscaping children's play areas and sustainable drainage systems (SuDS)	 Access road (refer to detailed plans)
 Use Class E, F.1, F.2 including sports and leisure facilities, access roads, car parking and SuDS	 Approximate extents of highways improvements to A24
 Mixed use building zone extents	 Approximate extents of pedestrian/cycle & equestrian path
 Use Class E, F.2 and C3 including access roads, car parking and SuDS	 Indicative alignment of gas main with 3m easement of 'no development' except for means of access (with a deviation of +/- 3m)
 Green infrastructure including strategic public open space and associated facilities, new planting, SuDS, public art, access roads, utility infrastructure, parking for allotments and children's play spaces (refer to Green Infrastructure Plan)	 Buffer to existing residential building (no residential buildings to be built within this zone)
	 Approximate extents of access road



Land use parameter plan. Not to scale

DENSITY



Density parameter plan. Not to scale.

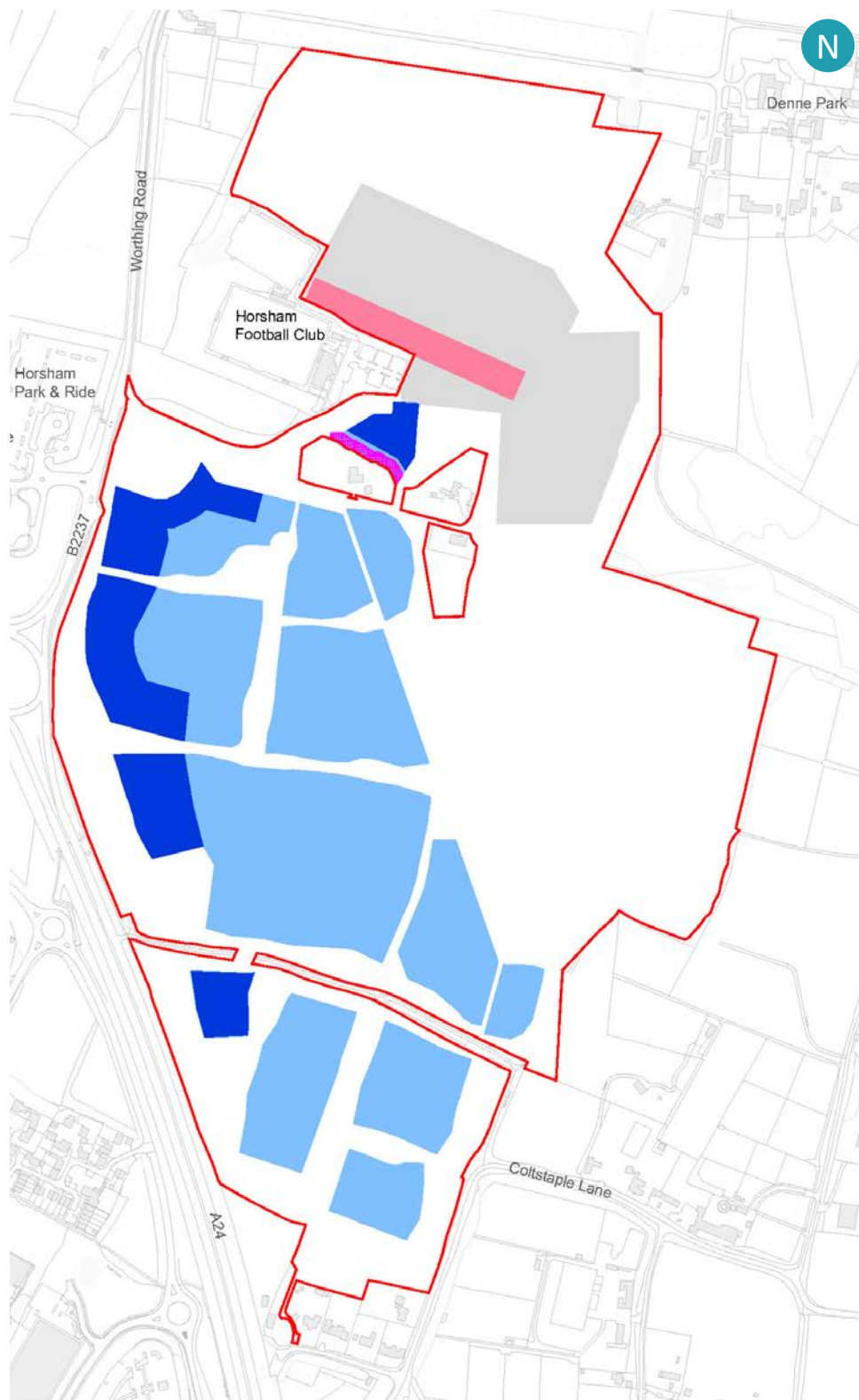
The Site will accommodate up to 800 homes at an average site-wide net density of 47.88 dwellings per hectare.

Lower density areas respond to parts of the Site at the interface with the countryside that require a lesser intensity of development.

Medium/higher density areas respond to parts of the Site that are less visually sensitive and that are set in the context of existing development and highways infrastructure.

-  Site boundary
-  Up to 67.5dph
-  Up to 45.8dph
-  Up to 35dph
-  Extents of local centre, sports and community hub including access roads, car parking and SuDS
-  Buffer to existing residential building (no residential buildings to be built within this zone)

BUILDING HEIGHTS



Building heights parameter plan. Not to scale.

The masterplan proposes the maximum height of proposed buildings to be up to three storeys, which will predominantly be located adjacent to Worthing Road and the A24.

The remainder of the site will generally feature two and a half buildings or two storey buildings across the remainder of the proposals.

There is potential to explore some single and one and a half storey buildings along the periphery of the masterplan, along the east and south of the development extents.

-  Site boundary
-  Up to three storey (12.5m max. ridge heights from ground levels +/-2m)
-  Up to two and a half storey (10m max. ridge heights from ground levels +/-2m)
-  Sports and community uses - up to two storey (11m max. ridge heights from ground levels +/-2m)
-  Extents of local centre, sports and community hub including access roads, car parking and SuDS
-  Buffer to existing residential building (no residential buildings to be built within this zone)

ACCESS AND MOVEMENT

The movement and access strategy for Horsham Golf & Fitness Village has been developed to align with the 15 placemaking principles, set out earlier in this document. This strategy promotes a balance between access requirements and the aspiration to provide a high-quality infrastructure network that complements both the landscape and the existing network of public rights of way.

Public Transport

Horsham Golf & Fitness Village has a significant advantage in terms of public transport access due to its proximity to the Horsham Park & Ride bus facility, located across the Worthing Road from the Site. Frequent bus services are available, reaching various destinations such as Horsham Town Centre in about 10 minutes and the rail station in approximately 15 minutes. Future occupants of Horsham Golf & Fitness Village will have easy access to these services, which will not only benefit the proposed development but also the economic stability of the Park & Ride through additional patronage. The Transport Assessment contains details of discussions held with the bus service operator regarding potential service improvements.

The proposed highway improvements included in this application will enhance pedestrian accessibility over Worthing Road to the Park & Ride by providing signalised crossing facilities. This improvement will benefit not only future occupants of the proposed development but also the neighbouring Horsham Football Club and Denne Park House.

Horsham rail station is served by Southern Rail and Thameslink, located approximately 3km to the north-east. Although not within typical walking distance, the station can be reached within 15 minutes by bicycle (253 cycle parking spaces are available at the station) or via the bus.

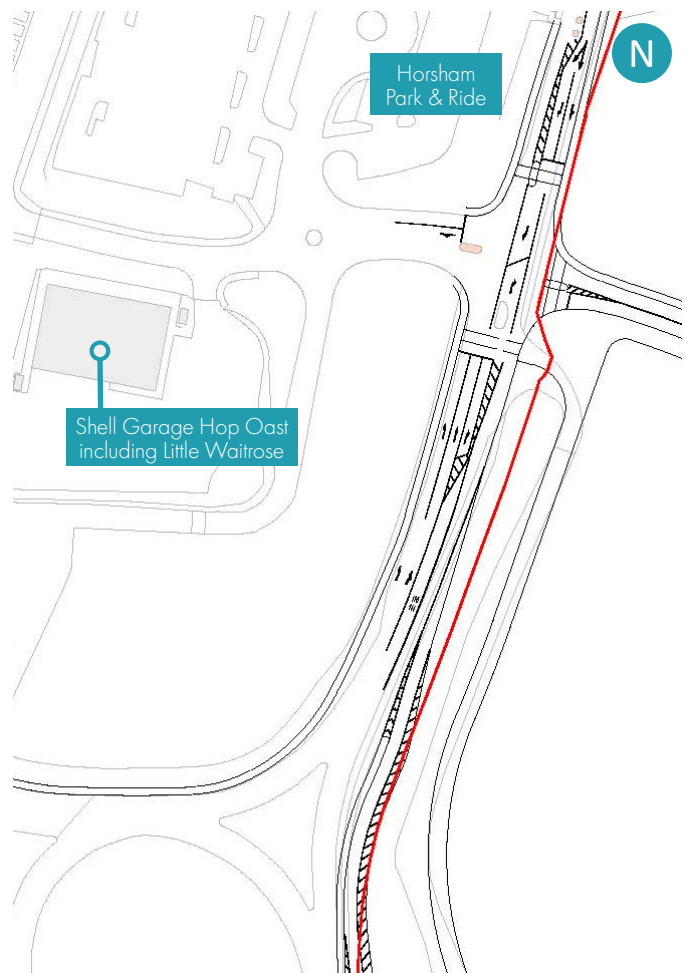
Reduction in private vehicle reliance

Thanks to the excellent access to sustainable modes of travel and the various on-site facilities that Horsham Golf & Fitness Village will offer, the reliance on private cars at this Site will be significantly reduced. The Travel Plan associated with the Site will further encourage and support the use of alternative modes of transport to and from the site, wherever possible.

To ensure that the development operates efficiently without putting pressure on local roads, the Horsham Golf & Fitness Village will only include a realistic amount of car parking. The number of parking spaces will be sufficient to meet the needs of the development while avoiding an over-reliance on private vehicles. The car parking provision will include disabled spaces and electric charging facilities, which will be detailed fully at the reserved matters stage.

Horsham Golf & Fitness Village will feature a car park with 350 spaces shared among the various sports, leisure, and community facilities proposed within the development. This will also provide much-needed additional parking for the Horsham Football Club.

Cycle parking will also be provided, in accordance with the standards at the time of the reserved matters. The location and type of cycle parking will be carefully selected to encourage use by future occupants.



Access strategy plan. Not to scale

Placemaking: principles



2. A 20-minute neighbourhood

3. Connected walking and cycling routes

6. High quality streets and spaces

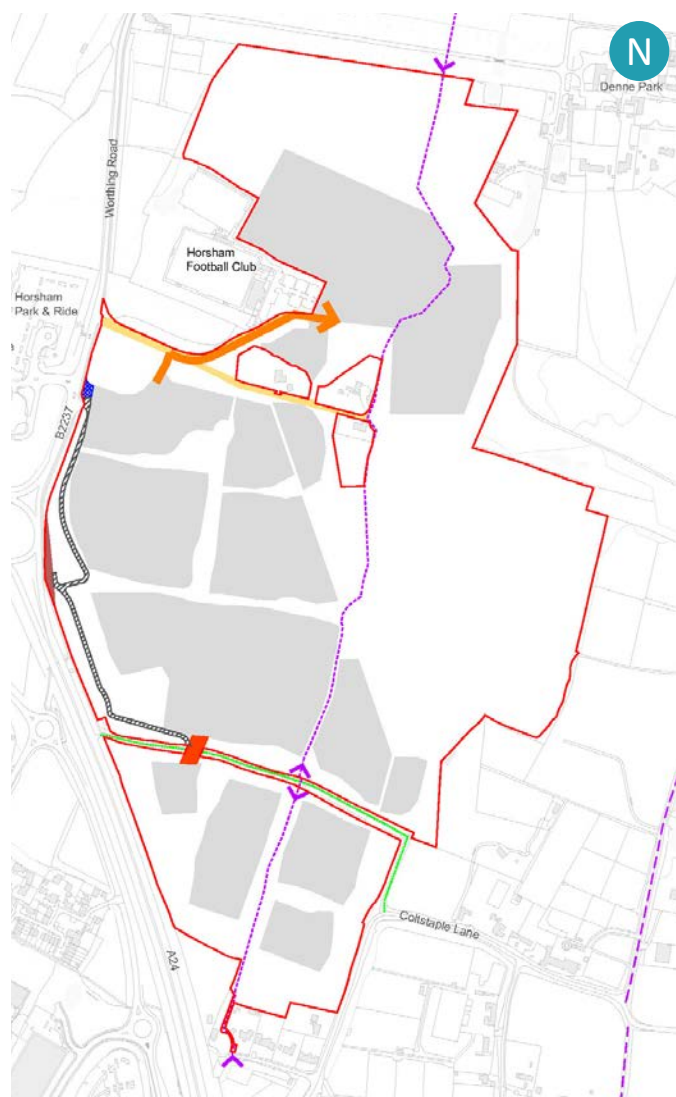
Access

The vehicular access strategy for Horsham Golf & Fitness Village has been agreed upon with West Sussex County Council Highways during the pre-application process. As a result, the Site will have a primary access on Worthing Road, with an additional arm into the Site created through the reconfiguration of the existing Park & Ride junction, providing a signalised crossroads arrangement. The access road will have 10m wide junction radii and 3.65m wide lanes in either direction, with a signalised crossing facility featuring a 3m wide crossing zone and 2m wide refuge island. The crossing links to a 2m wide footway on the northern side of the access, and then to

a 5m wide shared footway/cycleway on the southern side, which continues south to the Hop Oast roundabout and beyond to the existing byway running through the southern section of the Site.

The proposed access plan has been designed according to the relevant standards and has undergone visibility splay and swept path analysis assessments, as well as an independent Stage 1 road safety audit. The plan also includes retaining the existing access on Worthing Road to the north, which would continue to serve the Football Club/three dwellings. However, the long-term goal is for this existing access to be revised to emergency vehicle, pedestrian, and cycle use only. This is not currently possible due to existing legal rights of access to third parties, but further exploration and development will be done to achieve this in the future, with more information to be provided at the Reserved Matters stage.

Horsham Golf & Fitness Village also provides for a segregated left-turn slip lane on the eastern arm of the Hop Oast roundabout (between Worthing Road and the A24). This highway improvement is reliant on land within the applicants' control, and its implementation would result in significant capacity improvements to the Hop Oast roundabout. As part of these works, the current narrow footway will be upgraded to a pedestrian and cycle route shared with equestrians along the southern part. The scheme has been designed in consideration of the Counties' aspirations for the signalisation of the roundabout and improved bus accessibility. The proposed improvements would not be adversely affected by the development scheme if they come to fruition.



Access and movement parameter plan. Not to scale

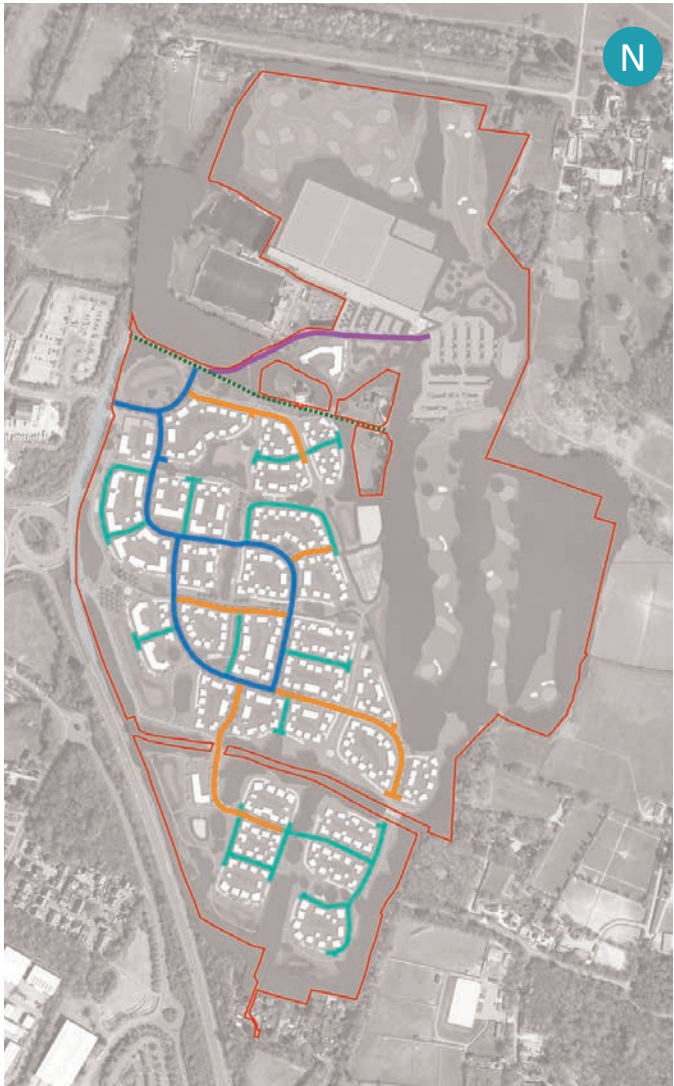
	Site boundary		Public right of way: Byway
	Extents of proposed primary vehicular, pedestrian and cycle access roads (refer to Detailed Plans)		Existing pedestrian links to be retained
	Indicative access to use Class C3, E, F.1, F.2		Approximate extents of highway improvements
	Existing road infrastructure		Approximate extents of pedestrian/cycle and equestrian path
	Public right of way: Footpath		Approximate extents of access road
	Public right of way: Bridleway		

Street hierarchy







Horsham Golf & Fitness Village has a clearly defined street hierarchy that prioritises easy navigation and active travel. The street typologies align with the 15 placemaking principles outlined on pages 74-75, particularly Principle 3, which emphasises the importance of providing adequate space for pedestrians and cyclists. While the specific street typologies have not yet been finalised, the following page provides an overview of the proposed development.

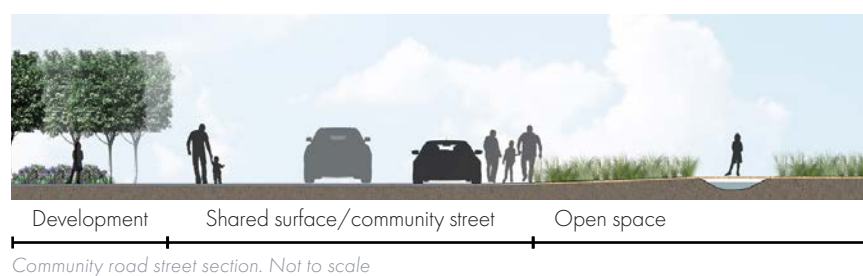
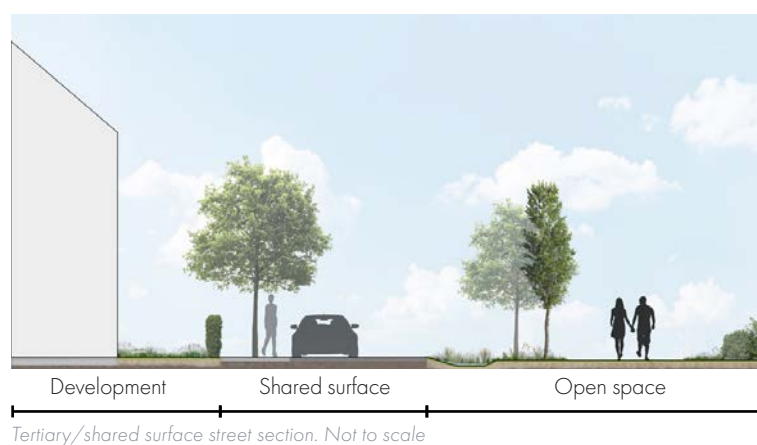
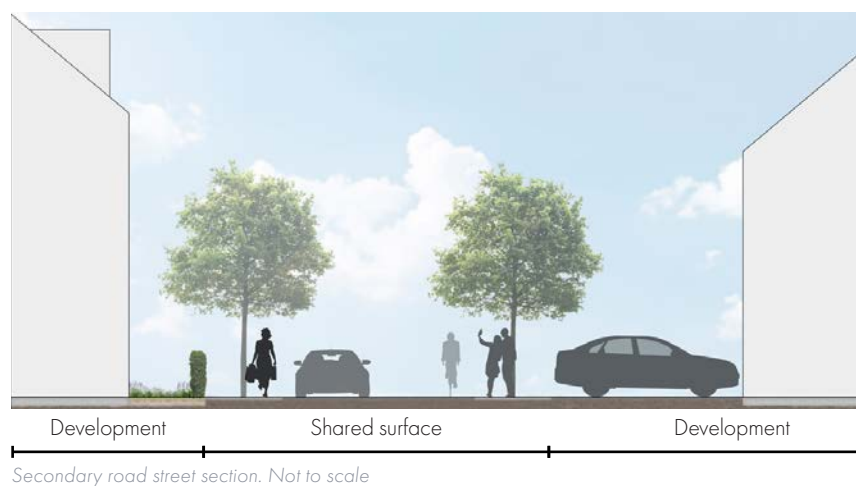
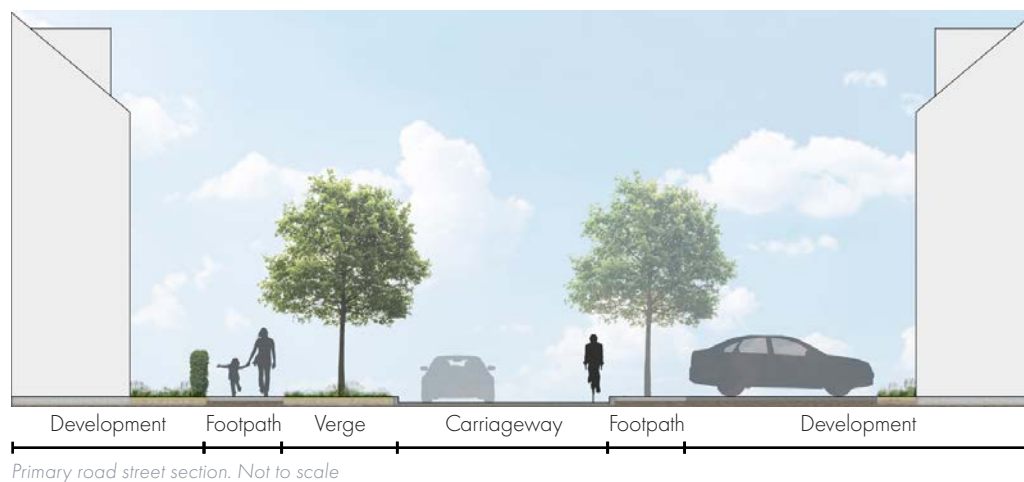
The street hierarchy consists of four types of streets: primary, secondary, tertiary, and ancillary (community) streets. Primary streets serve as the main feeder roads and provide access to the development. Secondary streets are smaller in scale and provide access to clusters of blocks. Tertiary streets are shared surface roadways that provide access to shared private driveways and private residences. The ancillary (community) street provides access to Horsham Football Club and the proposed sports and leisure hub.

