



Horsham
District
Council

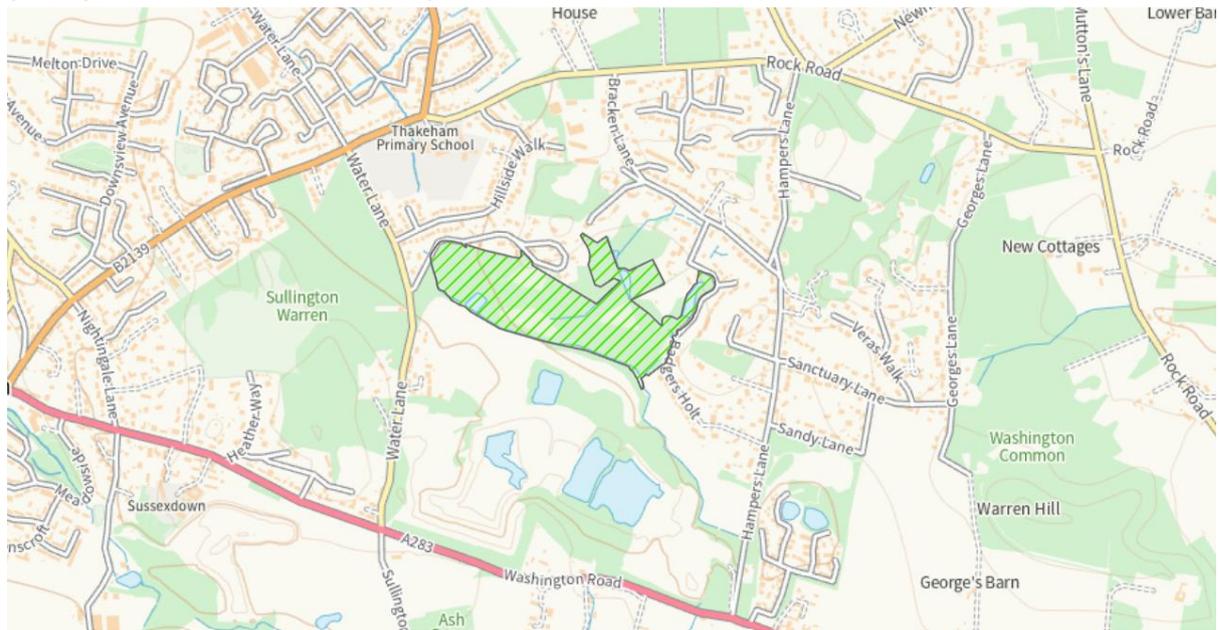
HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Thakeham Tiles Ltd Rock Road Storrington West Sussex
DESCRIPTION:	Outline application for the demolition of existing buildings, and the re-development of the site for up to 108no. dwellings (including a mix of private and affordable housing units), with associated infrastructure including vehicular, cycle and pedestrian access, parking, landscaping, open space and play provision, and sustainable drainage with all matters reserved except access.
REFERENCE:	DC/25/2087
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: <p>Given that this site was highlighted by the Wilder Horsham District project as a key site to protect for the benefit of the Horsham District, it is disappointing to see a lack of protection or enhancement of the wildlife corridor. Particularly given it is within 100m of Sandgate Park Local Wildlife Site and 500m of Sullington Warren SSSI.</p> <p>The applicant needs to provide further information on the how the development complies with quantity and accessibility requirements for Open Space, Sport and Recreation.</p>	

The whole site proximity to Sandgate Country Park (Local Wildlife Site) and Sullington Warren (SSSI)

Given that this site was highlighted by the Wilder Horsham District project as a key site to protect for the benefit of the Horsham District, it is disappointing to see a lack of protection or enhancement of the wildlife corridor. The site plays an integral role in being a strategic route, allowing transit of animals and fauna from the Sullington Warren / Sandgate Park area northwards. The site as a whole was included in the Nature Recovery Network map, which forms part of the wider green corridor running through the heart of the Horsham District.

