



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land South of Broadbridge Heath
DESCRIPTION:	Full Planning Application for the erection of 89no. residential dwellings comprising dwellings (54no.) and apartments (35no.), 36% affordable homes, creation of new vehicular access on to Sergent Way, provision of public open space, landscaping and drainage solutions
REFERENCE:	DC/25/0894
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The development generates a requirement of 0.92ha of greenspace provided on-site in addition to contributions for off-site provision. A land budget map is required to show how this will be delivered on-site. Further detail is required regarding the soft landscape plan and method of establishment of the wildflower meadows.	

MAIN COMMENTS:

The quantity of housing provided generates the following requirement regarding public open space, according to the Horsham District OSSR 2021:

Amenity greenspace 0.12ha
Natural 0.51ha
Parks 0.29ha
Play 0.01ha
Youth 0.01ha
Allotments 0.04ha

The development is situated within the required distance of existing play provision, allotments and youth provision, although will generate increased demand on these facilities. It is recommended that the following contributions are collected, which will go towards improvements of existing local facilities instead of providing rather insignificant facilities on-site.

Play & Youth: 192 sqm @ £170 per sqm £32,640
Allotments: 384 sqm @ £25 per sqm £9,625

There will also potentially be a contribution required for off-site built sports provision and sports pitch provision.

This leaves a requirement to provide the following on-site:

Amenity greenspace 0.12ha
Natural greenspace 0.51ha
Parks 0.29ha

The developer should provide a land budget showing the quantity of land allocated to each of the above types, so that we can evaluate further. The principle of a central park area is supported.

The DAS mentions the provision of wildflower meadows, which is welcomed. Further information is requested on how these will be established. Past experience from the adjacent development showed that they failed to thrive, so a sustainable plan is required.

All timber fence posts, seating and bins are to be made from sustainable hard wood to ensure longevity on heavy clay soils.

ANY RECOMMENDED CONDITIONS:

Provision of a soft landscape plan which includes detail of the establishment and maintenance of wildflower meadows.

NAME:	Anna Chapman
DEPARTMENT:	Parks and Countryside
DATE:	16 th July 2025