Illustrative sections of each street type are provided on the opposite page, although detailed street typologies will be determined during the reserved matters stage of the application.



Illustrative street hierarchy plan. Not to scale

- | | |
|---|---|
|  Site boundary |  Tertiary/shared streets |
|  Primary roads |  'Community' road |
|  Secondary roads |  Existing access roads |



Placemaking: principles



Gender equality
and 'Make Space
for Girls'

Pedestrian/cycle movement

Horsham Golf & Fitness Village increases permeability and promotes active travel by implementing a network of footways, cycleways, and other features, including a 2.7km trim trail. In accordance with Placemaking Principle 15, Gender equality and 'Make Space for Girls' (see page 108-109), all routes will be carefully designed and inclusive, for all, regardless of age, ability or gender. The existing public rights of way will be preserved and enhanced, as necessary, to ensure accessibility for all.

As part of the scheme, a pedestrian/cycle route that is 5m wide will be provided, running from the main access point towards the south, up to the Hop Oast roundabout. At that point, it will also serve as an equestrian route, aligning with West Sussex County Council's vision for the Hop Oast roundabout, before linking to the existing byway in the southern part of the Site.

The proposals also involve making contributions, as stipulated by the S106 Legal Agreement, for additional footway/cycleway enhancements that are deemed suitable. These suggested contributions are outlined in detail in the Transportation Assessment (TA) and align with the Horsham Local Cycling and Walking Infrastructure Plan's findings. The anticipated contributions include:

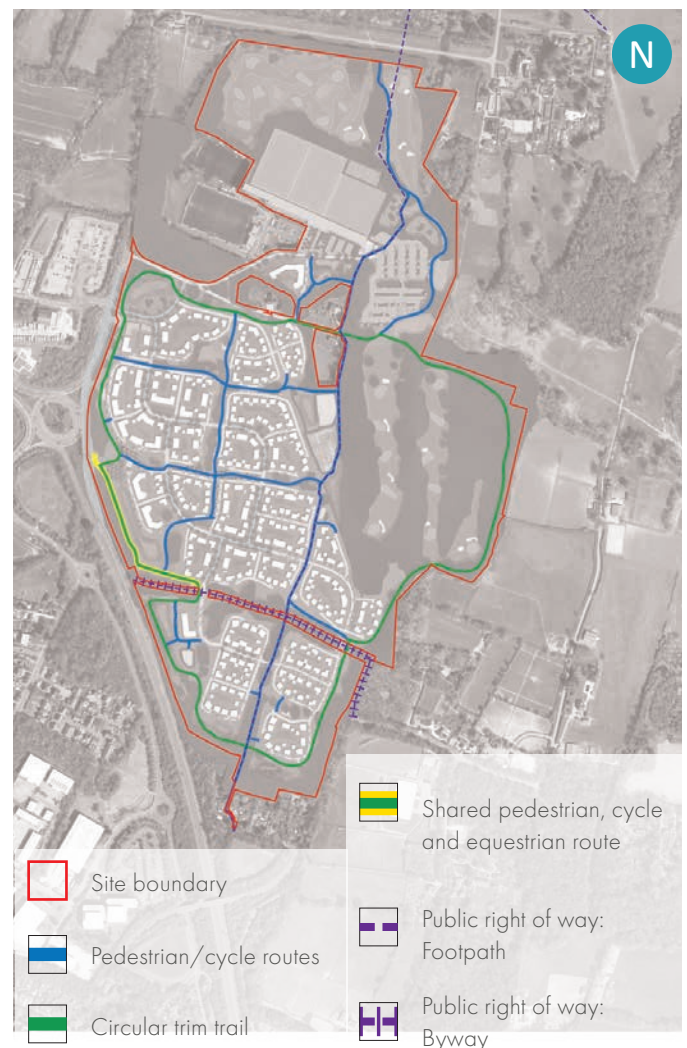
- contributing to the improvement of Lovers Lane and Pedlars Way to establish an LTN 1/20 compliant cycle route from the Site to Horsham town centre
- providing contributions for footway improvements along Worthing Road to maximise available width
- providing contributions for footway improvements on Southwater Street to maximize available width

During the pre-application stage, discussions and investigations were also held into the possibility of providing a bridge over the A24, approximately at the location of where the byway meets the A24, to facilitate crossing for pedestrians (and cyclists) over the dual carriageway road and then landing adjacent to the Blakes Farm Road / Worthing Road roundabout. From here, there is existing footway provision along Worthing Road into Southwater village.

Following feedback from WSCC Highways it was subsequently determined that the bridge in its proposed location would not reflect the pedestrian desire lines arising from the Proposed Development. Additionally, further investigations identified that the proposed site for the landing of the overbridge could impact several mature trees and require unregistered land which is outside of the Applicant's control.

Discussions with WSCC Highways highlighted that they were not supportive of a new bridge and that their preferred alternative was

that improvements to be made to the Hop Oast roundabout that form part of their A24 Corridor Study. These improvements include providing at-grade signalised pedestrian and cycle crossings over the A24, together with equestrian crossing points. The Proposed Development will therefore provide dropped kerbs and tactile paving to facilitate this crossing, which will link into a new bridleway within the development, connecting through to Worthing Road and existing PROW on site. This will be delivered as part of the S278 works and was agreed in principle with the highway officer. Alongside this, the development will also facilitate improved access for cyclists and pedestrians over the A24 via the existing, underutilised Colstaple Lane - Southwater Street bridge, which offers a more direct route between the site and the centre of Southwater than a bridge located further to the west. A pedestrian/cycle link connecting this bridge through the site to the Park & Ride and Worthing Road will also be facilitated by the development.



Illustrative pedestrian/cycle movement plan. Not to scale

LANDSCAPE

Placemaking: principles



1. Inclusive activity for all



3. Connected walking and cycling routes



5. Biodiversity and a network of multifunctional open space



6. High quality streets and spaces



12. Design out crime



15. Gender equality and 'Make Space for Girls'

Landscape strategy

The landscape strategy for Horsham Golf & Fitness Village aligns with the 15 Placemaking Principles set out earlier in this document. In particular,

- 1. Inclusive activity for all
- 3. Connected walking and cycling routes
- 5. Biodiversity and a network of multifunctional open space
- 6. High quality streets and spaces
- 12. Design out crime
- 15. Gender equality and 'Make Space for Girls'

A landscape led strategy for Horsham Golf & Fitness Village seeks to retain and enhance existing valuable green infrastructure (57.50% of the Site), deliver at least a 10% biodiversity net gain and provide an inclusive, diverse and multi-functional network of landscapes for both nature and people to enjoy.

The landscape strategy for the Horsham Golf & Fitness Village has been thoughtfully developed to take into account the opportunities and limitations of the area, with the aim of achieving a sustainable, high-quality development. One primary constraint is the potential impact that development could have on the Listed Denne Park House, located to the immediate northeast and specifically its relationship with the avenue approach. The heritage assessment of the Site has identified the importance of preserving the character of the existing golf course and its relationship with this approach. Therefore, the northernmost parts of the Horsham Golf & Fitness Village will be retained as a golf course to protect the setting and character of the Listed Denne Park House. For more information, please see pages 68-69, 84-84 and appendix 2.



Landscape parameter plan. Not to scale

- | | | | |
|--|---|--|---|
| | Site boundary | | Indicative location for allotments |
| | Green infrastructure including strategic public open space and associated facilities, new planting, SuDS, public art, access roads, utility infrastructure, parking for allotments and children's play spaces | | Existing trees |
| | Use Class F.2(c) including golf course and associated infrastructure | | Trees to be removed |
| | Indicative location for Local Area for Play (LAP) | | Existing tree group suffering from Acute Oak Decline (AOD) and Ash Dieback (AD) |
| | Indicative location for Local Equipped Area for Play (LEAP) | | Structural planting |
| | Indicative area for Neighbourhood Equipped Area for Play (NEAP) | | Existing ponds to be retained |
| | | | Existing ponds to be removed |
| | | | High value standing Deadwood to be retained |
| | | | High value/veteran trees to be retained |

Wilder Horsham District

Wilder Horsham District is a unique and innovative five-year partnership between Sussex Wildlife Trust and Horsham District Council that has been established in response to the urgent pressures on biodiversity. The main objective is to initiate the development and delivery of the Horsham District Nature Recovery Networks.

The Wilder Horsham District Partnership sets out key objectives for the betterment of the environment, these include:

- Help wildlife thrive across the Horsham District
- Create networks of land that are protected and enhanced for wildlife, to allow habitats to expand and for species populations to increase which will ensure that they are resilient to change
- Increase awareness of actions that communities can take to improve their local natural environment and the benefits that wildlife provides
- Maximise the opportunities that protecting and enhancing wildlife brings for climate change mitigation and adaptation

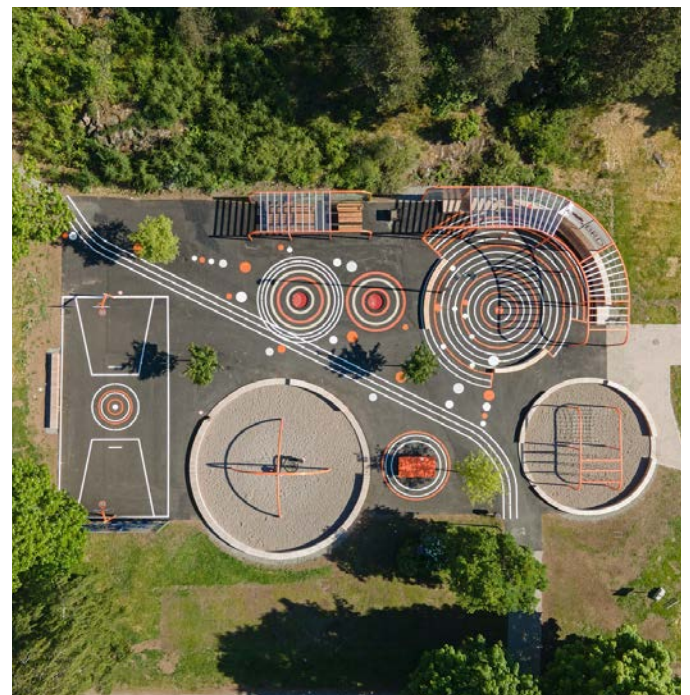
The requirements of the Wilder Horsham District project have been a critical consideration in the development of the green infrastructure strategy for the Site. The project's design team has prioritised incorporating biodiversity and ecological enhancement as a fundamental element throughout the design process.

Additionally, achieving a biodiversity net gain of at least 10% has been a key objective from the start of the project. Therefore, retaining key existing habitats, where appropriate, and creating new woodland areas, planting trees, establishing grassland, wetland, and ecological habitats, are integral components of the landscape approach for the site.

Green infrastructure and access to nature

The creation of welcoming and usable green spaces throughout the development is the cornerstone of the green infrastructure strategy for the Site. It is not enough for landscape and open space provision to simply meet minimum requirements; rather, development should strive to deliver a comprehensive and integrated network of green spaces that ensure the long-term sustainability and viability of the Site.

To achieve this, the type of green space available, its intended use and purpose, and its role as part of the wider green infrastructure on the Site have been thoughtfully considered. This approach has led to the development of a set of distinctive landscape design principles, which are outlined to the right. The landscape design principles will guide more detailed designs during the future reserved matters application stages.



Bredäng Park- Sweden. Nivå Landskapsarkitektur



Bredäng Park- Sweden. Nivå Landskapsarkitektur

Landscape design principles

People, Place and Nature - creation of a welcoming environment for residents which has a strong sense of place and community and which incorporate nature at its heart.

Green Corridors - forming important connective routes for residents and wildlife forming the backbone of the green infrastructure network on Site and integral to accessibility for all.

Formal Recreational Space - including provision for unequipped and equipped areas for play pitch provision etc.

Informal Recreation - the majority of on Site open space will deliver a wider range of informal recreation opportunities, such as:

- circular pedestrian/cycle links
- woodland walks
- nature trails
- trim trails

Edible Landscapes - opportunities include community orchards, an edible corridor, gardens, woodland and wild flower meadows, providing edible landscapes for people and wildlife.

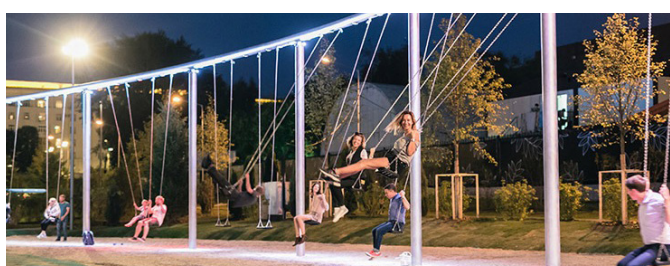
Forest School - creation of an outdoor learning facility with the goal of teaching children about nature and the importance of biodiversity and the environment.

Creating a Nature Recovery Network - Provide net gain for species diversity and abundance, connect and extend the network of semi-natural habitats, make space for nature with a design led by biodiversity and return an arable landscape to a semi-natural landscape allowing habitats to develop naturally over time



Gender equality and 'Make Space for Girls':

Horsham Golf & Fitness Village aims to be inclusive to all users, regardless of ability, age or gender. In particular, as future detailed designs as prepared during the reserved matters stages, the Site will accord with the Make Space for Girls guidance by incorporating gender-responsive design principles that prioritise the safety, comfort, and well-being of women and girls. This can include providing well-lit and visible public spaces, designing streets and pathways that are safe and easy to navigate, creating social spaces that are welcoming and inclusive. By integrating the Make Space for Girls guidance into the design and development process, the development can promote gender equality and create a more vibrant and sustainable community.



Mega-swings Moscow, AFA



Bredäng Park- Sweden. Nivå Landskapsarkitektur

Green infrastructure

From the outset, the development approach has been landscape-led, prioritising the natural features and characteristics of the Site in planning and design. The goal is to deliver high-quality and varied green infrastructure throughout the Site, including features such as parks, gardens and natural water systems. Prioritising these elements aims to create a sustainable and enjoyable environment for all who use Horsham Golf & Fitness Village.

A network of green corridors, links, and landscape buffers is proposed alongside the formal provision of open space and sports facilities in the northern area of Horsham Golf & Fitness Village. These features will offer opportunities for informal recreation and connect various development areas with formal open space, golf provision, and public rights of way within the Site.

The green corridors will provide opportunities for the creation of fitness trails and cycling/walking routes, while also serving a valuable ecological function in terms of habitat creation and links with existing habitats. Additionally, opportunities for creating an edible landscape will be explored, promoting a healthy lifestyle and a sustainable community. Within these spaces, opportunities for public art, such as sculpture trails, will also be considered.



landscape concept. Not to scale

Access to nature is essential for healthy living, and the creation of nature trails alongside information boards at key locations will encourage education and instil a sense of pride in the landscape for future residents.

Overall, it is envisioned that these measures will deliver a high-quality and sustainable residential development.

Blue infrastructure

The delivery of an effective and comprehensive blue infrastructure has been a key aim of the development strategy. To achieve this, the approach has been twofold. Firstly, proposals seek to retain and enhance existing water bodies on-site, preserving important ecological habitats. Secondly, proposals seek to incorporate additional ponds and attenuation basins as part of a comprehensive Sustainable Urban Drainage Strategy (SUDs). This will manage and control the flow of water, ensuring sustainable water and drainage management on-site.

An understanding of water neutrality requirements in terms of water supply and treatment on site has also been a crucial component of the design approach. Full details of the water neutrality, drainage, and civil approach are included in the accompanying report.

- Site boundary
- 01 Strategic green buffers
- 02 Sensitive design to respond to open countryside
- Retained and enhance internal planting through green corridors to reconnect wildlife corridors
- Woodland areas

Landscape character areas

The proposed landscape approach includes the creation of several distinct landscape character areas in addition to those development character areas defined in pages 124-131. These landscape character areas are defined primarily by their intended use, which in turn informs their design and appearance.

The overarching landscape character areas are identified on the plan below and are explored further on the following pages.



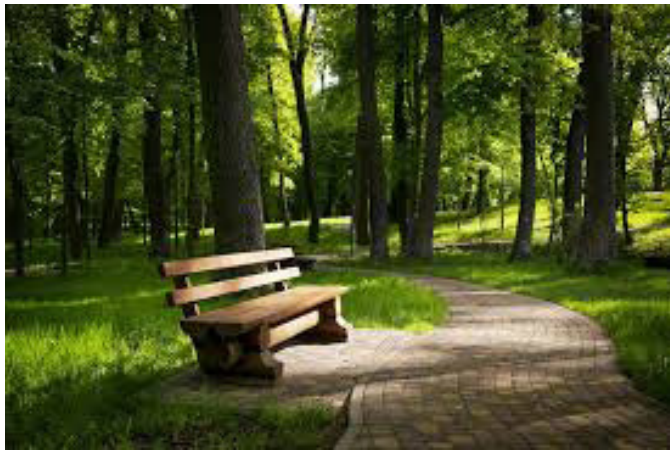
- Site boundary
- 01 Green corridors
- 02 Informal open space
- 03 Retained setting of byway
- 04 Wetland habitat
- 05 Allotments and community gardens
- 06 Woodland areas
- Retained and enhanced woodland
- Key locations for attenuation
- Retained and enhanced ponds
- Proposed ponds
- Key locations for play
- Allotments
- Golf course

Illustrative landscape concept and character areas. Not to scale

1. Green corridors

The proposed network of green corridors will serve as the fundamental connective structure of the development, providing informal recreational space while also acting as key movement corridors and ecological habitats. The use of the green corridors will vary depending on their location and available space, but at a minimum, all corridors will provide accessibility and space for nature and biodiversity. Additionally, the opportunities for the creation of enhanced ecological habitats, edible landscapes, and community gardens will be explored. Informal recreational uses, including a pedestrian/cycle route, fitness and nature trails, will also be provided.

The network of green corridors will offer future capacity for blue infrastructure, including opportunities for the creation of swales and other attenuation features that may be necessary in the future, in addition to what is already proposed.

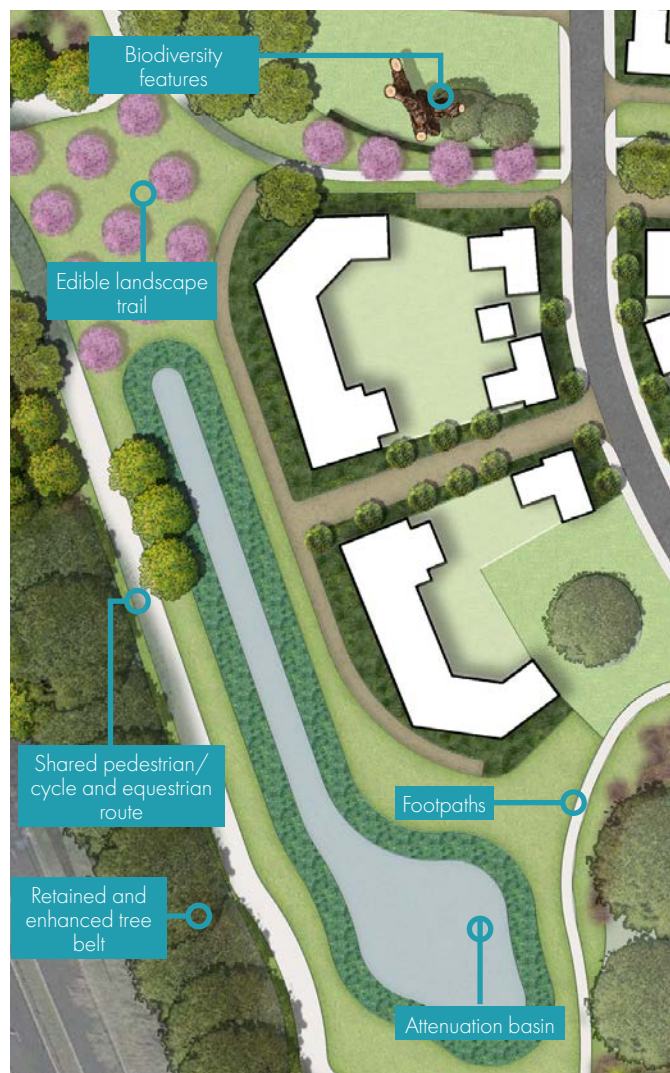


2. Informal open space

The green infrastructure strategy for Horsham Golf & Fitness Village places great importance on creating usable and inviting green spaces throughout the development. Rather than simply meeting the minimum requirements, the goal is to create a comprehensive and integrated network of green spaces that will ensure the long-term sustainability and viability of the development.