Map showing location of Sandgate Country Park (Local Wildlife Site) & Sullington Warren (SSSI) in relation to the development site



LEAP (Local Area for Play)

A play area for children has been identified on the site. This complies with the minimum size for a LEAP of 400sqm. LEAPs must have a buffer zone of at least 20m to the edge of the dwelling boundary (garden). It is unclear if the buffer to the north of the LEAP has been measured to the edge of the house or the edge of the garden. This may need to be adjusted slightly. If the dwelling to the south has a car park to the north of it, then it is accepted that this can be included within the buffer to the south.

The LEAP is situated next to the Public Right of Way which gives good connectivity to nearby residents.

Quantity of Open Space Provided

For the size of the development, it appears to be lacking in the provision of all the required types of space.

The Parish is already deficient in many areas, so it is important that these deficiencies are not made worse.

Analysis area	Park s ha	Natur al / Semi- Natur al ha	Ameni ty Green Space ha	Play ha	Youn g Peopl e ha	Allotme nts ha	Combin ed
Storrington and Sullington	2.15	-1.93	-2.00	-0.14	-0.07	0.14	-1.86

The applicant needs to provide a land budget plan which shows quantity of space provided against the minimum recommended quantity standards laid out in the Open Space Sport and Recreation Review 2021. This will enable us to review whether the applicant is complying with the required open space provision.

There may also be a requirement for off-site contributions towards playing pitch or non-pitch sports. This needs to be calculated using the Sport England Playing Pitch Calculator.

Excerpt from OSSR 2021:

298. The recommendation for open space is for the current provision levels to be used as a basis to inform and determine the quantity requirements for Horsham District.
299. Previously HDC have used an open space category referred to as Multifunctional Greenspace (MFGS). This combines the typologies of parks and garden, amenity greenspace and natural/seminatural greenspace. For consistency, this is also shown in the table below.

Table 9.3.1: Recommended quantity standards

		Quantity standard			
Typology		Ha per 1,000 population		Sq M per person	
MFGS*		4.39		43.9	
<i>Parks & gardens</i> †		1.37		13.7	
<i>Amenity greenspace</i>		0.58		5.8	
<i>Natural & semi-natural greenspace</i>		2.43		24.3	
Provision for children & young people	Children	0.09	0.05	0.9	0.5
	Young people		0.04 (0.02 for small settlements)		0.4 (0.2 small settlements)
Allotment		0.18		1.8	
Total		4.66		46.6	

* A difference of 0.01 is observed in the total for MFGS compared to adding the individual totals for each typology. This is due to rounding to two decimal places (all site sizes are initially to four decimal places).

† Including outdoor sports (see Part 2)

341. The following minimum area sizes are suggested to help inform when new provision should be provided on-site:

Table 11.1.2: Minimum areas

Typology		Minimum area (hectares)	Number of dwellings to warrant on-site provision
Multi-Functional Greenspace	Amenity/Natural	0.05	5
	Parks	<i>Small</i>	0.05
		<i>Medium</i>	0.20
		<i>Large</i>	3.00
Play provision (Children's & Young People) *		0.01	46
Allotments		0.04	455

Accessibility of Open Space

The applicant has not provided an analysis of the types of open space and facilities within walking distance of the development. This will help to inform whether open space and recreation facilities should be provided on or off-site and should include, at least the following:

Excerpt from OSSR 2021:

285. The recommended accessibility standards for HDC are set out in Table 9.2.1.

Table 9.2.1: Recommended accessibility standards

Open space type	Recommended Accessibility Standard
Parks & Gardens	1,000m
Amenity Greenspace	480m
Natural & Semi-natural Greenspace	300m (local) 1,000m (Sub-district/strategic)
Provision for children and young people	400m (Children) 1,000m (Sub-district/youth)
Allotment	1,000m

ANY RECOMMENDED CONDITIONS:

Not enough detail at this stage.

NAME:	Anna Chapman Parks and Countryside Development Manager
DEPARTMENT:	Parks and Countryside
DATE:	12/02/2026

