



## HORSHAM DISTRICT COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council – Planning Dept
<b>LOCATION:</b>	Former Novartis Site Parsonage Road Horsham West Sussex
<b>DESCRIPTION:</b>	Residential development comprising 206 dwellings. Vehicular access taken from Wimblehurst Road. Car and cycle parking, landscaping and open space and associated works. The replacement of the existing cedar trees at the site (amended proposal)
<b>REFERENCE:</b>	DC/25/0629
<b>RECOMMENDATION:</b>	Advice / <del>No Objection / Objection / More Information / Modification / Refusal</del>

### **SUMMARY OF COMMENTS & RECOMMENDATION:**

My comments relate to the quantity and quality of open space required.

The applicant needs to:

- 1) Adjust the calculations and use HDC OSSR quantity standards, rather than FiT standards.
- 2) Change amenity open space to natural & semi-natural open space, because it doesn't meet the quality standard.

I have also made recommendations on sites that would be suitable for enhancement, using contributions from this development. These will be developed further, once quantities have been confirmed.

## Main comments:

With reference to the 'Open Space Calculations' drawing, the applicant has used FiT (Fields in Trust) open space quantity figures, rather than the local figures for the Horsham District as specified in the Horsham District Open Space, Sport and Recreation Study. Calculations need to be adjusted using the local figures from the OSSR.

Legend:



Open Space Type	FiT Ha/Head of Population	FiT Requirement	On-site Proposals	Area Outside FiT
Parks & Gardens	0,8	3955 m <sup>2</sup>	1382 m <sup>2</sup>	-2573 m <sup>2</sup>
Amenity	0,6	2966 m <sup>2</sup>	1610 m <sup>2</sup>	-1356 m <sup>2</sup>
Natural & Semi-natural Green Space	1,8	8899 m <sup>2</sup>	2252 m <sup>2</sup>	-6647 m <sup>2</sup>
Play	2,5	1236 m <sup>2</sup>	0 m <sup>2</sup>	-1236 m <sup>2</sup>
<b>Total</b>	<b>5,7 m<sup>2</sup></b>	<b>17056 m<sup>2</sup></b>	<b>5244 m<sup>2</sup></b>	<b>11812 m<sup>2</sup></b>
Semi-private Open space for Apartments (not referenced in FiT guidance)	n/a	n/a	967 m <sup>2</sup>	n/a

There are minimum quality requirements for the types of open space provided within a development. The applicant has identified the types of space within the Open Space Calculations drawing as below.

The areas marked in yellow and identified as amenity open space do not meet the quality requirements for amenity open space. The OSSR states that amenity open space should comprise of the following:

*Priority on suitability for informal recreation pursuits such as 'kickabout' football, picnicking, kite flying and dog walking. Minimum size of 0.05 ha and with a minimum dimension in length or breadth of 20m.*

The areas marked in yellow are essentially verges and not suitable for this typology. However they can be counted towards the Natural Greenspace quantity as green corridors.



The other part of the development to the east is providing a substantially sized play facility which is within 300m of this development, which can count towards the quantity required for play for children and young people.

The quantity of other types of open space provided on-site is clearly deficient, however the development is within suitable walking distance of several other parks and natural spaces which would benefit from improvement.

These are:

Pixies Hollow, Woodstock Close  
Pondtail Recreation Ground, Heath Way  
Warnham Nature Reserve  
Riverside Walk  
Leechpool & Owlbeech Woods  
Lower Barn Allotments, Lower Barn Close  
Shelley Allotments, Redford Avenue

Once the quantities of space have been agreed, suitable projects should be agreed at some of the sites above and contributions should be sought. These enhancements will be aimed at improving capacity and usability of parks and allotments and enhancing the natural environment.

**ANY RECOMMENDED CONDITIONS:**

Contributions to be sought for enhancement of local parks, natural spaces and allotments.

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<b>DEPARTMENT:</b>	Parks and Countryside
<b>DATE:</b>	19/12/2025