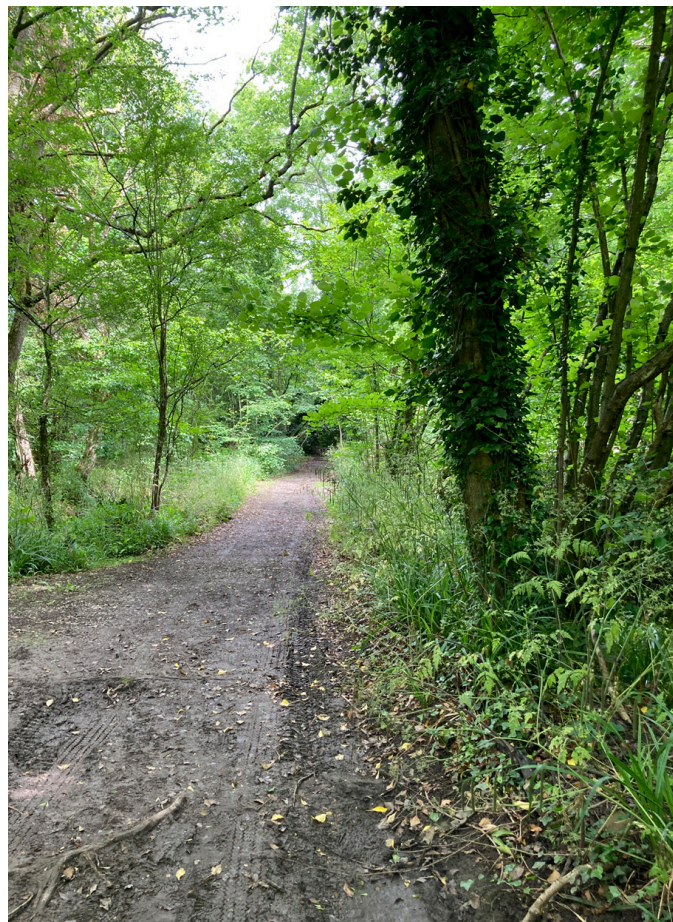
The informal open space areas are primarily located alongside the proposed development area and serve as ancillary green spaces that connect to the proposed green corridors within the development areas. These spaces offer various opportunities for informal recreation and serve as gateways to the wider site, including footpaths, cycle links, edible landscapes, fitness trails, and circular walks.

In addition, these spaces are an essential part of the Sustainable Urban Drainage System (SUDs), providing space for attenuation basins and other SUDs features. These features are critical to the sustainable treatment of water within the site and an essential component in meeting the water neutrality requirements for the project.



3. Retained setting of byway

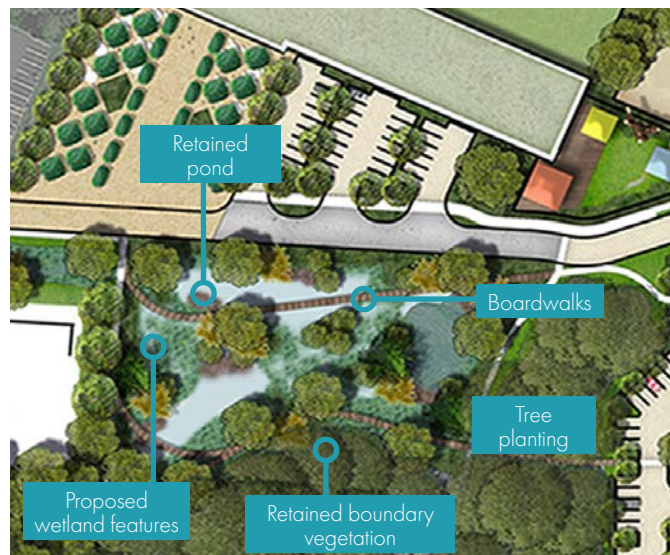
The green infrastructure strategy for Horsham Golf & Fitness Village not only aims to create new informal open spaces but also seeks to preserve and enhance existing landscape features and corridors, such as the byway and public footpath. These routes serve as important local paths for pedestrians, cyclists, and equestrian users. The development proposals strive to preserve these routes and enhance them by upgrading the surfacing where needed and providing additional links to complement the existing Public Rights of Way (PRoW) provision. The ultimate goal is to create a comprehensive network of green spaces and paths that are sustainable, usable, and inviting for all users of the development.



4. Creation of a wetland landscape and incorporation of sustainable drainage systems (SuDS)

The SuDS is a crucial aspect of the Site's design and landscape approach. The creation of a new wetland habitat, along with the preservation and enhancement of existing pond habitat at a 2:1 ratio, is a key objective for the great crested newt population. These wetland areas will include permanently wet pond features, marginal planting, and wet meadow areas to provide a variety of habitat types. This will help achieve the biodiversity net gain objectives for the site and offer seasonal amenity interest for visitors.

The attenuation basins and retention areas will be linked to the wider SuDS network, connecting a network of swales, attenuation basins, and ditches to ensure proper management of surface water and support ecological targets.



Illustrative wetland landscape section. Not to scale

5. Allotments and community gardens

The development includes formal provision for allotments situated near the development area. These allotments will offer residents the chance to cultivate their own vegetables and crops in close proximity to their homes, improving their quality of life and granting them better access to nature.

The plan also aims to explore opportunities for community gardens. While specific locations for these gardens have not been determined, they could potentially be incorporated into the network of green corridors and informal open spaces.

The inclusion of allotments and community gardens encourages residents to take ownership of the landscape and engage in its management. This will empower them to connect with the environment and actively participate in the sustainable development of their community.



6. Woodland areas

The green infrastructure strategy for Horsham Golf & Fitness Village aims to retain and enhance existing tree and woodland cover wherever possible. Therefore, much of the existing vegetation cover and key boundary vegetation will be preserved as part of the development. However, it is acknowledged that some removal from the western edge of the Site is necessary for the proposed highways works. Nevertheless, the extent of tree and woodland cover across the Site will remain largely unchanged, and in most cases, will be enhanced as a result of the proposals.

Although pockets of woodland cover and tree belts can be found throughout Horsham Golf & Fitness Village, the largest area of woodland is located in the eastern area of the Site, near the retained golf provision to the east of the southern development parcel. The landscape approach for this woodland is to conserve and enhance it, providing access for residents for informal recreation purposes while preserving the biodiversity value of this important habitat.

To achieve this, a network of woodland walks and trails is proposed, which will tie into the wider network of pedestrian and cycle links. While the character of these woodland walks will be less intensive than that of the proposed green corridors, the creation of nature trails signposted by information boards, and the inclusion of a Forest School are also proposed.

Forest school

The Forest School will provide opportunities for education, allowing local residents and schools to access nature and teaching the next generation of residents about the importance and ecological value of the environment in which they live. Forest Schools have become a popular addition to developments and regeneration projects across the country, providing a child-centred learning process and hands-on experiences in the natural environment.

Full details of the Forest School and its delivery will be developed as part of the reserved matters process. However, some examples of the kinds of facilities that could be provided are shown below.





6. Retained and enhanced golf offering

The eastern part of the Horsham Golf & Fitness Village site will be retained as a golf course, maintaining the wooded character of the area and complementing the wider golf provision on the site. The golf provision in this area will be redesigned for short format golf use. The use of the adjoining woodland offers numerous community benefits and the inclusion of the golf provision within this area will provide additional recreational opportunities.

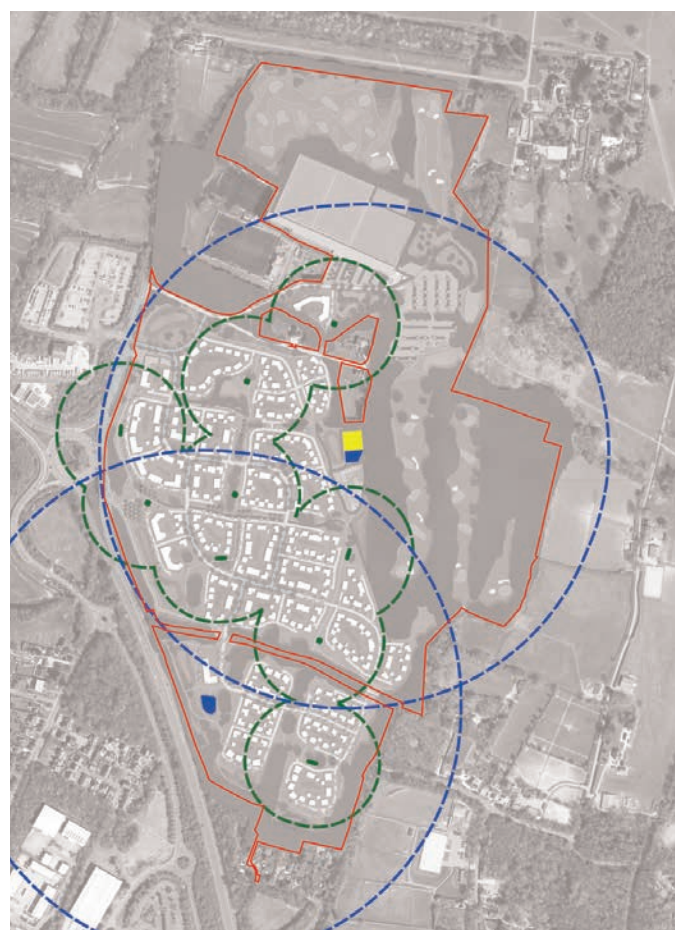
The specific design of the golf provision in this area will be determined at a later date, but the landscape strategy includes an illustrative layout that combines standard golf course features with species-rich grassland, areas of rough, and enhanced areas of scrubland. This approach will ensure that the area serves both an amenity function and contributes to habitat creation and biodiversity net gain on the Site.



Understanding open space requirements

The minimum required open space provision were calculated using the requirements set out in the Horsham Open Space, Sports and Recreation Non-Technical Summary. This assumes a population of 2.4 persons per dwelling resulting in a total projected population of 1,920.

Typology		Minimum Requirement based on Population of 1920	Proposed Provision
Multi Functional Open Space	Parks & Gardens	2.63 Ha	4.52 Ha
	Amenity Green Space	1.11 Ha	3.55 Ha
	Natural & Semi Natural Green Space	4.60 Ha	9.88 Ha
Youth & Children	Play Space Provision & Youth Areas / Facilities	0.17 Ha	0.31 Ha
Allotments	-	0.34 Ha	0.34 Ha
Total Open Space Provision:		8.85 Ha	18.52 Ha









Play strategy plan. Not to scale

Formal Play Provision

Alongside the sports pitch provision and informal open space areas there is a requirement for formal play provision for children and youth. This includes:

- 9 x Local Areas for Play (LAP)
- 2 x Local Equipped Area for Play (LEAP)
- 1 x Neighbourhood Area for Play (NEAP)

The design of specific play spaces will be developed during the reserved matters process although it is anticipated that where appropriate natural play facilities will be utilised alongside more traditional play equipment to provide a variety of play experiences and to cater for children of all areas.

-  Site boundary
-  NEAP
-  LEAP
-  LAP
-  LEAP 400m walking isocrone
-  LAP 100m walking isocrone

ECOLOGY AND BIODIVERSITY

Landscape and Visual Impact

The Landscape and Visual Impact Assessment conducted as part of the application process evaluated the impact of the proposed development on the surrounding landscape and visual environment. The assessment compared the scale and extent of the development to the baseline receiving environment and identified public viewpoints within the surrounding landscape.

According to the assessment, the Site benefits from a good degree of visual separation and containment within middle and longer views. The surrounding land form and vegetation cover limit views of the development to the site and its immediate setting. However, views from the A24 to the immediate west of the Site and from the existing public footpath and by-way that traverse the Site will be most affected.

The impact of the proposed development on the setting of the listed Denne Park House to the north-east of the Site, particularly the approach along the avenue driveway that adjoins the northern edge of the development, was carefully considered. To minimise the impact of the development on Denne Park, the retention and enhancement of the existing tree line and vegetation cover along the northern and north-eastern edge of the site was proposed.

For more information on the visual effects of the proposals, please refer to the accompanying Landscape and Visual Impact Assessment.

Biodiversity Net Gain

With the recent passage of the Environment Act, proposals are increasingly being viewed through the prism of Biodiversity Net Gain (BNG). Habitat mapping as part of the initial surveys allowed a robust ecological baseline to be established, then throughout the design process proposals were tested against the latest BNG metric (DEFRA 3.1) in order to assess their likely impacts and identify opportunities to deliver gains for biodiversity such that an eventual score in excess of 10% will be achieved by the scheme. This process highlighted the areas of the site with the greatest ecological value, allowing these to be retained and enhanced wherever possible.

The Site provides opportunities to deliver BNG in a number of ways. These include the enhancement of existing grassland and woodland through sensitive management and the planting of additional native species, the creation of a mosaic of scrub and meadow habitats, and the provision of new habitats such as wetland areas or wildlife-focused ponds, all of which will deliver increased value for wildlife throughout the Site.



In addition to a high-level assessment using the BNG metric, thought has been given to ensuring that habitats will deliver the greatest value for wildlife wherever possible. This has involved ensuring connectivity is maintained and strengthened across the site through bolstering linear features and creating corridors of habitat along which species can disperse, considering planting mixes for each habitat which prioritise species of local provenance or of benefit to wildlife, and cross-discipline collaboration on design measures to safeguard high-value habitats' ability to support protected and notable species (for example providing buffer planting around waterbodies to protect amphibians from disturbance, and minimising light spill onto linear features which may be used by commuting bats).

Beyond the habitat-based measures considered above, it is possible to further increase the value of the Site for a wide range of faunal species through the inclusion of features such as bat boxes, bird nesting boxes, reptile hibernacula and invertebrate refugia among other initiatives.

Ecology & biodiversity objectives

The ecological objectives of this project are to:

- Help wildlife thrive across the Horsham District by creating networks of land that deliver a range of opportunities for wildlife, providing diverse habitats which can support resilient populations of an array of species.
- Increase awareness of the benefits that healthy ecosystems can provide, and actions that communities can take to improve their local natural environment.
- Maximise the opportunities that protecting and enhancing wildlife brings for climate change mitigation and adaptation.
- Contribute to the Nature Recovery Network, successfully working together to deliver gains for wildlife both within and beyond the Site's boundaries, and achieving the vision for a network that benefits both people and wildlife.



Post-development habitats plan. Not to scale

	Site boundary		Scrub planting around houses
	Developed land (access routes)		Artificial surface
	Developed land (buildings)		Wetland (reed beds)
	Developed land (paths and car parks)		Allotment
	Other neutral grassland (good)		Orchard
	Other neutral grassland (moderate)		Green roof
	Retained woodland		Vegetated gardens
	Mixed scrub		Urban tree
	Modified grassland		Line of trees (retained)
	Pond (Priority habitat)		Line of trees (created)
	SuDS basin		

DRAINAGE AND WATER NEUTRALITY

Drainage strategy

The proposed strategy is to discharge surface water runoff from the development areas into the existing ditches which flow within the site boundary before ultimately exiting the site via two existing outfalls located in the northern and southern extent of the site.

Site runoff will be limited to the calculated greenfield runoff rate of 5.1l/s/impermeable hectare in all storm events up to and including the 1 in 100-year (+45% climate change) storm event with additional allowance for 6% urban creep in accordance with LLFA guidance.

Surface water attenuation will generally be provided within strategic attenuation ponds located outside of the development areas. The two proposed non residential car parks are to be constructed out of permeable paving with surface water storage provided within the subbase.

The surface water drainage strategy also includes an allowance for greywater which will be recycled, for groundwater recharge, via soakaway boreholes located within some of the strategic ponds in accordance with Quantum CE's Water Neutrality Strategy. As such, the strategic attenuation features have been sized accordingly to accommodate these greywater flows. Notwithstanding this, it should be noted that the proposed surface water discharge strategy is not reliant on the infiltration via boreholes that form part of the water neutrality strategy and the drainage calculations have been based on all surface water runoff from the site discharging to surface water ditches at the greenfield (Q_{bar}) rate.

At this stage, the on-parcel attenuation features have not been specified or shown on the surface water drainage strategy. The current strategy represents the strategic surface drainage strategy for the entire development. Further details relating to each development parcel (including on-parcel SuDS and attenuation features) will be provided at the time of the associated reserved matters application.

In terms of surface water treatment, the proposed strategic SuDS would provide adequate treatment for the potential hazards generated by all land uses across the site, without necessarily relying on any additional on-parcel SuDS. Notwithstanding this, in order to further improve water quality for groundwater recharge, on-parcel SuDS will be considered at detailed design stage.

Southern Water have confirmed that the nearest foul connection point where capacity is currently available is located approximately 700m north west of the site. At detailed design stage, a suitable foul sewer network to discharge the proposed development, will be designed in accordance with SW adoptable standards.

Water neutrality

The challenge posed by the current planning restrictions centred around water neutrality is recognised. The proposed development aims to deliver a water neutrality solution using a composite approach. The water neutrality strategy considers the entire hydraulic cycle, combining borehole abstraction for potable water supply and sustainable drainage systems to facilitate a managed aquifer regime. This approach ensures that a significant proportion of water is recharged into the aquifers on a daily basis, facilitating sustainable groundwater abstraction while also maintaining ecological flows throughout the year.

The existing baseline position is set by the uses on Site and the abstraction license for the maintenance of the golf course. Water efficiency and management measures in the sports and leisure hub will be provided within the built form and as part of the outdoor sports facilities. The new golf provision will be designed with specific water-free technologies and sustainable construction methods and materials. The buildings will all be fitted with water-reducing fixtures and fittings, alongside rainwater harvesting and greywater recycling systems.

The residential dwellings will also include water efficiency measures and harvesting technologies, including rainwater and greywater systems for non-potable use such as toilet flush, garden watering, and car washing. Additionally, a site-wide water management strategy will create a series of balancing ponds, natural wetland, and water habitat to reduce surface water flooding during wet periods and facilitate the recharge of the aquifer throughout the year, ensuring a sustainable water supply for the residential development in perpetuity.



Illustrative drainage strategy plan. Not to scale

- Site boundary
- Catchment A1
- Catchment B1
- Catchment C1
- Catchment C2
- Catchment C3
- Catchment D1
- Catchment E1
- Catchment F1
- Catchment G1
- Catchment H1
- Catchment H2

DESIGN CODING: RESIDENTIAL CHARACTER AREAS

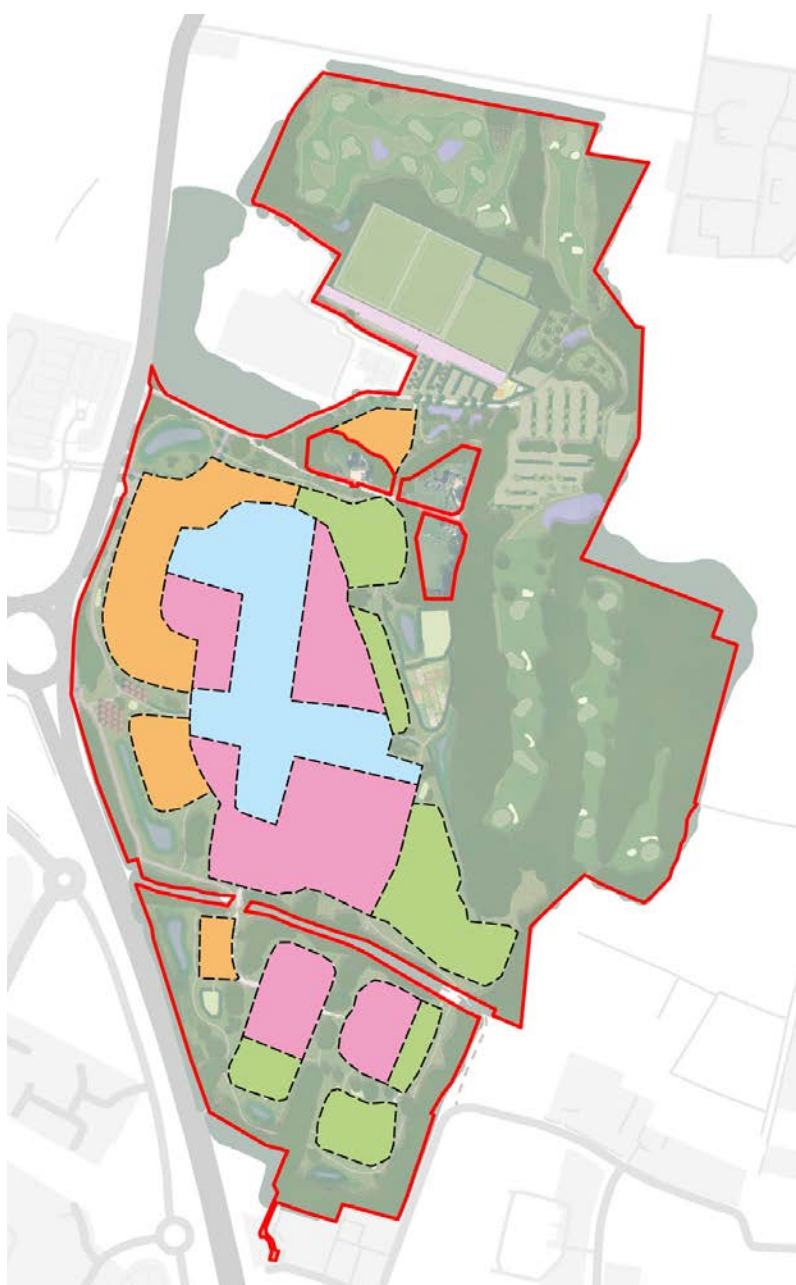
A 'character area' approach has been adopted for residential development areas to ensure proposals respond to local context while being engaging and varied.

