



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land West of Ifield Charlwood Road Ifield West Sussex
DESCRIPTION:	Hybrid planning application (part outline and part full planning application) for a phased, mixed use development comprising: A full element covering enabling infrastructure including the Crawley Western Multi-Modal Corridor (Phase 1, including access from Charlwood Road and crossing points) and access infrastructure to enable servicing and delivery of secondary school site and future development, including access to Rusper Road, supported by associated infrastructure, utilities and works, alongside: An outline element (with all matters reserved) including up to 3,000 residential homes (Class C2 and C3), commercial, business and service (Class E), general industrial (Class B2), storage or distribution (Class B8), hotel (Class C1), community and education facilities (Use Classes F1 and F2), gypsy and traveller pitches (sui generis), public open space with sports pitches, recreation, play and ancillary facilities, landscaping, water abstraction boreholes and associated infrastructure, utilities and works, including pedestrian and cycle routes and enabling demolition. This hybrid planning application is for a phased development intended to be capable of coming forward in distinct and separable phases and/or plots in a separable way.
REFERENCE:	DC/25/1312 (Open Space Requirements)
RECOMMENDATION:	Advice / More Information / Modification
SUMMARY OF COMMENTS & RECOMMENDATION: Please note this is the fourth set of comments (V04) and focus on the Open Space Requirements. It builds upon other comments already provided but to keep separate as a topic for ease. These also benefit from input from our Strategic Planning Colleagues and discussions with the Parks and Countryside and Leisure and Culture teams.	
MAIN COMMENTS: 1. The applicant suggests the population would be 6,725 people. However, given the housing element is in outline, the Horsham District Open Space, Sport and Recreation Review 2021	

makes clear the occupancy figure applied should be 2.4 when calculating the minimum requirements. On this basis officers estimate the population to be 7,200.

2. In addition, the applicant's indicative open space and sport provision in Table 5 of Part D (Golf Doc 2) does not tally with the information provided in other parts of the Golf Course Assessment, particularly Part B, which was used to help inform the site's open space requirements.
3. The open space requirements generated by the 3000 dwellings (7,200 population) are set on the table below:

	occupancy assumpti on	number of units	calculated occupancy of scheme	Open space required per person:			Multi-functional greenspace proposed / potential split:			Children and young people proposed / potential split:			
				Allotments 1.8m2 per person	Multi- functional greenspace 43.9m2 per person	Children and young people 0.9m2 per person	Parks and Gardens 13.8m2 per person	Amenity Greenspac e 5.8m2 per person	Natural and Semi- Natural 24.3m2 per person	Children 0.5m2 per person	Youth areas and facilities 0.4m2	Community Hall (0.055sqm per resident)	
unknown	2.4	3000	7200	1.8	43.9	0.9	13.8	5.8	24.3	0.5	0.4	0.055	
1 bed flats	1.2	0	0	12960	316080	6480	99360	41760	174960	3600	2880	396	
1 bed houses	1.7	0	0	0	0	0	0	0	0	0	0	0	
2 bed flats	1.3	0	0	0	0	0	0	0	0	0	0	0	
2 bed houses	1.8	0	0	0	0	0	0	0	0	0	0	0	
3 bed flats	1.7	0	0	0	0	0	0	0	0	0	0	0	
3 bed houses	2.2	0	0	0	0	0	0	0	0	0	0	0	
4+ flats	2.4	0	0	0	0	0	0	0	0	0	0	0	
4 bed houses	2.7	0	0	0	0	0	0	0	0	0	0	0	
5+ bed house:	3	0	0	0	0	0	0	0	0	0	0	0	
Area required for each typology (m2)				12960	316080	6480	99360	41760	174960	3600	2880		
Area required for each typology (hectares)				1.296	31.608	0.648	9.936	4.176	17.496	0.36	0.288		
TOTAL OPEN SPACE REQUIREMENT - SQUARE METRES				335520			TOTAL OPEN REQUIREMENT - HECTARES			33.552			
Total Community Hall Requirement (sqm)				396									