Character areas are defined areas within a development that have a distinct identity, appearance and function. They help to create a sense of place and a cohesive development that is visually and functionally integrated with its surroundings. They are defined by a range of placemaking tools including density, building types, architectural treatment, materials, landscape and land use. This section of the Design and Access Statement explores the diverse yet cohesive range of character areas within the Horsham Golf & Fitness Village. It is expected that future applications for reserved matters should follow the vision for character areas outlined in this chapter.

Self and custom build

Horsham Golf & Fitness Village is capable of accommodating up to 5% self and custom build housing. Self and custom build housing refers to a type of housing where individuals or groups are involved in the design and construction of their own homes. Self-build homes are typically constructed by individuals or small groups who act as the developer, managing the entire process from finding a suitable plot to designing and constructing the property. Custom build homes involve a developer or builder who offers a range of services, such as finding land and managing planning permission, while allowing the buyer to have a greater say in the design and specification of their home.

The Site is well-suited to this type of development, with ample space and flexibility to accommodate a range of self and custom build housing options. Self and custom build housing aligns with the aspirations of the character areas set out within this chapter and can provide a unique and rewarding housing option for those looking to create a home tailored to their specific needs and preferences. The specific mix and type of self and custom build housing will be determined based on a detailed assessment of demand at the reserved matters stage, ensuring that the proposed development meets the needs of the local community.



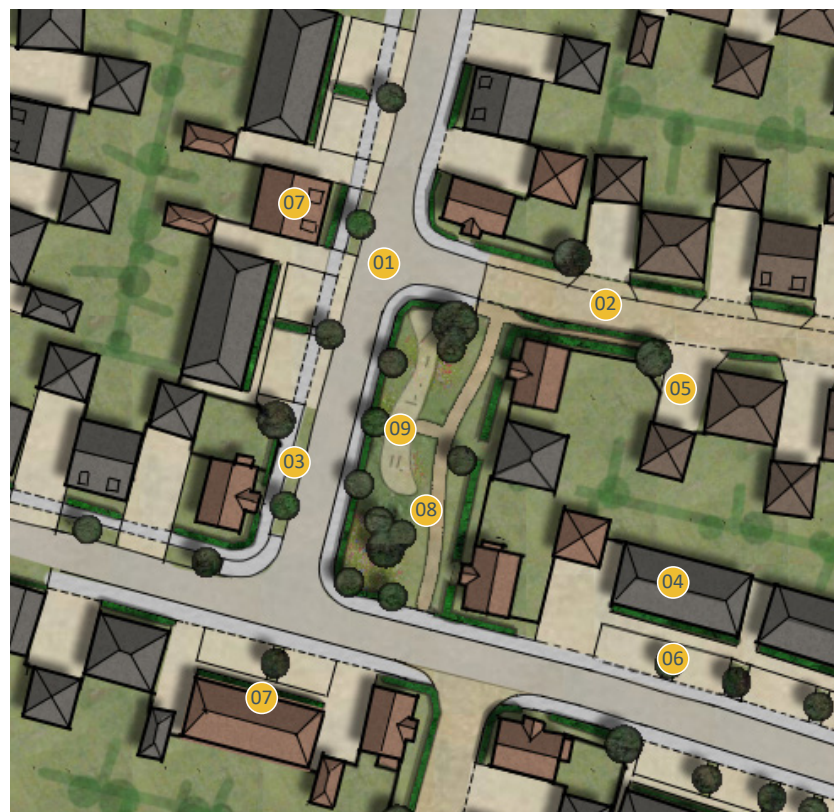
Character area plan. Not to scale

- | | |
|---|---|
|  Site boundary |  Greenways |
|  Village Lanes |  Woodland View |
|  Parkland View | |

Village Lanes

Village Lanes celebrate the peaceful family friendly streets and communal neighbourhood green spaces of Southwater.

Tree lined streets and green spaces allow nature to flourish and are intimately designed for residents to gather, socialise and foster a sense of community.



Character area plan. Not to scale

- 01 Primary access road
- 02 Shared surfaces
- 03 Meadow and tree planted verge
- 04 Primarily composed of terraced or semi-detached houses with some detached houses at up to two and a half storey in height
- 05 On plot, to the side parking
- 06 On plot, frontage parking
- 07 Terminating views at the end of key roads
- 08 Neighbourhood green
- 09 Children's play space



Parkland View

Parkland View sets the tone for the rest of Horsham Golf & Fitness Village with its picturesque views of diverse landscapes and its architecture that draws inspiration from the local area.

This area serves as a grand entrance to the development with opportunities for taller buildings and beautifully designed landscape invoking a sense of a gateway experience to the visitor. As one of the first areas to be encountered upon entering the development, Parkland View sets the stage for a harmonious, sustainable, and healthy lifestyle experience that is unique and special to Horsham Golf & Fitness Village.



Parkland View character area



Character area plan. The plan shows one possible arrangement. Alternatively, parking could be located at the front of properties. Not to scale

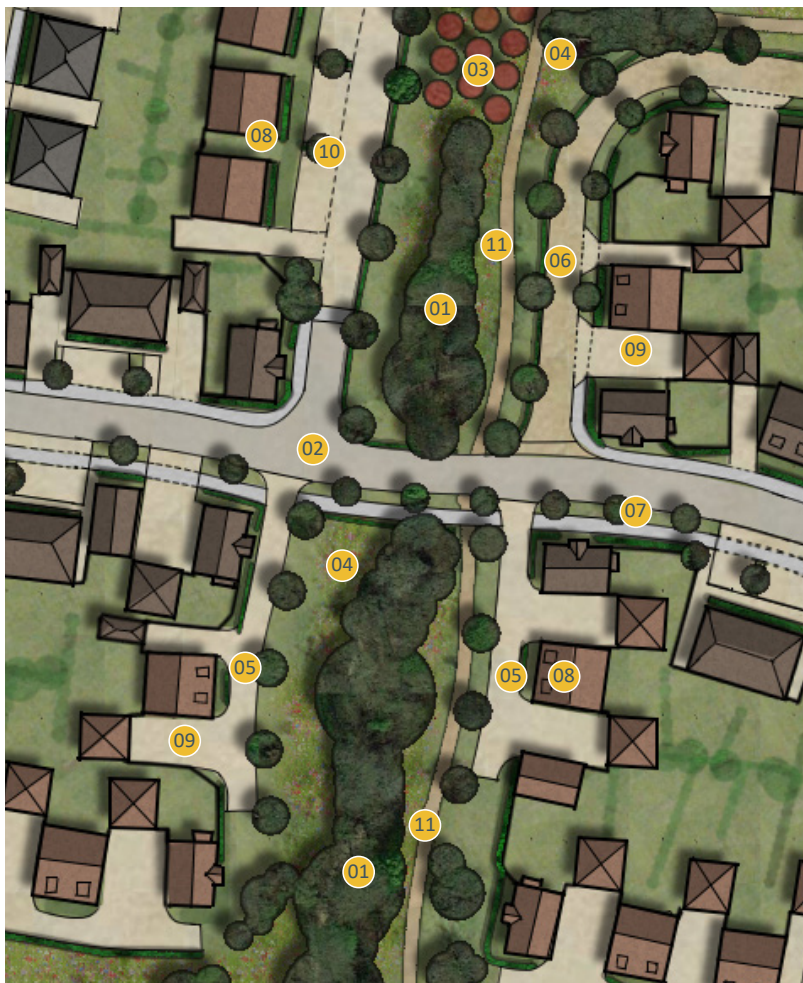
- 01 Tree planting belt
- 02 Primary access road
- 03 Edible landscapes/orchard planting
- 04 Meadow planting and species-rich landscapes
- 05 Pedestrian connection points
- 06 Children's play space
- 07 Meadow and tree planted verge
- 08 Linked houses and/or apartments in this area are designed to overlook picturesque landscapes while also mitigating the noise impact on private amenity spaces. The cleverly designed linked architecture ensures residents can enjoy the serene views while also preserving their privacy and comfort
- 09 Private rear parking courts. Alternatively, parking could be located at the front of properties.
- 10 Parking on-plot and to the side of properties
- 11 Parking on-plot and to the front of properties
- 12 Pedestrian, cycle and equestrian path
- 13 Footpaths



Greenways

The residents of the Greenways enjoy spectacular views of the internal network of biodiverse and multi-functional green corridors and neighbourhood spaces.

The landscapes and public realm promote healthy and sustainable lifestyles by creating an environment that encourages walking, cycling and a connection with nature, right in the heart of Horsham Golf and Fitness Village.



Character area plan. Not to scale

- | | |
|--|---|
| 01 Tree and hedgerow planting | 08 Primarily composed of semi-detached and detached houses with some terraced houses at up to two and a half storey in height |
| 02 Primary access road | 09 Parking on-plot and to the side of properties |
| 03 Edible landscapes/orchard planting | 10 Parking on-plot and to the front of properties |
| 04 Meadow planting and species-rich landscapes | 11 Footpaths |
| 05 Shared private drive | |
| 06 Shared surface | |
| 07 Meadow and tree planted verge | |



Greenways character area

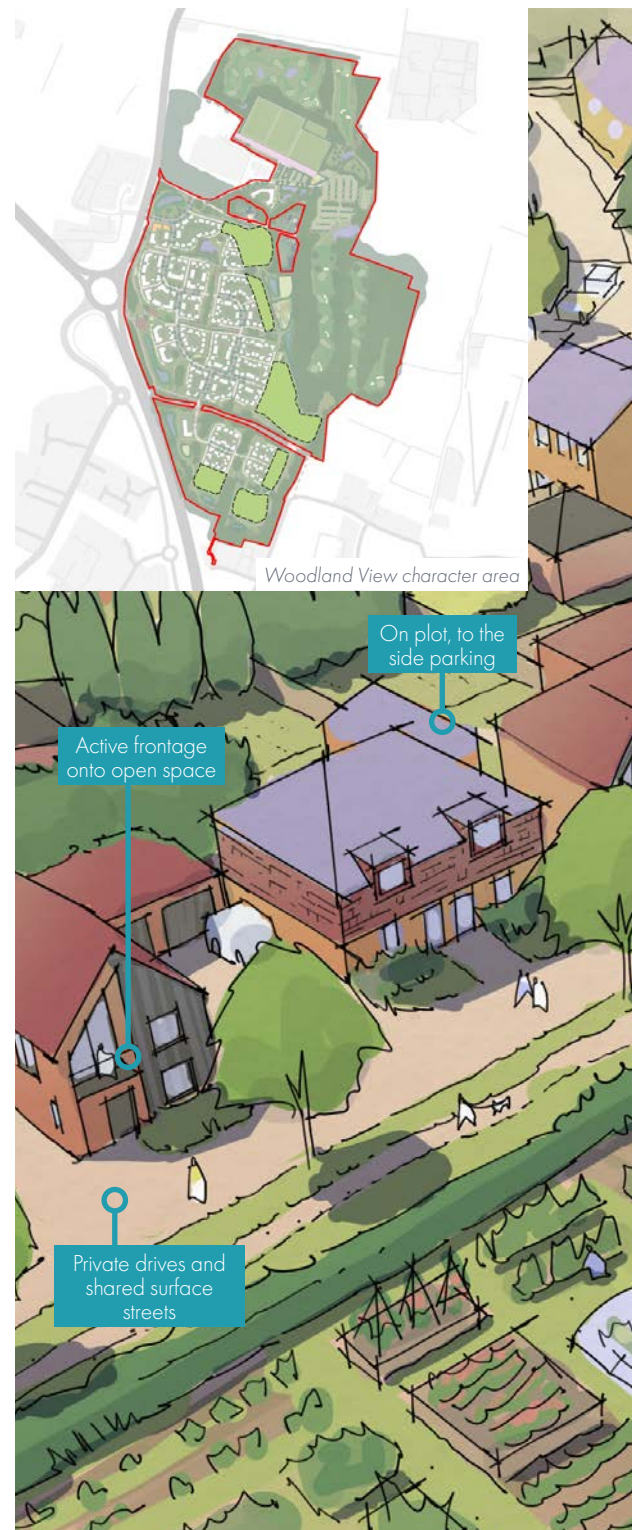




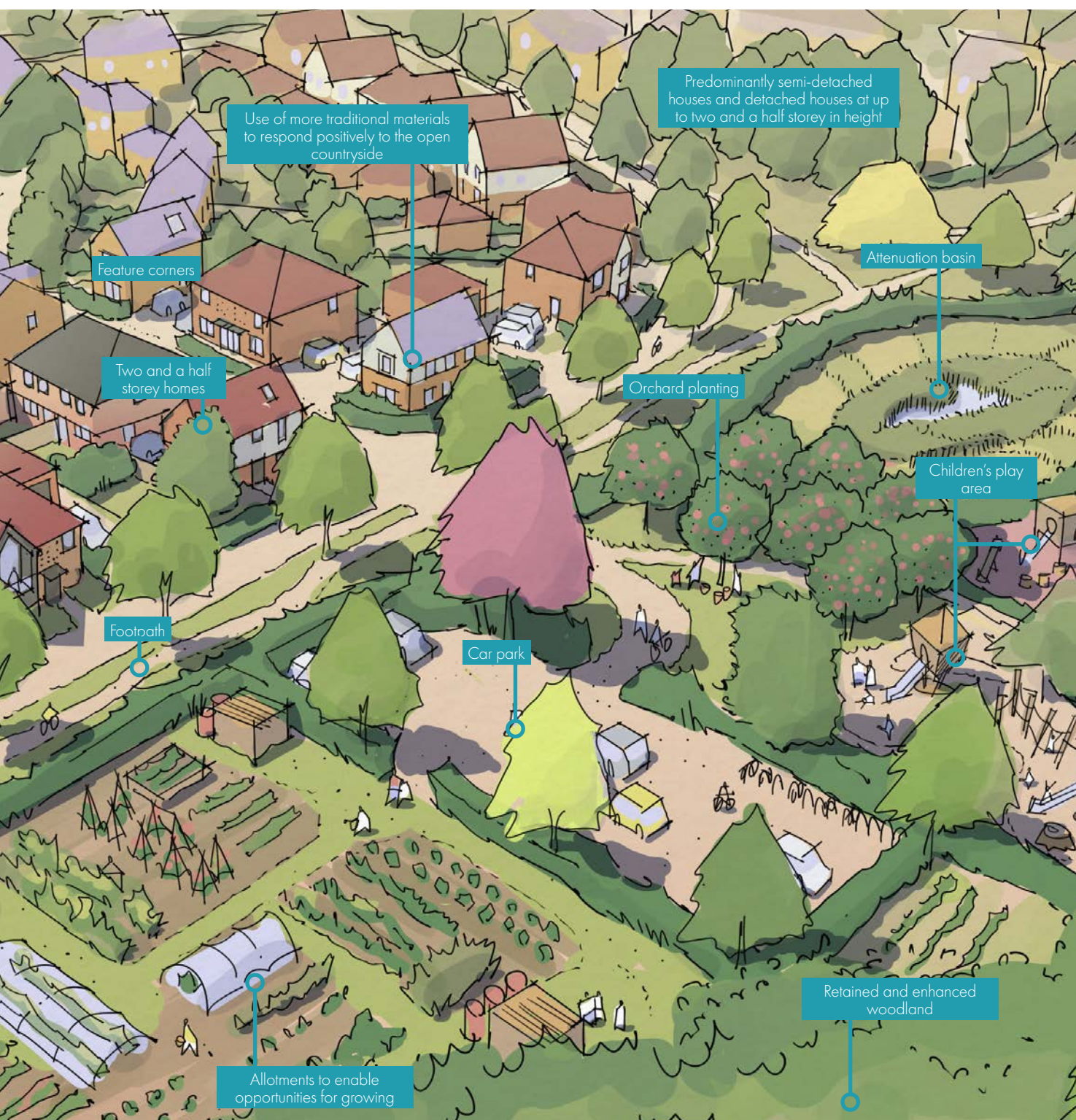
Woodland View

Woodland View offers a truly unique living experience that is surrounded by nature.

The area enjoys views of a mixture of woodland, multi-functional public open space, allotments, ponds, picturesque paths and children's play areas. It is the most tranquil area of Horsham Golf & Fitness Village and provides residents with a serene and peaceful environment to call home. The houses in this area are mostly detached and semi-detached and reflect nature in their use of materials and colour palette. Woodland View is a true oasis for residents and visitors alike.

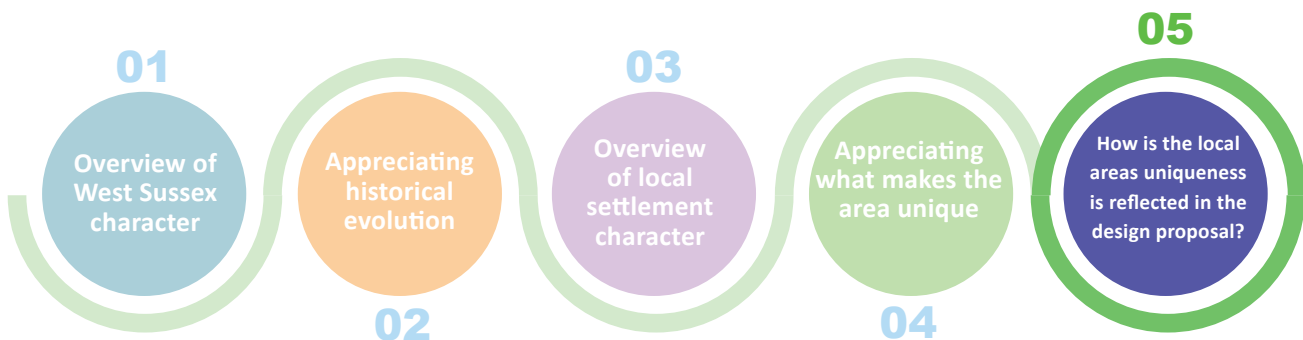


- | | |
|---|--|
| 01 Woodland | 08 Primarily composed of semi-detached houses and detached houses at up to two and a half storey in height |
| 02 Edible landscapes/orchard planting | 09 Parking on-plot and to the side of properties |
| 03 Allotments | 10 Footpaths |
| 04 Meadow planting and species-rich landscapes | 11 Sustainable urban drainage system (SuDS) attenuation pond |
| 05 Proposed Neighbourhood Equipped Area for Plan (NEAP) | 12 Allotment car park |
| 06 Proposed Local Equipped Area for Plan (LEAP) | |
| 07 Hedgerow planting | |



HOW IS THE UNIQUENESS OF THE LOCAL AREA REFLECTED IN DESIGN PROPOSALS?

The following analysis demonstrates how the identified placemaking ingredients that make the local area unique are reflected in the design proposals.



The analysis revisits the contextual studies undertaken in earlier chapters of this document.

Design response: Wetland landscapes

Horsham Golf & Fitness Village proposes a wetland to reflect local landscape character, create new habitats for wildlife and improve biodiversity within the Site.



Analysis revisited

The surrounding landscape character includes wetland landscapes, such as Chesworth Farm and Warnham Local Nature Reserve.

Design lesson: Design proposals should explore the inclusion of elements inspired by wetland landscapes in order to reflect the local landscape character, enhance biodiversity, and help residents to reconnect with nature.

Design Response: Play and recreation

The scheme presents a thorough and well-thought out play strategy in line with policy requirement. The proposals include the provision for a Neighbourhood Equipped Area for Play, two Local Equipped Areas for Play, multiple Local Areas for Play and opportunities for natural play.



Analysis revisited

Formal play is set within green settings and closely located to nearby homes.

Design Lesson: Design proposals will create a play strategy that fully integrates within the scheme and is in line with policy requirements. These spaces will be overlooked by nearby homes to promote natural surveillance.

Design Response: Green spaces

Horsham Golf & Fitness Village proposes multiple types and sizes of green space, to reflect local settlement character.



Analysis revisited

The local area is characterised by green spaces that provide a community focal point.

Design lesson: Design proposals should include larger green squares into a public open space hierarchy of landscape corridors and smaller pocket/ neighbourhood greens.

Design response: Woodland corridors

Horsham Golf & Fitness Village retains and integrates its existing woodland corridors to create high quality landscape-led spaces.



Analysis revisited

The settlements of Horsham and Southwater are characterised by a network of woodland corridors that run through residential areas.

Design lesson: *Proposals should explore the retention and inclusion of linear tree-planted landscape corridors to enhance biodiversity, promote health and wellbeing, and encourage active travel.*

Design response: Fronting onto woodland

The proposals positively address existing woodland by positioning homes overlooking existing woodland.



Analysis revisited

Homes positively address existing woodland belts with active frontages

Design lesson: *Proposals should address woodland planting on the edge of development with house types that overlook with active frontages/*

Design response: Neighbourhood greens

The scheme includes a generous number of neighbourhood greens throughout to allow for spaces to people to enjoy. The are well-overlooked by development to promote natural surveillance.



Analysis revisited

The study area includes a variety of neighbourhood-scale green spaces, particularly in newer developments.

Design lesson: *Proposals should explore the provision of planted neighbourhood scale green spaces.*

Design response: Water features and ponds

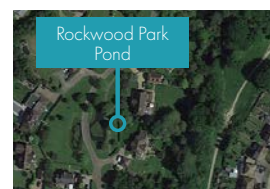
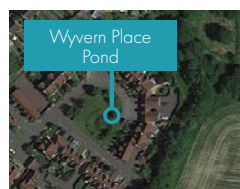
Horsham Golf & Fitness Village reflects local character by retaining ponds and water bodies and integrating them into proposals.



Analysis revisited

The study area is known for its numerous fish ponds and water features.

Design lesson: *Design proposals should include the integration and creation of new water features.*



Design Response: Growing food

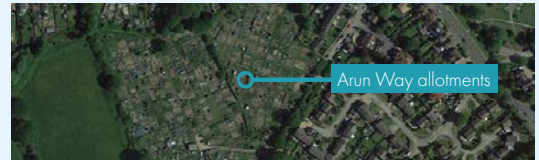
Horsham Golf & Fitness Village includes a range of growing landscape, including allotments and community orchards, in response to local character.



Analysis revisited

Horsham has several allotment spaces scattered throughout the area.

Design lesson: Design proposals should include the integration of new growing spaces such as allotments, community orchards and gardens and other edible landscapes.



Design Response: Provision of street trees

Horsham Golf & Fitness Village includes planted verges and street trees to help soften the overall street scene and help to create a more attractive village environment.



Analysis revisited

The absence of street trees in many neighbourhoods in the study area results in a harsh and urban streetscape.

Design lesson: Design proposals should incorporate street trees as a means to improve the quality of the built environment.

Design Response: Embrace taller buildings as place making tools

The scheme proposes range of buildings heights including three storey houses and flats, reflective of recent developments at the edge of villages or at semi-rural locations. Taller buildings are used to emphasise key locations.



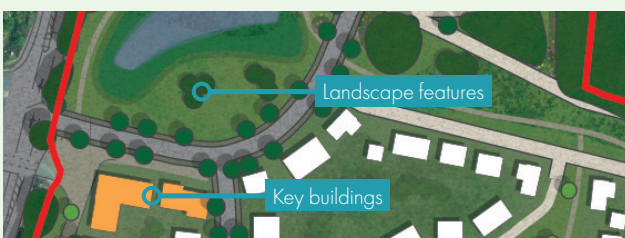
Analysis revisited

More recent developments at the edge of villages or at semi-rural locations have embraced heights of two and a half to four storeys as part of their placemaking strategies.

Design lesson: Design proposals should explore a range of building heights, with taller buildings used strategically as part of a placemaking strategy to emphasise key locations.

Design Response: Gateways to neighbourhoods

Horsham Golf & Fitness Village set piece entrance gateway to create a sense of arrival.



Analysis revisited

Some more recent developments use green spaces and key buildings to create a sense of arrival.

Design lesson: Design proposals should explore the use of green spaces and key buildings to create "gateways" that define the key entrance to the village.

Design Response: Reflect the use of rhythm, repetition, projections and impressions

Horsham Golf & Fitness Village explores the use of rhythm, repetition, projections and impressions to reflect the prevailing local character. This should be explored further during future reserved matters applications.



Analysis revisited

Early 20th century and older residential streets and neighbourhoods have a unifying character based on a strong sense of rhythm and repetition of architectural elements.

Design lesson: Design proposals should consider rhythm and repetition, particularly at the reserved matters stage.



Design Response: Areas of terraced streets

Terraced homes are integrated within the masterplan particularly within the higher density areas to reflect both the historic character of Horsham and semi-rural locations in the local context.



Analysis revisited

The study area is characterised by examples of terraced streets, not only in the historic heart of Horsham but in semi-rural locations such as Christ's Hospital. These streets generally have smaller front gardens.

Design lesson: Design proposals should consider integrating terraced and unified, linked building frontages.

Design Response: Apply appropriate densities

Horsham Golf & Fitness Village proposes a range of densities across the site to reflect local built character.



Higher density western edges

Medium density core



Lower density edges responding to open countryside

Analysis revisited

The study area exhibits a surprising range of housing densities, reflecting the diverse character previously identified in this document. Specifically, there are higher densities at the edges of villages and in semi-rural areas.

Design lesson: A proposed net housing density of around 48 dwellings per hectare for the Horsham Golf & Fitness Village is in keeping with the surrounding area.



Broadacres

Approximately 95 dwellings per hectare



Highwood Village

Approximately 75 dwellings per hectare

Design Response: Propose a range of house types

A range of house types are proposed to reflect the local settlement character. Exact house type mix will be determined at reserved matters stage of the application.



Analysis revisited

The surrounding neighbourhoods and settlements have a broad range of house types.

Design lesson: The richness of house types should be reflected in design proposals where appropriate. Design proposals should explore the provision of apartments, terraces, semi-detached and detached homes.



Design Response: Introduce landscaped streets

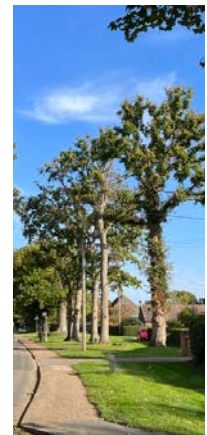
Horsham Golf & Fitness Villages includes planted verges to reflect some of the more visually interesting residential street scenes in Horsham.



Analysis revisited

The study area includes examples of landscaped streets that include verges, some of which are planted with trees in a linear arrangement.

Design lesson: The proposals should explore the inclusion of tree-lined verges within the proposals to help soften the urban environment and create a more attractive place to live.



Design Response: A range of boundary treatments

The proposal includes a range of boundary treatments that respond to their position within the masterplan. The variety and hierarchy of boundary treatments should be further explored at the reserved matters stages.



Analysis revisited

The surrounding neighbourhoods and settlements have a range of boundary treatments, varying from hard to soft and from deep to shallow. The most commonly found front garden boundary treatment is a low brick wall, planted, or fenced.

Design lesson: Consider a variety of boundary treatments.



Design Response: Materials and colour that fit

Horsham Golf & Fitness Village will draw upon the materials, colour and details found in the surrounding context. The palette of materials, colour and details should be developed further during the reserved matters stages of design to ensure that the scheme fits seamlessly with the more historic neighbourhoods in the local area.



Analysis revisited

The traditional materials used in the surrounding neighbourhoods and settlements include brick, render, weatherboard, and tile hanging. However, the most commonly used building material is red brick.

Design lesson: Design proposals should reflect the prevailing materials' palette and colour found in the local area, particularly at the reserved matters stage.

Design Response: Understanding West Sussex character

The proposals retain elements of West Sussex character, including the existing woodland areas and ponds and creates a new village centred around neighbourhood greens and landscape corridors.



Analysis revisited

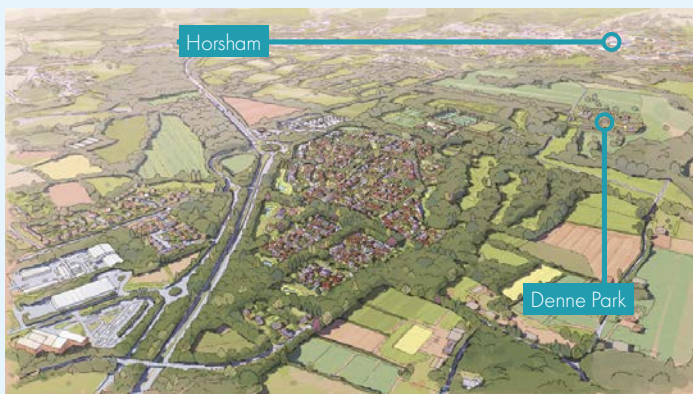
Horsham is situated in the Low Weald character area of West Sussex with landscape and historic characteristics

Design Lesson: Design proposals for the development should aim to retain elements of West Sussex character.



Design Response: Settlement patterns

Horsham Golf & Fitness Village positively responds to existing settlement patterns by establishing itself as a new village, whilst ensuring a substantial strategic gap with Horsham is maintained. This gap also allows the village to positively relate to Denne Park.



Analysis revisited

The study area has distinct settlement patterns, unique to its context

Design Lesson: The pattern of smaller villages and hamlets surrounding Horsham has been established for a long time, and Horsham Golf & Fitness Village should follow this pattern as a new village within Horsham's orbit.

Design Response: Recent development character

The proposals interpret the prevailing character of the local area in a modern planning policy context and uses land efficiently to deliver much needed new housing, substantial open space as well as a new local centre, sports and leisure hub.



Analysis revisited

The recent development character interprets local character through open space, urban and built form.

Design lesson: Recent developments offer lessons for the design of Horsham Golf & Fitness village by interpreting the prevailing character of the local area in a modern planning policy context that uses land efficiently.

SUSTAINABILITY

A range of sustainable design and construction features are proposed based on the information available at this stage in the planning process and are summarised on the following pages

Energy

In line with policy, the energy strategy follows the Energy Hierarchy, on the basis that it is preferable to firstly minimise carbon dioxide emissions through reduced energy demand; prior to considering low carbon and renewable energy supply options.

- Demand Reduction – a series energy efficiency measures are to be included (reduced U-Values; low rate of air permeability; reduced heat transfers via thermal bridges). System efficiencies have also been improved through incorporation of efficient fans, lighting and controls. Non-regulated energy will be reduced through measures such as the incorporation of domestic appliances with an A+ rating.
- Low Carbon and Renewable Energy – Renewable technologies have been considered and there is an intent to apply Air Source Heat Pumps (ASHPs) for hot water in the residential properties, and potentially space heating. Roof-mounted Photovoltaics (PV) is also proposed.

It is anticipated that smart-metering will be installed to ensure a more detailed understanding of where and how energy is being used.

By prioritising electricity over fossil fuel consumption, the scheme is future-proofed to take advantage of a decarbonising national grid.

Transport

Proposed parking provisions with electric vehicle (EV) charging points will encourage sustainable transport modes.

Enhanced crossings and access points are anticipated to increase site accessibility for walkers and cyclists. Secure cycle storage will be provided to encourage building users to cycle so promoting exercise and helping reduce congestion and emissions.

Water conservation, water quality and flooding

Water saving fittings and appliances shall be installed to limit water consumption levels to <105 litres/person/day.

A greywater system will also be considered to harvest and recycle water from hand basins and showers. Once harvested, the grey water can then be used for a range of applications.

Measures will be confirmed in the site-specific Drainage Strategy; however, the following SuDS techniques are being considered:

- Permeable Paving
- Rain Gardens / Swales
- Dry Attenuation Basin
- Additional Lakes / Ponds

Materials

The materials strategy for the development shall consider lifecycle environmental impacts, durability, responsible sourcing and pre-fabrication potential, with a view to optimising materials utilisation and safeguarding natural resources.

Consideration shall be given to embodied carbon as part of the materials selection process, in addition to other factors such as structural properties, aesthetics and cost. As a minimum reference shall be made to the BRE's Green Guide to Specification for the major elements (walls, floors, roof) where applicable, with a view to targeting products with a predominantly 'A' or 'A+' rating. To ensure that timber comes from sustainable sources, all timber product suppliers will be required to demonstrate accreditation by the Forest Stewardship Council (FSC).



Waste and the circular economy

The Applicant is committed to sustainable development and recognises the interrelationships between sustainable design and the circular economy. In the context of the proposed development, the Applicant is seeking to decouple economic activity from the consumption of finite resources by recognising and attaching value to sustainable design as part of its product offering.

In terms of the proposed development, it is intended to seek to excel with sustainable design; surpassing the planning policy requirements in terms of on-site carbon reductions; with performance maximised within feasibility and budget considerations. These objectives embody various circular economy requirements, the majority of which will need to be satisfied to a high standard to achieve the targeted rating.

The construction phase will be in accordance with targets set within a Site Waste Management Plan whereby the significant majority of material will be diverted from landfill.

The operational waste strategy comprises provision of dedicated space of adequate size and in convenient locations for storage of general refuse, recyclables and food waste. Internal and external storage will be considerate of the Building Regulations and Council requirements

Climate change adaptation

The future climate is expected to be warmer with variations to the timing and intensity of rainfall. The issue of overheating will need detailed and considered assessment at a later stage of design on the basis that, as buildings become progressively better sealed and insulated, the potential for overheating increases. Climate change scenarios will also be incorporated into the assessment of flood risk.

Health and wellbeing

Best practice methods for minimising the formation of dust and emissions from construction activities shall be implemented, as appropriate to the specific site and proposed activities.

The development provides significant amenity space that promotes walking and cycling, encouraging healthier, more sustainable living. The provisions of many leisure and sports facilities contribute to the health and social well-being of the nearby and future communities.

Daylighting, ventilation, accessibility and adaptability are also being reviewed to ensure the development proposals provide a healthier environment.

Ecology

A series of measures to enhance the biodiversity value of the Site will be incorporated into the Development. This will conserve and increase the ecological value of habitats at the Site, in line with planning policy. At least a 10% net gain in biodiversity is anticipated. Measures include:

- The use of native species or species of benefit to wildlife to provide foraging opportunities for birds, bats, invertebrates.
- Additional habitat above ground level such as the provision of bird and bat boxes, as well as insect hotels.
- Areas of blue and green infrastructure as part of the building(s) design.
- Further tree planting and enhanced soft landscaping, prioritising linear features to improve connectivity within the site and out to adjacent habitats.

Sustainability standards

It is anticipated that the larger non-domestic buildings over 1,000m² will be assessed under the BREEAM certification scheme, with aspiration to comply with the 'Very Good' target.



05

Conclusion



CONCLUSION

Horsham Golf and Fitness Village offers an unparalleled opportunity to bring forward an exemplar new health-based community for Horsham, delivering much needed new homes, alongside a sporting and leisure hub of District wide significance.

The masterplan has been developed in response to the clear constraints and opportunities on the site as well as responding to local character. The site is in a highly sustainable location and benefits from extensive screening from existing woodland belts and bunds, creating a defensive boundary and green buffer around the development.

The Housing & Employment Site Assessment Criteria published by the Council during the last Local Plan consultation placed a strong emphasis on the provision of additional community benefits alongside housing proposals. There can be few sites that have been assessed through the criteria-based approach used by the Council that offer anything close to the range of benefits proposed at Horsham Golf & Fitness Village, the highlights of which we summarise in the table to the right. Put simply, there are no other Sites where it is possible to deliver the range and quality of the benefits proposed, in a location that is more accessible to high-quality and frequent public transport.



800 new homes, underpinned by a **deliverable water neutrality solution**, including **policy compliant** levels of affordable housing and 5% self and custom build plots.



A **fully costed, viable and deliverable vision** to be secured in full via a legal agreement



New facilities to include a retained and **modernised golf offering** and **multi-use sports pitch**, alongside new homes for **Horsham Hockey Club**, **The Golf College** and **Warren Clark Golfing Dreams**.



The establishment of the **Hop Oast Sport Committee** to facilitate cooperation between the organisations on site and the maximisation of **collective impact for the community**.



A **highly sustainable location** adjacent to the **Park & Ride** and **A24**.



Significant Health, Social and Economic benefits as evidenced through supporting reports.



Delivery of onsite **Biodiversity Net gain** in excess of **10%**.



Provision of **recreational and green space significantly in excess** of policy requirements and opening up this resource to the wider public.



Repurposing of a man-made landscape, **reducing pressure from development on valuable agricultural land**.



06

Appendices

APPENDIX 1: RESPONDING TO BUILDING FOR A HEALTHY LIFE

The Council's written pre-application response 'encourage(s) the development to focus on the Building for a Healthy Life (BfHL) guide as design tool for creating a place that is better for people and nature, with good access to walking and cycling.' The following pages present an internal project team overview assessment of how Horsham Golf & Fitness Village aligns with the BfHL guidance.

The three key themes of BfHL are:



Integrated neighbourhood - includes natural connections, walking, cycling and public transport, facilities and services and homes for everyone.



Distinctive places - includes making the most of what's there, a memorable character, well defined streets and spaces and easy to find your way around.



Streets for all - includes healthy streets, cycle and car parking, green and blue infrastructure and back of pavement/ front of home.



INTEGRATED NEIGHBOURHOODS:

Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around.

What's needed: Look beyond the red line that marks the extent of your site. Ordnance Survey maps along with satellite mapping software such as Google Earth are useful tools to help you understand the wider context and how you can best stitch a new development into a place.

Response: The masterplan for the Horsham Golf & Fitness Village is informed by comprehensive contextual analysis, including a facilities and movement audit (see page 30-32), an understanding characteristics in West Sussex, an overview of settlement pattern and local character (see pages 34-51).

What's needed: Identify the places, facilities and services you need to connect to.

Response: A sustainability audit has been undertaken to identify what facilities and services are in the local context and need to be connected to and to understand what is missing and could be provided on-site. This is demonstrated on pages 30-32.

What's needed: Draw points of connection into and through your site -creating a strong and direct street, path and open space network.

Response: The scheme connects to the surrounding street network, connects and enhances existing public rights of way and creates a diverse network of multi functional spaces. This is best evidenced on pages 102-121.

What's needed: Create well-connected street and path networks, providing opportunities for these to be extended beyond the site boundary in the future.

Response: Horsham Golf & Fitness provides a comprehensive pedestrian, cycle and equestrian routes. This is best evidenced on page 102-106.

What's needed: Research and respond to how water flows and nature moves across your site and the wider surroundings.

Response: The technical and environmental work (pages 52-61) has sought to understand water, flooding and achieve a strategy for water neutrality. This has informed masterplan proposals through the provision of a comprehensive network of SuDS and water management features.(pages 122-123)

Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions.

What's needed: Cycle and walk the neighbourhood to understand where off-site interventions will be most useful. Local residents and councillors can help you understand where investment in improvements to pedestrian and cycle infrastructure might have most impact.

Response: The technical team has analysed the cycling and walking routes (pages 30-31 and 52-61) and engaged with the community and stakeholders to gain an understanding of local movement issues. Appropriate solutions have been proposed and addressed as part of the proposals (pages 102-106).

What's needed: Invite people to cycle within the site and beyond to destinations within at least a three mile radius; with routes through green spaces, quiet streets alongside prioritised and protected routes on busy streets, junctions and roads.

Response: The masterplan creates comprehensive walking and cycling strategy which includes key routes to local facilities on low or no trafficked routes (page 89 and 104-106). The scheme also proposes a new shared pedestrian, cycle and equestrian route that connects to the existing byway (page 106).

What's needed: If there is an existing protected cycle network, connect to it. Alternatively, begin a new one by building or funding routes to key destinations.

Response: See above response.

What's needed: Ensure access for all and help make walking feel like an instinctive choice for everyone undertaking short journeys (such as the school run or older generations accessing local facilities and services).

Response: Horsham Golf & Fitness Village co-locates key facilities close in close proximity to Horsham Park & Ride and the existing public right of way for ease of access for the community (page 78-79 and 88-91). The approach to street design and hierarchy (see pages 102-105) is to create routes that are pedestrian and cycle friendly, on key desire lines.

What's needed: Streets and paths that connect people to places and public transport services in the most direct way, making car-free travel more attractive, safe and convenient.

Response: See above response.

What's needed: Make sure that all streets and routes pass in front of people's homes rather than to the back of them –creating a well overlooked public realm.

Response: Residential blocks have been designed in an outward looking perimeter block structure with active frontage to ensure all public realm is overlooked and help to promote natural surveillance. There are no public spaces or routes to the rear of people's homes. This is in line with Secured by Design principles (see appendix 4)

What's needed: Exploit existing (or planned) public transport hubs, such as train stations and bus interchanges, to build at higher densities and channel a higher percentage of journeys to public transport.

Response: Horsham Golf & Fitness Village benefits from excellent access to the neighbouring Horsham Park & Ride and as a result a housing density of 47.88ha dwellings per hectare is proposed (see page 100). The masterplan introduces new pedestrian and cycle links to connect residents to the park and ride and other bus services.

Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.

What's needed: Developments that provide community facilities, such as shops, schools, workplaces, health facilities, co-working spaces, parks, play spaces, cafés and other meeting places that respond to local community needs.

Response: The design proposals provide a multitude of community facilities, including a local centre and sports and leisure hub (pages 78-85).

What's needed: Locate any new facilities in the best location for those walking, cycling and using public transport.