4. Based on the above and Sports England Calculators, the following must be secured:
 - Football: 2 adult football pitches (demand is 1.97 pitches), 3 youth football pitches (demand is 3.14 pitches), 2 mini soccer pitches (demand is 2.04 pitches)
 - Cricket: 2 cricket pitches (demand is 1.94 pitches)
 - Tennis: 2 courts (demand is 2 courts)
 - Allotment: 1.3 hectares
 - Park & Garden: 9.94 hectares
 - Amenity Greenspace: 4.18 hectares
 - Natural & Semi-Natural Greenspace: 17.5 hectares
 - Provision for Children (eg equipped play): 0.36 hectares
 - Provision for Young People: 0.29 hectares
5. It is important to note that while these are minimum requirement figures based on population, when the accessibility parameters and minimum space requirements for each typology are considered, the overall open space requirement may be higher.
6. In addition, there is a generated demand for the following which must either be secured on-site or a financial contribution where appropriate off-site facilities are capable of improvements to increase capacity respectively:
 - Artificial Grass Pitches: 0.38 of a 3G pitch and 0.15 of a sand based AGP
 - Sports hall: 2 court sport halls (minimum viable size normally 4 court)
 - Swimming pool: a third of a 4 lane 25m pool (minimum viable size is normally 4 lane)

- Studios: in line with population
- Bowls (outdoor): 0.5 greens
- Bowls (indoor): 10% of a rink/2% of a centre

7. There is also a generated demand for a community/village hall of around 396sqm, in accordance with the District Wide Communities Facilities Assessment which doesn't appear to be clearly indicated within the proposals. We are aware of the intention of it being located within the Neighbourhood centre and therefore recommend that this is added to the OPA coding under 4.2.5 SUB CHARACTER AREA 1 - LOCAL CENTRE but also indicated within the parameter plan and land budget plan.

8. The table below sets out the above requirements against the provision applicant seeks to make at reserved matters stage. The figures shown have been informed by the applicant's Golf Course Assessment Part B, Table 2, 3, 7.5 and 7.6:

Typology	Quantity standard (Ha per 1,000 population)	Minimum provision required (hectares)	<i>What the applicant indicates might be provided (hectares)</i>
Multi-Functional Greenspace (MFGS) (Natural and semi-natural, Amenity Greenspace, Parks and Gardens)	4.39	31.61	72.48 ha
Provision for Children & Young People	0.09	0.65 NEAP min size 0.1ha LEAP min size 0.04ha LAP min size 0.01ha Youth Areas varies subject to provision	1.85 ha [4 NEAPs 4 LEAPs 2 youth areas]
Allotment	0.18	1.30 Min size 0.04	1.30 ha [4 allotments sites]
<i>Outdoor sport</i>			
<i>Football</i>		2 adult football pitches (demand is 1.97 pitches) 3 youth football pitches (demand is 3.14 pitches) 2 mini soccer pitches (demand is 2.04 pitches)	3.14 ha - provided within Parks and Garden area on Parameter Plan <i>grass pitches [2 Adult Football Pitches, 3 Youth Football pitches, 2 Mini Soccer]</i>

<i>Cricket</i>		2 cricket pitches (demand is 1.94 pitches)	<i>2 grass cricket squares</i> <i>[potentially be overlaid with football]</i>
<i>Artificial Grass Pitches</i>		0.38 of a 3G pitch 0.15 of a sand based AGP	<i>AGP [1x3G]</i> <i>potentially sand based AGP at school</i>
<i>Tennis</i>		2 courts	0.54 ha <i>3 tennis courts</i> <i>2 padel courts</i>
Total	4.66	33.55	79.31 ha (accessible open space)
Additional green infrastructure (required as part of ecology mitigation and compensation measures – not accessible)			
<i>nature conservation</i>			11.2 ha
<i>ecology buffers</i>			8.23 ha
Total			98.74 ha (NB Secondary School space not included as this is separate use)
<i>Secondary School open space</i>			6.90 ha
Total			105 ha (as shown on Parameter Plans)

9. Overall, while it's not disputed the amount of open space provision within the parameter plan may indicate this to be higher than the quantities generated by the number of proposed dwellings, it remains unclear the right type of provision can be secured in the right place, with the right specification and buffer zone requirements, given the number of constraints within the site.
10. We continue to recommend that a land budget plan is submitted to demonstrate that the open space requirements generated by the development, can be secured in the right locations, allowing for the associated buffer zones, minimum accessibility requirements, minimum typology sizes, etc, compliant with the OSSR. It must include a table with each proposed typology and associated quantities and block shapes that can be measured against.
11. Please note the Leisure and Culture team advises that Tennis and Padel facilities must be located together for maintenance and operational purposes. These and the 3G pitch are

expected to be illuminated. The team will provide further comment with regards the sports facilities proposed locations and arrangement once the land budget plan is received.

12. In addition, please clarify the strategy for delivery of those other requirements identified under paragraph 6 and 7.

RECOMMENDED CONDITIONS: N/A

NAME:

Inês Watson CMLI
Specialists Team Leader (Landscape Architect)

DEPARTMENT:

Specialists Team - Strategic Planning

DATE:

21/11/2025