Response: Mixed-use facilities are located at the most accessible locations (within a five to ten minute walk of new homes) within the proposal. These locations are near Horsham Park & Ride and near the site entrance. The facilities are also closely located to the existing public right of way and additional footpaths that form part of the masterplanning proposals.

What's needed: Consider whether improving existing facilities will add more value to the local community than adding new ones.

Response: The proposal for Horsham Golf & Fitness Village creates a new sports and leisure hub of district-wide significance, including a new home for Horsham Hockey Club. As part of this proposal, the facilities of Horsham Golf have been recast to meet the changes in the way golf is enjoyed in the 21st century (pages 6-9 and 78-85).

What's needed: Assess or identify what sport and leisure provision there is for people of all ages, paying particular attention to the needs of children, teenagers and older people.

Response: Analysis and engagement with the community has identified a lack of sports provision (pages 64-65). This has been addressed through the provision of a new sports and leisure hub (pages 78-85).

What's needed: Create places where people can meet each other such as public spaces, leisure facilities, community buildings, cafés and restaurants to provide opportunities for social interaction – helping to improve public health by encouraging physical activity and helping to tackle those affected by loneliness and isolation.

Response: Horsham Golf & Fitness village proposes a range of public open spaces to promote social interaction (pages 107-119). The creation of a local centre and sports and community hub (pages 78-85) provides further opportunities for social interaction and promotes the health and wellbeing of the district.

What's needed: 'Play on the way' can make car-free trips more fun for children making them want to walk or cycle to school.

Response: The masterplan delivers a comprehensive network of children's play for all ages through formal and informal landscape. (page 119). This also includes a circular trim trail (page 90 and 106).

What's needed: Sustainable drainage schemes that contribute towards an attractive and accessible network of streets and public spaces.

Response: The masterplan delivers a comprehensive drainage strategy that is woven in to the placemaking approach of our proposal. This includes swales and basins in areas of open space. The drainage strategy works hand in hand with the biodiversity strategy. (page 87, 111 and 122-123).

A range of homes that meet local community needs.

What's needed: A mix of housing types and tenures that suit the needs of the local community. This may include first time buyer homes, family homes, homes for those downsizing and supported living.

Response: A mix of types and tenures will reflect local community and market needs and will include first time buyer homes, family homes and homes for those downsizing.

What's needed: Maximising the opportunities offered by supported accommodation, placing these homes at the heart of new developments above active ground floor uses such as shops, community facilities and pre-schools.

Response: The proposed development provides an opportunity to accommodate supported accommodation around the community facilities and services. The design of these areas will evolve with the detailed design process, but the principle of supported accommodation above active ground floor uses will make a positive contribution to the delivery of a cohesive new community at Horsham Golf and Fitness Village.

What's needed: Offering people access to at least some private outdoor space. This is particularly important for people's mental health and wellbeing especially when social distancing and travel restrictions are in place.

Response: All homes have access to private and public open space.



DISTINCTIVE PLACES:

Understand and respond.

What's needed: Allow time for good design, walk the site and the surroundings with the local planning authority. Discuss, understand and agree opportunities and constraints building a shared vision that makes use of the topography and other existing assets on and beyond the site.

Response: A comprehensive programme of pre application discussions with HDC and key stakeholders, including members of the local parishes and the local community has been undertaken as part of the application process. (see pages 64-69). This includes meetings and site visits.

What's needed: Explore conceptual ideas before settling on an agreed way forward and producing a site layout. For instance, if there are existing site features explore how these might be best integrated into a place.

Response: The scheme has developed from initial conceptual ideas such as the celebration of nature and the promotion of health and wellbeing in advance of preparing an illustrative masterplan (pages 66-69 and 72-75).

What's needed: Identify any visual connections into, out, through and beyond the site.

Response: Visual connections have been considered in the design development and the shaping of the illustrative masterplan. This is best evidenced on page 120.

What's needed: Work with the contours of the land.

Response: The Site is currently a golf course with artificial landforms.

What's needed: Understand how water flows across and pools on the site. Explore how water can be used to enhance biodiversity, create character and improve people's sense of wellbeing.

Response: A comprehensive drainage strategy has been developed as part of the proposals. This is best evidenced on page 122-123.

What's needed: Draw all these considerations together to get the street, block and open space structure right from the start (a framework or concept plan).

Response: The consultant team spent a number of months on the constraints and opportunities process that informed our initial design concepts to create a responsive masterplan. Early plans included the preparation of framework plans (see pages 66-69).

What's needed: Consider opportunities for natural lighting, cooling and ventilation. Take care not to compromise important urban design principles such as perimeter block structure.

Response: Horsham Golf & Fitness Village allows for natural lighting, cooling and ventilation to be achieved. Future reserved matters applications will explore the detailed design for buildings.

What's needed: Identify opportunities to integrate and reuse existing features of value, these might be natural or man-made, on or beyond the site.

Response: The site considerations have identified opportunities and constraints. Considerations such as the existing woodland to the east, internal water features and existing green infrastructure have been celebrated in integrated into the proposals (pages 53, 107-119 and 124-137).

What's needed: Be careful that hedges are not simply retained and prevent a sensible and practical new development layout. It may be more effective to create and plant new hedgerows and tree belts into development proposals than work around existing hedges. A well thought out approach may even increase habitat and biodiversity.

Response: Horsham Golf & Fitness Village retains as much high quality vegetation as possible and is a key part of the placemaking strategy (page 86 and page 107). The scheme also proposes a significant amount of new green infrastructure to contribute to a net biodiversity gain.

What's needed: Be sensitive to existing development but avoid creating buffer spaces between existing and new back gardens.

Response: Horsham Golf & Fitness Village sensitively relates to existing properties, including Harwood Farm House, Home Farm Cottage, Harwood Cottage and Denne Park and Lodge. This is best evidenced on pages 89, 99-101.

What's needed: Using the landform and ground conditions (soil) in a considered way. For instance, low-nutrient subsoils are ideal to put to one side if you wish to establish wildflower meadows rather than importing new topsoil.

Response: Where possible any material will be reused on site to avoid the requirement for importing materials, this includes the stockpiling of topsoil to reuse in landscaped areas.

Create places that are memorable.

What's needed: Create a place with a locally inspired or otherwise distinctive character.

Response: The character analysis of the local area helps to gain an understanding what is unique to the local area (page 34-51). This has then been interpreted into the design proposal through the creation of character areas. This DAS also demonstrates how the design reflects local character within the proposals (pages 124-137).

What's needed: Review the wider area for sources of inspiration. If distinctive local characteristics exist, delve deeper than architectural style and details. Where the local context is poor or generic, do not use this as a justification for more of the same. Inspiration may be found in local history and culture.

Response: See above response. This DAS demonstrates an understanding and reflects what is unique about the local area.

What's needed: Understand where positive local character comes from: streets, blocks and plots (urban grain), green and blue infrastructure, land uses, building form, massing and materials often underpin the essence of the distinctive character of settlements rather than architectural style and details.

Response: See above responses.

What's needed: Using a local materials palette (where appropriate) can be a particularly effective way to connect a development to a place. This is often more achievable and credible than mimicking traditional architectural detailing which can be dependent on lost crafts.

Response: The character analysis demonstrates and understanding of building materials and the design indicates what materials could be included within the masterplan (pages 124-131 and 136). More detail on this will be shared at the reserved matters stage of the application.

What's needed: Brownfield sites can offer sources of inspiration for new development. Greenfield and edge of settlement locations often require more creativity and inspiration to avoid creating places that lack a sense of local or otherwise distinctive character.

Response: See above responses. Contextual and character analysis has underpinned a placemaking rationale for the design proposal.

What's needed: Character can also be created through the social life of public spaces. Create the physical conditions for activity to happen and bring places to life.

Response: Horsham Golf & Fitness Village proposes a comprehensive network of public open spaces from traditional neighbourhood greens to linear parkland environments, woodland walks and trim trails, as well as a new wetland landscape (pages 105-117).

Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal façades of buildings face streets and public spaces.

What's needed: A strong framework of connected and well overlooked streets and spaces.

Response: The illustrative masterplan and character areas section of the DAS sets out a framework and detail for connected and well overlooked streets and spaces (pages 92-95 and 124-131).

What's needed: Look beyond the plan and illustrative street scenes; what will you actually see and experience walking along the street?

Response: A number of drawings and three dimensional artworks have been produced to help to understand the experience of the street scenes and scale of public spaces.

What's needed: Perimeter blocks with clearly defined public fronts and private backs.

Response: All blocks are perimeter blocks with clearly defined public fronts and private backs. This is explored in the design section of this DAS (pages 124-131).

What's needed: Active frontages, front doors, balconies, terraces, front gardens and bay windows are a good way to enliven and add interest to the street and create a more human scale to larger buildings such as apartments and supported living accommodation.

Response: Active street scenes have been created through the design proposal in plan and also three dimensionally. This is best evidenced in the character areas section of this DAS (pages 124-131). Exact details of house types will be submitted at reserved matters stage of the application.

What's needed: Carefully considered street corners.

Response: Corners have been carefully considered ensuring active frontages and details help to frame key spaces and terminate views. This is explored in the characters section of this document (see pages 124-131).

What's needed: Three dimensional models (physical or computer generated) and simple, hand drawn street cross sections can be particularly useful tools to understand and test the spatial qualities of a place.

Response: The scheme has tested the massing and scale of streets and spaces throughout the design development process. This is illustrated in the artworks and street and landscape sections that have been produced within this DAS.

Use legible features to help people find their way around a place.

What's needed: Streets that connect with one another.

Response: All streets are connected and legible through a clear street hierarchy (see page 104-105).

What's needed: Streets that are as straight and as direct as possible.

Response: The majority of streets are straight and on desire lines.

What's needed: Use street types, buildings, spaces, non-residential uses, landscape, water and other features to help people create a 'mental map' of a place.

Response: A hierarchy of public open spaces and streets are proposed to aid legibility. This is evidenced within the illustrative masterplan and also by the placemaking concept plan on page 76-77 and 92-93.

What's needed: Streets with clearly different characters are more effective than 'character areas' in helping people grasp whether they are on a principal or secondary street.

Response: The masterplan sets out a clear street hierarchy and is demonstrated on page 104-105.

What's needed: For larger sites, it will be necessary to use streets and spaces with different characters to help people to find their way around.

Response: Public open spaces have diverse characters, ranging from formal sports and woodland areas to planted landscape corridors, neighbourhood greens, allotments, orchards, and a wetland. Combined with a clear and legible street hierarchy this serves to aid wayfinding.



STREETS FOR ALL

Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm.

What's needed: Low-speed streets and neighbourhoods with pedestrian and cycle priority.

Response: The scheme proposes a hierarchy of safe and attractive pedestrian and cycle routes. The routes are either integrated within a street network that seeks to balance the needs of all users or are dedicated within the strategic landscape (see pages 104-106).

What's needed: The right balance between movement and place functions.

Response: The approach to the design of streets is to balance their role as conduits for movement and place to enjoy as positive public realm. This is demonstrated through the creation of pedestrian and cycle friendly 'shared surface streets', landscape corridor streets and a range of public spaces that punctuate routes (see pages 104-106).

What's needed: Rethinking the way we distribute street space.

Response: See above responses.

What's needed: At times of more relaxed social distancing, demand for better quality cycle provision is expected to increase as public transport capacity reduces. Congestion caused by motor vehicles will make it unattractive for people to switch from public transport to cars creating a unique opportunity to change the way we move around our cities, towns and villages.

Response: See above responses.

What's needed: Healthy streets improve people's physical and mental health. Encouraging walking, cycling, outdoor play and streets where it is safe for younger children to cycle (or scooter) to school can create opportunities for social interaction and street life bringing wider social benefits.

Response: See above responses.

What's needed: Street trees.

Response: The Horsham Golf & Fitness Village proposal advocates for tree planting in all streets wherever possible. Some streets also feature tree-planted verges and landscape corridors (see pages 104-105, 124-131, 134 and 136).

What's needed: Avoid streets that are just designed as routes for motor vehicles to pass through and for cars to park within.

Response: There are no streets that serve the sole purpose for vehicles to pass through or to park. The masterplan approach has been to create active streets with homes overlooking to encourage walking, cycling and outdoor children's play.

What's needed: Boulevards and streets with active edges rather than distributor roads and bypasses with no (or limited) frontage access.

Response: *The scheme does not include distributor roads or bypasses.*

What's needed: Streets that are easy to cross; providing priority for pedestrians and cyclists across junctions and accesses.

Response: *The intention for Horsham Golf & Fitness Village is to create safe and attractive streets that are pedestrian and cycle friendly. Future reserved matters applications will develop this approach in further detail, including the details for crossing points.*

What's needed: Well overlooked streets with front doors facing streets and public spaces.

Response: *All public streets and spaces are overlooked by dwellings to promote natural surveillance.*

What's needed: Provide conditions for cycling appropriate to the speed and volume of motor traffic.

Response: *As set out in a previous response, Horsham Golf & Fitness Village creates a clear hierarchy of safe and attractive pedestrian and cycle routes. The routes are either integrated within a street network that seeks to balance the needs of all users or are dedicated within the strategic landscape.*

What's needed: Inclusive design: think about how people with visual, mobility or other limitations will be able to use the street confidently and safely.

Response: *See above responses throughout this section. The scheme creates inclusive streets and seeks to balance the needs of all users. This will be explored in further detail during the preparation of reserved matters applications.*

Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking.

What's needed: Provide secure cycle storage close to people's front doors so that cycles are as convenient to choose as a car for short trips.

Response: *This will be explored in further detail during the preparation of reserved matters applications.*

What's needed: Integration of car parking into the street environment.

Response: *The scheme integrates car parking in to the street environment sensitively and for it not to dominate the street scene (see page 102, 124-131). Exact parking typologies will be explored at the reserved matters stage of the application*

What's needed: Anticipate realistic levels of car parking demand, guarding against displaced and anti-social parking; thinking about the availability and frequency of public transport.

Response: *Parking provision will be in accordance with the relevant parking standards. This will be explored in further detail during the preparation of reserved matters applications.*

What's needed: Avoid confusing car ownership with car usage.

Response: *A Transport Assessment will set out the understanding of car usage through the use of 'trip rates' and will be submitted in support of this application.*

What's needed: Creative solutions for attractive, convenient and safe cycle parking or higher density developments (such as apartment buildings).

Response: This will be explored in further detail during the preparation of reserved matters applications.

What's needed: Generous landscaping to settle frontage car parking into the street.

Response: As set out above, the approach is to integrate car parking into the street environment sensitively and for it not to dominate the street scene.

What's needed: Shared and unallocated parking.

Response: This will be explored in further detail during the preparation reserved matters applications.

Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature. As the richest habitat for a range of flora and fauna, they are also a key play in achieving the net gain in biodiversity sought by the 2020 environment bill.

What's needed: Create a strong landscape strategy that has impact from 'day one'. Don't 'layer' landscape onto a scheme at the end of the process. Landscape changes can offer opportunities to reintroduce lost habitats and species.

Response: The landscape strategy is one of the driving forces behind shaping the masterplan and has been considered at the outset of the project (see pages 76-91 and 107-121).

What's needed: Create a network of different types of spaces.

Response: A broad range of landscape characters and public open spaces are proposed as a response to contextual analysis (see pages 111-118).

What's needed: Weave opportunities for habitat creation throughout the development. Plan these as movement corridors to support biodiversity.

Response: Habitat creation and the linking of landscape through then provision of landscape corridors have been considered as one of the driving forces behind the landscape strategy (see pages 76-91 and 107-121).

What's needed: Create food growing opportunities such as allotments and orchards on larger developments.

Response: Horsham Golf & Fitness Village proposes a range of edible and growing landscapes from allotments to community orchards. (see pages 111-115 and 128-131).

What's needed: Have a sustainable drainage 'treatment train' thinking about the 'four pillars'. Capture water as close as possible to where it falls. Be creative with rain gardens, ponds and swales and avoid steeply-sided or fenced holes in the ground.

Response: A summary of the comprehensive drainage strategy is set out in page 122-123.

What's needed: Well-designed multi-functional sustainable drainage will incorporate play and recreational opportunities.

Response: The creation of a wetland area (see page 84-85 and 115) includes boardwalks to encourage exploration and learning. Future reserved matters applications will explore the opportunities for play within multi-functional drainage features.

What's needed: Well-overlooked public open spaces with strong levels of natural surveillance.

Response: All public open space is overlooked by homes or is adjacent to mixed-uses.

What's needed: Robust management and long term stewardship.

Response: This will be explored in further detail with HDC and is likely to be detailed in a management plan.

Garden cities, towns and suburbs used hedges to define public and private spaces, helping to create characterful and biodiverse places. The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place. Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage.

What's needed: Clearly define private spaces through strong boundary treatments.

Response: All private space is clearly defined. This will be reinforced at the reserved matters stage of the application with boundary treatments.

What's needed: Manage changes in level in a way that does not compromise the qualities of the street.

Response: The proposals have considered the levels of the Site to ensure they do not impact the masterplan. However, this will be explored in further detail during the preparation of reserved matters applications.

What's needed: Design the space between the back of the pavement and building façades carefully to integrate services, waste storage and utilities cabinets (meter boxes) so their impact is reduced.

Response: Appearance is a reserved matter with architecture to be explored in further detail during reserved matters applications.

What's needed: Avoid pieces of 'leftover' land that serve no useful public or private function. Homes with shallow street backs need careful thought as it is not uncommon to see these spaces poorly resolved with small pieces of grass turf or gravel.

Response: The illustrative masterplan does not contain any land considered to be 'space left over after planning'. However, this will be further resolved during the preparation of reserved matters applications.

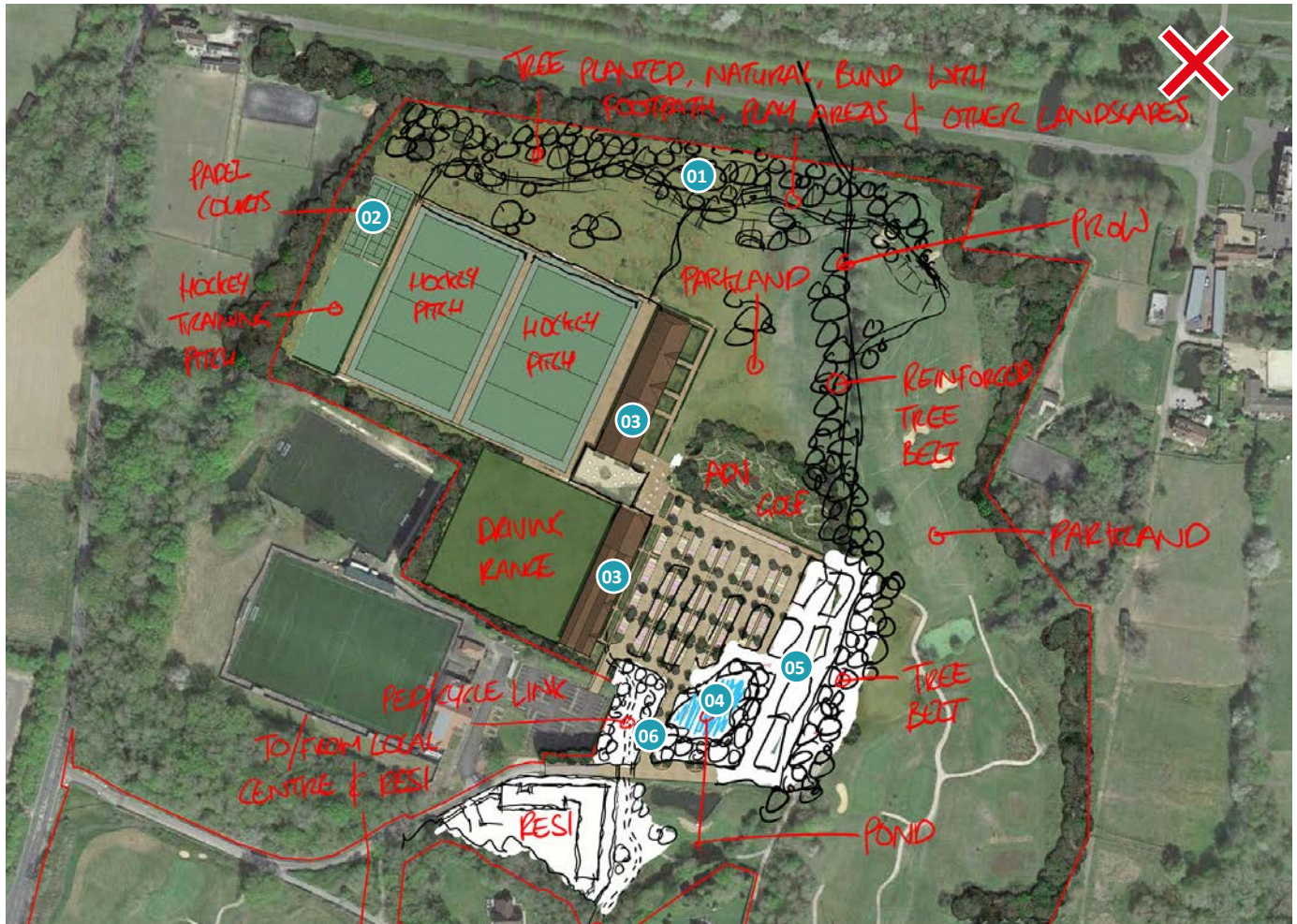
What's needed: Outdoor amenity space for apartment buildings, such as a balcony for relaxing or the drying of clothes.

Response: Appearance is a reserved matter with architecture to be explored in further detail during the preparation of reserved matters applications. However, the character areas section of this document explores the inclusion of balconies (see page 124-131) and private amenity space.

APPENDIX 2: SPORTS AND LEISURE HUB EVOLUTION

The design development process for the sports and leisure hub involved considering multiple potential locations and configurations, while taking into account technical, environmental, and operational requirements as well as input from key stakeholders. In response to concerns raised by the Council during pre-application discussions, five additional options were explored, with option 5 being selected and further developed to address the Council's concerns and other technical, environmental, and operational considerations. The summary strengths and weaknesses of each option is explored within this appendix

Option 1

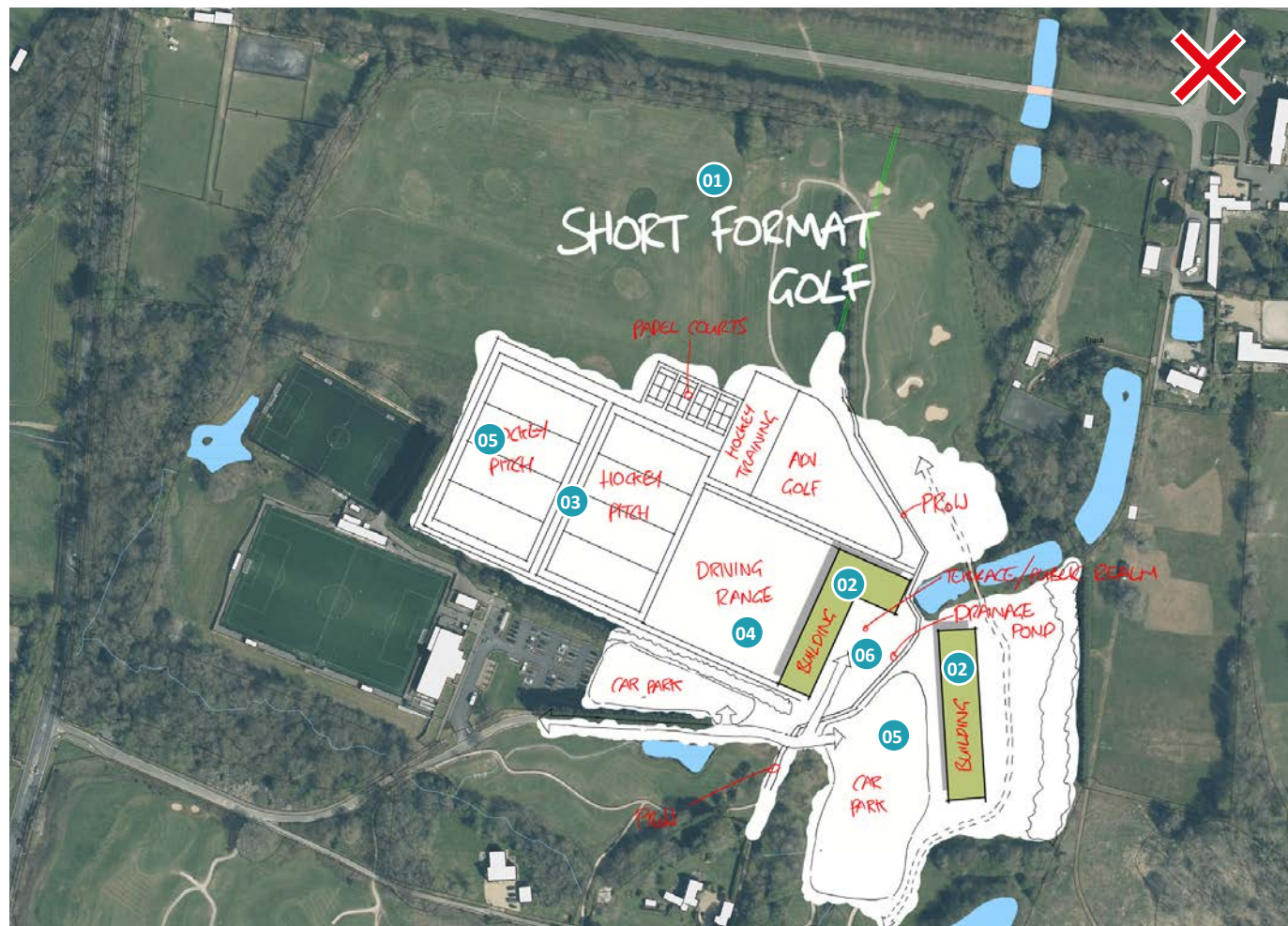


- 01 Introduction of a planted bund along the northern boundary to soften views to the local centre and sports hub
- 02 Padel courts and hockey pitches have been relocated further away from the northern boundary
- 03 Building shuffled eastwards to accommodate relocated hockey and padel courts
- 04 Drainage pond moved to create parking within a landscaped environment
- 05 Parking reformatted to appear less intrusive
- 06 Pedestrian landscape corridor introduced to better link hub/ local centre and residential area to the south

Summary strengths and weaknesses:

The planted landscape bund reduces the noise, lighting, and visual impact of the local centre and sports hub on the Denne Park House driveway. However, it also affects the open character of the views from the Denne Park driveway. While some pitches have been moved away from the Denne Park driveway, most sports uses and buildings, along with their associated lighting, noise, and activity, remain close to the northern boundary.

Option 2

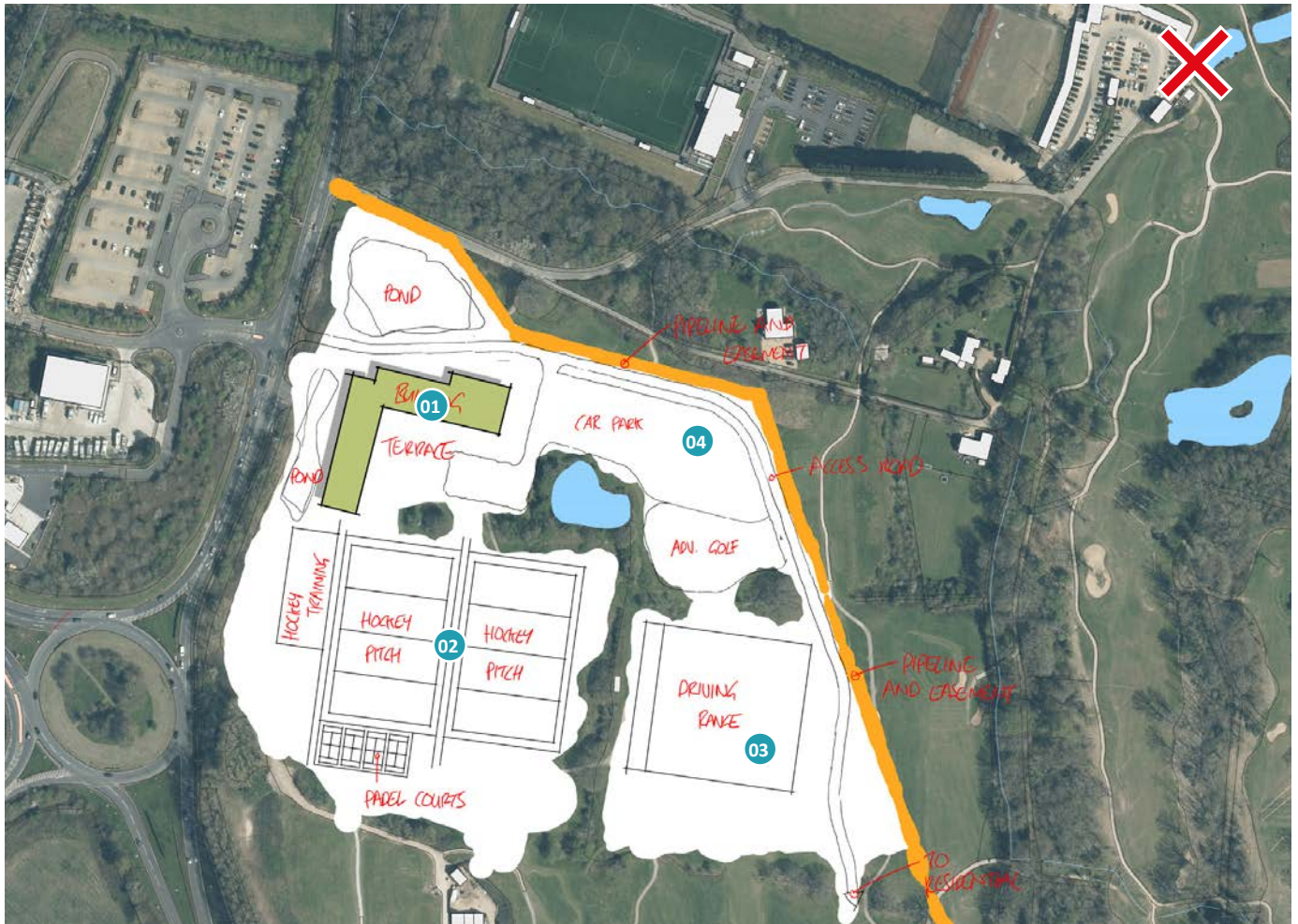


- 01 The local centre and sports hub have been moved away from the approach to Denne Park and replaced with short format golf, which reflects the existing character of the site
- 02 Buildings located away from the approach to Denne Park
- 03 Hockey pitches located away from the approach to Denne Park
- 04 Driving range moved further east to accommodate relocated hockey pitches
- 05 Car park located away from the approach to Denne Park
- 06 Drainage relocated

Summary strengths and weaknesses:

Placing the buildings and sports pitches at this proposed location reduces the noise, lighting, and visual impact of the local centre and sports hub on the Denne Park House driveway. It also preserves the open character of the views from the Denne Park driveway by retaining the short format golf course. The visibility between Denne Park and the local centre and sports hub building is minimised by the existing intervening woodland planting. However, this option is not feasible operationally because the clubhouse buildings need to be close to both the driving range and hockey pitches so that the restaurant, cafe, and bar can serve both sets of customers.

Option 3

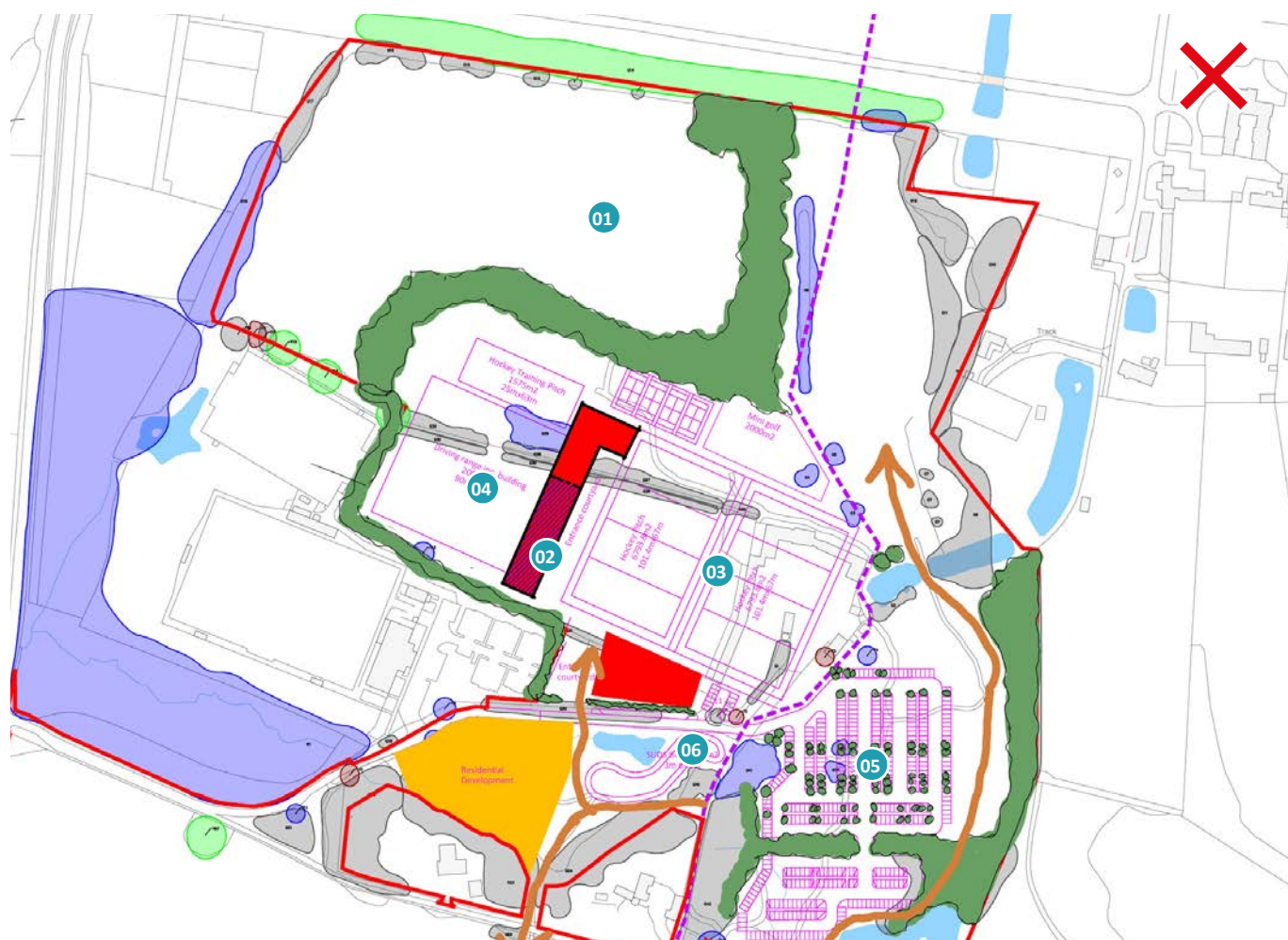


- 01 Local centre and sports hub relocated south of Horsham Football Club
- 02 Hockey pitches relocated to the south of the local centre and sports hub building
- 03 Driving range located east of existing site vegetation
- 04 Car park located south of gas main

Summary strengths and weaknesses:

Whilst reducing heritage impact upon Denne Park, this option is not operationally or economically feasible due to its distance from Horsham Football Club and the short format golf course. The existing planting infrastructure spreads and separates the local centre and sports hub facilities and results in an inefficient use of land. Additionally, placing the sports hub and local centre at this location would limit the available land for residential development, negatively impacting the economic viability of the project.

Option 4



- 01 The local centre and sports hub have been moved away from the approach to Denne Park and replaced with short format golf, which reflects the existing character of the site
- 02 Buildings located away from the approach to Denne Park
- 03 Hockey pitches located away from the approach to Denne Park
- 04 Driving range moved further west to accommodate relocated hockey pitches
- 05 Car park located away from the approach to Denne Park
- 06 Drainage relocated

Summary strengths and weaknesses:

Placing the sports pitches at this proposed location reduces the noise, lighting, and visual impact of the local centre and sports hub on the Denne Park House driveway. It also preserves the open character of the views from the Denne Park driveway by retaining the short format golf course, though the building running diagonally north-east/south-west may create a negative impact. This building arrangement is operationally viable being able to serve the customers of both the hockey pitches and driving range. The visibility between Denne Park and the car park and associated activity and lighting is minimised by the existing intervening woodland planting.

The site plan illustrates the proposed development at the former Broomfield Road site. The plan is divided into several numbered zones: 01 (red area), 02 (pink area), 03 (green area), 04 (blue area), 05 (pink area), and 06 (yellow area). A large green checkmark is visible in the top right corner, indicating approval or completion. The plan also shows various features such as a 'Hockey Training Pitch (10,000m²)', 'Hockey 6,700m² (25,000m²)', 'Outdoor Hockey Pitch (10,000m²)', 'Mini golf 2000m²', 'Mini golf 2000m²', 'Residential Development', and 'Broomfield Road (100m wide)'. The plan is bounded by a red line, and a large green area (03) is located at the top. A large green checkmark is in the top right corner.

- ### Summary strengths and weaknesses:

APPENDIX 3: PLACEMAKING PRINCIPLES

This appendix showcases how Horsham Golf & Fitness Village aligns with the 15 placemaking principles outlined earlier in this document. These principles will continue to guide the project during future reserved matters application stages.



1. Inclusive activity for all

Neighbourhoods, facilities and open spaces should be accessible and inclusive to all users and should support sport and physical activity across all ages and gender regardless of ability.

Response: Promoting inclusive activity is an important aspect of creating a healthy and active community at Horsham Golf & Fitness Village. The specific strategic include:

Accessibility: Horsham Golf & Fitness Village will ensure that open spaces and community facilities such as the local centre and the leisure and sports hub building and sports pitches are accessible to people with disabilities, by providing ramps, elevators, wide doorways, and other necessary modifications. This will be explored in greater detail during the future reserved matters application stages.

Adaptive equipment: Horsham Golf & Fitness Village will provide adaptive equipment such as adapted bicycles, wheelchairs, and hand cycles to make physical activity accessible to people with disabilities.

Programs for different abilities: Horsham Golf & Fitness Village will offer programs that cater to people with different abilities, such as adaptive yoga, wheelchair basketball, and blind soccer.

Sensitivity training: Horsham Golf & Fitness Village will provide sensitivity training to staff and volunteers to ensure that they understand the needs of people with disabilities and can provide a welcoming and inclusive environment.

Partner with organisations: Horsham Golf & Fitness Village will partner with local organisations, such as Warren Clark Golfing Dreams, that work with people with disabilities to ensure that the programs and activities offered are inclusive and accessible to everyone.

Community outreach: Horsham Golf & Fitness Village will engage with the residents and the wider community to raise awareness about the importance of inclusive physical activity and to encourage participation from people with disabilities.

Evaluation: Horsham Golf & Fitness Village will regularly evaluate the programs and facilities to identify areas for improvement and ensure that they are meeting the needs of all members of the community.

By implementing these steps, Horsham Golf and Fitness Village will create inclusive and accessible environments that support sport and physical activity for people of all ages and abilities.



2. A 20-minute neighbourhood

Homes, schools, shops, community facilities, workplaces, open spaces and sports facilities should be within easy reach of each other as per the principles of the 20-minute neighbourhood.

20-minute neighbourhoods are complete, compact and connected places where people can meet their everyday needs within a short bus ride, walk or cycle through provision of daily needs on-site or nearby.

Response: Horsham Golf & Fitness promotes the principles established by 20-minute neighbourhoods as an effective way to encourage inclusive physical activity by making it easier for people to access sports facilities, open spaces, and other community amenities. The specific strategies at Horsham Golf & Fitness Village include:

Access to facilities: Horsham and Southwater host an excellent range of facilities and services within a short distance of the Site, easily accessible by foot, cycle, or the local bus service via the underused Horsham Park & Ride that lies immediately adjacent to the site. Pages 30-31 demonstrate the facilities identified locally and also identify local centre and sports and leisure facilities that will be proposed or improved within Horsham Golf & Fitness Village.

Connectivity: Horsham Golf & Fitness Villages improves connectivity by creating pedestrian, bike-friendly and equestrian routes that connect homes to the on-site local centre, sports and leisure hub, Horsham, Southwater, Horsham Park & Ride and the wider leisure resource of the countryside. Please see page 89 and 106 for further details.

Access to public transportation: Horsham Golf & Fitness Village ensure that public transportation is easily accessible, making it easier for people to reach sports facilities and open spaces within 20 minutes. This include easy access to the neighbouring Horsham Park & Ride and bus stops through safe and attractively landscape walking and cycling routes. Please see pages 102-106 for further details.

Active transportation options: Horsham Golf & Fitness Village promotes active transportation by offering a comprehensive network of pedestrian, bicycle, and equestrian routes, many of which are located in scenic landscape corridors. This approach makes it easier for people to walk or bike to community amenities. The possibility of implementing bike-sharing programs should be considered in future reserved matters applications. Please see pages 102-106 for further details.

Coordination with local stakeholders: Horsham Golf & Fitness Village works and will continue to work with local stakeholders such as Horsham Hockey, Horsham Football Club, Warren Clark Golfing Dream, The Golf College and other community organisations to coordinate efforts and ensure that the 20-minute neighbourhood concept of active travel and collocating and sharing facilities is being implemented effectively. Please see pages 6 to 9 and 78 to 83 for further details.

Community engagement: Horsham Golf & Fitness Village will engage with the community to encourage participation in physical activity initiatives.

Safety and accessibility: Horsham Golf & Fitness Village will ensure that the routes and spaces within the 20-minute neighbourhood are safe and accessible for people of all ages and abilities. This includes continuing dialogue with Horsham's Disabled Ramblers and other groups during the reserved matters stages of the project.

Evaluation: Horsham Golf & Fitness Village will regularly evaluate to identify areas for improvement and ensure that it is meeting the needs of the community. Models for community involvement in the stewardship of landscape and facilities will be explored during the reserved matters stages of the project.

By implementing these steps Horsham Golf & Fitness Village creates a compact and connected village that promotes physical activity and makes it easier for people to access sports facilities, open spaces and other community amenities within a short walk or bike ride.



3. Connected walking and cycling routes

Active travel (walking and cycling) should be prioritised over other modes of transport. All destinations should be connected by a direct, legible and integrated network of walking and cycling routes. Routes must be safe for all, well lit, overlooked, welcoming, well-maintained, durable and clearly signposted.

Response: Horsham Golf & Fitness Villages promotes active travel through connected walking and cycling routes as an important aspect of creating a healthy and active community. The specific strategies at Horsham Golf & Fitness Village include:

Prioritisation: Horsham Golf & Fitness Village prioritises active transportation by investing in walking and cycling infrastructure

to make it a more appealing. This includes financial contributions towards the enhancement of footways to Southwater and Horsham, improvements to footpath 1666 and the Green Lane byway. The development also sets aside land for the Hop Oast Roundabout proposal, which includes a new off-road pedestrian and bicycle lane. The proposed comprehensive network of pedestrian, cycling, and equestrian routes on-site further supports the prioritisation of active transportation at Horsham Golf & Fitness Village. For more information, please see pages 102 to 106.

Direct and integrated network: As set out above, Horsham Golf & Fitness Village has established a direct and integrated network of walking and cycling routes that connects all destinations in the community and surrounding area, providing a convenient and accessible option for people to walk or bike to their destinations.

Safety: Horsham Golf & Fitness Village is committed to providing a safe environment for all users of the walking and cycling routes. To achieve this, homes will be designed to provide passive surveillance of pedestrian and cycle paths, and much of the infrastructure will be located away from motorised traffic within attractive landscape corridors. Adequate lighting will be provided on all paths to ensure visibility and safety at night. Further details on the safety measures will be explored during the future reserved matters applications stage. For more information, see pages 168-169.

Maintenance: While the exact model for the management of landscape is not yet established, it is assumed that Horsham Golf & Fitness Village will be responsible for regularly maintaining the walking and cycling routes to ensure that they are durable and in good condition, making them more attractive to users.

Signage: Horsham Golf & Fitness Village's walking, cycling and equestrian routes will be clearly signposted, making it easier for people to find their way and encouraging more active travel. This is to be explored in greater detail during future reserved matters applications.

Community engagement: Horsham Golf & Fitness Village will engage with the community to raise awareness about the importance of connected walking and cycling routes and to encourage participation in active travel initiatives.

Evaluation: Horsham Golf & Fitness Village will regularly evaluate the walking and cycling routes to identify areas for improvement and ensure that they are meeting the needs of the community.

By implementing these steps, Horsham Golf & Fitness Village will create a connected and accessible network of walking and cycling routes that promotes active travel and encourages people to walk or bike to their destinations.



4. Co-location of community facilities

The co-location and concentration of retail, community and associated uses to support linked trips should be promoted. A mix of land uses and activities should be promoted that avoid the uniform zoning of large areas to single uses.

Response: The co-location and sharing of community and sporting facilities is a defining feature of Horsham Golf & Fitness Village. The village integrates retail, community, and sporting activities in close proximity to encourage visitors to make multiple stops during one trip, reducing the reliance on motorized transportation and promoting active modes of travel such as walking and cycling. Please see pages 78-83 for further details).

Horsham Golf & Fitness Village could also be described as a compact village, where homes are no more than a five to ten minute walk from a shop and other community and sporting facilities. This approach further promotes active travel and reduces the need for motorised transportation.

Overall, promoting co-location of community facilities is a key step in creating inclusive and accessible community at Horsham Golf & Fitness Village that supports active travel and encourages healthy lifestyles.



5. Biodiversity and a network of multifunctional open space

A network of multifunctional open space should be created across all communities to support a range of activities including sport, recreation and play plus other biodiverse landscape features including Sustainable Drainage Systems (SuDS), woodland, wildlife habitat and productive landscapes (allotments, orchards). Facilities for sport, recreation and play should be of an appropriate scale and positioned in prominent locations.

Response: Horsham Golf & Fitness Villages creates a network of multifunctional open spaces to bring numerous benefits, including promoting biodiversity, providing opportunities for sport, recreation and play and supporting sustainable landscape features (please see pages 107 to 121).

The design of Horsham Golf & Fitness villages ensures that the facilities for sport, recreation, and play are of an appropriate scale and located in highly visible locations (please see pages 78-85) and this includes the sports and leisure hub and club house. This will help to increase usage and engagement with the open spaces and promote the benefits of active lifestyles and a healthy environment.



6. High quality streets and spaces

Flexible and durable high quality streets and public spaces should be promoted, employing high quality durable materials, street furniture and signage. This creates a place that prioritises active and inclusive environments that provide easy and safe opportunities for everyone to be physically active through sustainable modes of travel.

Response: Horsham Golf & Fitness Village aims to create high-quality streets and public spaces that enhance the liveability and sustainability of the village. It will focus on the use of durable and flexible materials, street furniture, and clear signage to create an environment that prioritises active and inclusive modes of transportation and promotes sustainable options such as walking and cycling.

Specific strategies include designing streets and public spaces to prioritise active transportation and ensure safe and convenient infrastructure for all users. This approach prioritises the safety and accessibility of all users, including pedestrians, cyclists, and people with disabilities.

Future reserved matters applications will focus on the:

- use of durable and sustainable materials in street and public space construction and maintenance
- installation of high-quality street furniture, such as bike racks, seating, and lighting
- development of a comprehensive wayfinding system with clear and well-designed signage to assist residents and visitors in navigating the area and accessing key destinations

See pages 102-106 and 124-131 for additional information on Horsham Golf & Fitness Village's approach to promoting high-quality streets and public spaces.



7. Appropriate infrastructure

Supporting infrastructure to enable both formal and informal sport and physical activity to take place should be provided across all contexts, including workplaces, sports facilities and public space, to facilitate all forms of activity.

Response: Horsham Golf & Fitness Village recognises the importance of providing appropriate infrastructure to support and encourage sport and physical activity in all contexts, including workplaces, sports facilities, and public spaces. To achieve this, Horsham Golf & Fitness Villages employs the following strategies:

Investment in sports and leisure facilities: Horsham Golf & Fitness Village provides a new home for Horsham Hockey Club and The Golf College, a modernised golfing offer, a new gymnasium, marked sports pitches and NEAPs, LEAPs and LAPs to provide opportunities for people to engage in physical activity.

Workplace initiatives: Horsham Golf & Fitness Village's shared use club house will provide infrastructure like showers, lockers, and bike storage to support employees to integrate physical activity into their daily routines. This will be explored further during future reserved matters applications.

Providing outdoor fitness equipment: Horsham Golf & Fitness Village's proposed trim trail includes the installation of outdoor fitness equipment, including as part of a like exercise bikes, pull-up bars, and bench press stations. The trim trail and outdoor fitness equipment provides opportunities for people to engage in physical activity in their local community. Please see pages 76-77, 90 and 106 for further details.

Encouraging the use of parks and open spaces: Horsham Golf & Fitness Village provide a broad range of multi-functional open spaces and play spaces. These open space amenities encourage people to engage in physical activity, like picnicking, playing games, and jogging. Please see pages 107-119 for further information.

Supporting active travel: Horsham Golf & Fitness Village proposed pedestrian and cycle infrastructure encourages people to be active while they travel. Please see pages 102-106 and 162 for further details.

By implementing these strategies, Horsham Golf & Fitness Village will ensure that the appropriate infrastructure is provided to enable all forms of sport and physical activity, promoting an active and healthy community.



8. Active buildings

The internal and external layout, design and use of buildings should promote opportunities for physical activity. Constructing high-quality, energy efficient, human-scale buildings with healthy internal and external working and living environments should promote the long-term health and comfort of their occupants.

Response: In line with the objective of promoting opportunities for physical activity, Horsham Golf & Fitness Village design of the buildings at should prioritise the health and comfort of its occupants. This will be explored in greater detail during future reserved matters applications, but it is expected this can be achieved through various strategic measures such as:

Promoting active design: This theme has already been discussed extensively throughout this appendix. However, in respect to the design of the buildings, physical activity and movement should be encouraged by incorporating features such as staircases instead of elevators (where possible and accessible), providing secure bike storage, and incorporating indoor/outdoor spaces that can be used for physical activities.

Encouraging walkability: The internal and external layout should be designed to promote walkability, with pedestrian-friendly paths, footways and green spaces that encourage people to walk.

Incorporating healthy indoor environments: The internal spaces should be designed to promote healthy environments, with good lighting, ventilation, and acoustics, and the use of non-toxic building materials.

Prioritising energy efficiency: Energy efficient buildings not only reduce operational costs but also provide a healthier indoor environment by reducing the need for artificial lighting and heating/cooling.

Enhancing external environments: The external environments should be designed to be attractive, safe and accessible, providing opportunities for physical activity and recreation. This includes the provision of outdoor gym equipment, play areas and seating areas.

By undertaking these strategic measures and exploring them during future reserved matters applications, the buildings at Horsham Golf & Fitness Village can promote the long-term health and comfort of their occupants and contribute to an overall active and healthy community.



9. Activity promotion and local champions

Promoting the importance of participation in sport and physical activity as a means of improving health and wellbeing should be supported. Health promotion measures and local champions should be supported to inspire participation in sport and physical activity across neighbourhoods, workplaces and facilities.

Response: Physical measures need to be matched by community and stakeholder ambition, leadership and engagement. Horsham Golf & Fitness Village is already well progressed in the successful promotion of sport and physical activity as a means of improving health and wellbeing through the partnership, colocation and sharing of facilities with local champions including Horsham Golf, Horsham Hockey Club, Horsham Football Club, Warren Clark Golfing Dreams and The Golf College.

As discussed extensively throughout this appendix, Horsham Golf & Fitness Villages promotes increased participation in sport and physical activity throughout the design of village, whether this is in residential areas and within the sports and leisure hub.



10. Food environment

Providing the local community with access to healthy food options and the opportunity to grow their own food in designated public and private spaces accessible from the home, school or workplace. Improving the local food environment can help to address the dominance of large supermarkets which often reduce the viability of independent shops and are often more difficult to access for those without cars.

Response: Horsham Golf & Fitness Villages encourages access to healthy food options by:

Incorporating a community garden: The inclusion of a community garden provides opportunities for residents to grow their own food and increase their food literacy (please see pages 107, 109, 115 128-131 and 134 for further information).

Providing allotments: The inclusion of allotments (see above).

Encouraging home gardening: Future reserved matters applications and strategies will explore the provision of support and resources, such as educational materials and workshops, for residents to start their own home gardens can increase the availability of fresh and healthy food options.

Integrating edible landscapes: The principle of edible landscapes is woven into the landscape strategy woodland, gardens parks and public spaces for Horsham Golf & Fitness Village. These spaces will be explored in greater detail during the reserved matters application stages, but are envisaged to incorporate fruit and nut trees, berry bushes, herb gardens, vegetable plots, and other edible plants into their design. The goal of edible landscapes is to provide fresh and healthy food options, promote food literacy and self-sufficiency, and enhance community connections and environmental stewardship. By integrating food production into public spaces, edible landscapes can help to address food security issues, reduce the environmental impact of food production and distribution, and provide opportunities for people to connect with nature and each other. Please see previous response.

Supporting sustainable agriculture: Future applications and strategies related to reserved matters will focus on sourcing sustainable agriculture products, such as organic agriculture and local food networks, to reduce the environmental impact of food production and distribution.

Improving access to healthy food options: Providing a local convenience store will offer access to healthy food sources. The Horsham Golf & Fitness Village does not include space for fast food takeaways to encourage healthy eating.



11. Designing for climate change

Climate change and the resulting predicted increase in the frequency of heatwaves presents a challenge for the design of new healthy and sustainable neighbourhoods. At the neighbourhood scale, there are a range of social and economic strategies, environmental protection and enhancement solutions and sustainable energy technologies that Horsham Golf & Fitness Village will explore.

Response: Horsham Golf & Fitness Village takes its sustainability responsibilities seriously and prioritises them in its proposals. To address sustainability, a variety of measures are taken.

Firstly, the scheme has embedded holistic Social and Economic site-wide strategies that embrace sustainable lifestyles such as walking, cycling, greening the public realm and local food growing into the proposals.

Secondly, the design includes site-wide Environmental Protection and Enhancement solutions to mitigate the effects of climate change – such as a water neutrality strategy, sustainable urban drainage systems, woodland planting and habitat creation.

Thirdly, the approach to sustainable energy production, Mitigating and Adapting to Climate Change is reflected in individual plots and homes through energy reduction technologies.



12. Design out crime

Employ approaches that design out crime, such as buildings overlooking public routes and spaces (natural surveillance) and good street lighting.

Response: Please see Appendix 4: Secured by design for a full response.



13. Diverse and affordable homes

The provision of high-quality housing is fundamental to ensuring that all residents have a safe, healthy and energy-efficient home. Horsham Golf & Fitness Village must include an integrated mix of housing tenures and types that reflect local housing need and support people at all stages of life. For example, families, older people, those unemployed and on benefits or low incomes, students, and people with disabilities. Housing must also provide genuinely affordable and social housing, including community-led housing projects.

Response: Horsham Golf & Fitness village offers a large variety of house types and tenures to suit a wide range of households looking to get on the housing ladder, buy a family home or to downsize. Accessible and adaptable homes enable people to stay in their homes as their needs change. This approach encourages social cohesion by providing the opportunity for residents to stay in the local area and maintain all-important friend and family networks throughout their lifetime.



14. Keeping jobs and money local

Support small independent businesses and retailers that are community led (ventures that are central to local communities). This 'community wealth building' is a people-centred approach to local economic development that redirects wealth back into the local economy and places control and benefits into the hands of local people. Horsham Golf & Fitness Village will focus on locally productive forms of business and employment, ensuring that a strong neighbourhood centre exists to support everyday needs.

If work is kept local, and shops, services and facilities central (or nearby), people will be able to walk or cycle to these destinations, breaking the reliance on the private car and allowing greater leisure time.

Horsham Golf & Fitness Village should also:

- explore the design of homes at the reserved matters stage to accommodate homeworking
- provide co-working space to encourage entrepreneurs and business start-ups
- provide safe and attractive new strategic walking and cycle routes and on-site bus services to connect residents to local employment opportunities and local transport hubs

Response: To support small independent businesses and keep jobs and money local, Horsham Golf & Fitness Village is exploring the following strategies:

Procurement: Horsham Golf & Fitness will make a conscious effort to buy goods and services from local businesses whenever possible and encourage its partner organisations and individuals to do the same.

Incubation and Acceleration: Horsham Golf & Fitness Village supports entrepreneurs and business start-ups in their growth and success by offering co-working spaces and meeting rooms to foster collaboration and innovation. Future reserved matter applications will consider the design of homes to accommodate homeworking and support kitchen-top start-ups and remote work.

Workforce Development: The sports and leisure hub also offers access to sports related job training and placement services. Horsham Golf & Fitness Village provides community space within its local centre that can host workforce development programs to aid local residents in acquiring the skills necessary for success in local businesses.



Horsham Golf & Fitness Village collaborates with partner organisations, including Horsham Golf, Horsham Football Club, Horsham Hockey Club, Warren Clark Golfing Dreams, and The Golf College, to support local businesses and enhance economic development in the community.

Accessibility: Horsham Golf & Fitness Village will ensure that homes at the reserved matters stage accommodate homeworking, and provide safe and attractive new strategic walking and cycling routes, and on-site bus services to connect residents to local employment opportunities and local transport hubs.

By implementing these strategies, Horsham Golf & Fitness Village helps to redirect wealth back into the local economy.



15. Gender equality and 'Make Space for Girls'

To support a movement towards gender equality, the design of buildings, settlements and urban areas must be inclusive to all, regardless of gender.

The organisation of public spaces, institutions and services must prioritise the security of girls, women and LGBT+ citizens and help minimise the risk of abuse. The ability to move safely in public spaces, in public institutions and at the workplace is key to the inclusion of women and girls in civil society.

The design of playgrounds, public parks and sports facilities must offer girls and women equal access to leisure and physical activities and create conditions that encourage use by all. Horsham Golf & Fitness Village will accord with the principles established by 'Make Space for Girls'.

Response: *Horsham Golf & Fitness Village promotes gender equality, by creating inclusive environments that prioritise the safety and security of all individuals, regardless of gender, sexual orientation, or identity. To achieve this, the following strategies have been implemented and will be explored in greater detail during the reserved matters application stages:*

Safe public spaces: Ensure that public spaces and facilities prioritise the security of girls, women, and LGBT+ individuals and minimise the risk of abuse. The initial design for Horsham Golf & Fitness implements design measures to enhance visibility, lighting and surveillance.

Accessible transportation: Horsham Golf & Fitness Village ensures that transportation options are accessible and safe for women and girls to use, including public transportation, bike lanes, and footways and footpaths. The detailed design of safe, well lit and overlooked routes will be explored in future reserved matters applications.

Equal access to public amenities: The design of public amenities such as playgrounds, parks, and sports facilities offer equal access and encourage use by all individuals, regardless of gender. The detailed design of safe play spaces will be explored in future reserved matters applications.

Gender-sensitive design: During reserved matters applications the designs for the local centre community hub and sports and leisure hub club house will be inclusive and consider the needs of all individuals, including women and girls. This might include incorporating gender-neutral restrooms and changing rooms and designing public spaces to promote safety and security.

By following the principles established by "Make Space for Girls," Horsham Golf & Fitness Village can contribute to the movement towards gender equality and create an inclusive and safe environment for all.

APPENDIX 4: SECURED BY DESIGN

Designing in crime prevention from the outset is key to creating a new socially sustainable development at Horsham Golf & Fitness Village.

Introduction

Secured by Design achieves a reduction of crime risk by combining minimum standards of physical security and well-tested principles of natural surveillance and defensible space.

The design of Horsham Golf & Fitness Village incorporates key elements of safe and sustainable design that are appropriate for the outline planning application stage. Reference has been made to Secured by Design, Homes 2019 and its principles have been integrated into the project masterplanning and urban design approach. Moving forward, we will continue to work with Horsham District Council Secured by Design crime prevention officers through the detailed design stages.



Design Consideration of Secured by Design principles

Layout of vehicular/pedestrian routes

Features will be designed to identify routes through the development and clearly define areas of public and private space. This will be further explored during the preparation of the outline and reserved matters applications.

Communal areas

Communal areas such as public spaces and playgrounds will be designed throughout the development to allow natural surveillance from nearby dwellings and with safe and accessible routes to come and go. Public and private space will be clearly defined. Public spaces, SuDS and woodlands will be overlooked to ensure safety and create a vibrant setting for homes. This is explored in the illustrative masterplan and will be further illustrated in future reserved matters applications.

Dwelling boundaries

The proposals are made with public and private areas clearly identified. To the front of homes, walls, fences and hedges will be kept low to ensure an open view to housing. This will be explored in more detailed plans and artworks and will be further developed through reserved matters planning applications.

Layout and orientation of dwellings

The proposal provides 'active frontages' of overlooked streets. The development has been arranged to provide activity and natural surveillance and will avoid, where possible, the creation of blank walls adjacent to public spaces.

Rear access paths

Back gardens will be secure and any access to the rear of properties will be gated. However, this will be further developed through reserved matters planning applications.

Climbing aids

Boundaries will be designed so as not to provide climbing aids to gain access into properties. It is not possible to explore this level of detail given the outline nature of the planning application and supporting material. However, this will be further developed through reserved matters planning applications.

Parking

The development has been designed to provide for vehicle parking in either garages or hard standing areas within the dwelling boundary. If communal parking areas are needed, these will be in small groups near homes with natural surveillance or in parking courts. This will be explored in more detailed plans in reserved matters planning applications. Adequate space for cycle parking will be designed in accordance with the advice given by Secured by Design Horsham District Council guidance.

Landscape planting

The proposals include planting to create attractive and safe new environments without impeding natural surveillance. A detailed design and management plan for the open space will be agreed with Horsham District Council. The detailed design for landscape will be further developed through reserved matters planning applications.

Lighting

Street lighting will be designed according to Secured by Design principles to ensure public spaces are appropriately lit. Where possible, environmentally friendly light source will be used. The development will provide lighting of external doors, car parking and garage areas. The detailed design for lighting will be further developed through reserved matters planning applications.

Dwelling entrances

The development will be designed with front doors that are visible from the public realm and promote natural surveillance. The detailed design for dwelling entrances will be further developed through reserved matters planning applications and will seek to locate communal entrance doors centrally and that they are visible from the public realm.

Windows

It is not possible to explore issues associated with windows given the outline nature of the planning application and supporting material. However, the general principles for windows will be further developed through reserved matters planning applications having regard to Secured by Design principles. We acknowledge that proposals should ensure that ground floor, basement and easily accessible windows are secured.

Response: *The proposals have taken into account the principles of Secured By Design. In September 2022, contact was made with Sussex Police to request an in-person pre-application meeting regarding the proposals. Although Sussex Police was unable to meet, they suggested measures that will be considered during the Reserved Matters Stage:*

- Unfortunately Sussex Police could not meet, however suggested the following measures which will be considered at Reserved Matters Stage:
- Use of CCTV
- Consideration should be given to the installation of an intruder alarm to protect buildings out of hours.
- The securing of cycles left unattended must be considered within the design of any new commercial premises. The cycle stand must facilitate the locking of both wheels and the crossbar.
- Ground planting should not be higher than 1 metre with tree canopies no lower than 2 metres. This arrangement provides a window of observation throughout the area.
- Lighting throughout the development will be an important consideration and where it is implemented it should conform to the recommendations within BS5489-1:2020.

