



## **HORSHAM DISTRICT COUNCIL CONSULTATION**

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| <b>TO:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Horsham District Council – Planning Dept                                                                                                                                                                                                                        |
| <b>LOCATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Land North of Little Slaughterford Chapel Road<br>Barns Green West Sussex                                                                                                                                                                                       |
| <b>DESCRIPTION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Proposed development of 68 dwellings with vehicular and pedestrian accesses, public open space, hard and soft landscaping and associated works including supporting foul and surface water drainage works, and works to existing culverted watercourse on site. |
| <b>REFERENCE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | DC/25/2057                                                                                                                                                                                                                                                      |
| <b>RECOMMENDATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Advice / No Objection / Objection / More Information / Modification / Refusal                                                                                                                                                                                   |
| <b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b><br><br>The applicant has used FiT standards instead of HDC OSSR standards to calculate open space typologies. Recommendations have been made to adjust this to meet the required standards.<br><br>A revision of the play provision has been suggested in order to provide a facility which will meet the needs of a much wider range of children and at the same time help to address a deficiency within the community.<br><br>A contribution has been proposed towards allotment provision. |                                                                                                                                                                                                                                                                 |

## MAIN COMMENTS:

With reference to Open Spaces Typologies: DD715L02, REV A, the applicant should be using the standards published in the Horsham District Council Open Space Sport and Recreation Review, not the FIT standards.



When comparing the identified open space against the OSSR requirement, the development is deficient. However, there are areas where land has not been quantified as expected and some minor alterations in the way land is quantified should rectify this. The correct landscape requirements have been shown in the table below. Note that the proposed amenity space needs to be adjusted to account of the new car park added into the scheme.

| Landscape Type | OSSR Requirement sqm | Min area sqm | Proposed sqm | Difference sqm | Contribution |
|----------------|----------------------|--------------|--------------|----------------|--------------|
| Allotments     | 294                  | 400          | 0            | -294           | £2940        |
| Play & Youth   | 82+65=147            | 100          | 120          | -27            |              |
| Amenity        | 947                  | 500          | 1256         | +309           |              |
| Natural        | 3966                 | 500          | 1672         | -2294          |              |
| Parks & Recs   | 2236                 | 500          | 2357         | +121           |              |
| <b>Total</b>   | <b>7590</b>          |              | <b>5405</b>  | <b>-2185</b>   |              |

The allotment requirement can be addressed by providing a contribution towards existing allotments.

The natural green space deficiency can be addressed by including the attenuation basin and the ancient woodland buffer within this quantity. The attenuation basin would need to be sufficiently natural and not too engineered, to include it within this quantity.

Due to the lack of spaces to play for slightly older children (upper primary) in Barns Green it is highly recommended that the LAP is changed from a facility for very young children to a small space which can be used by a wide range of ages. Appropriate provision would be a large nest/basket swing and some somersault bars with appropriate safety surfacing and linking all weather path. This would then also be appropriate provision for youth. Fencing would not be required. Retention of the mounded setting with boulders and trees would be appropriate to give it a sense of place, but I would suggest moving the area to 30m from the housing to meet with buffer requirements.

For the south-eastern open space to be considered appropriate space for Parks and Gardens, there should be appropriate dropped kerbs to enable easy access for pedestrians and people with limited mobility. There should also be a couple of seats provided.

All open spaces that are off sufficient size should provide appropriate vehicular access for maintenance (grass cutting, hedge cutting and tree maintenance) whilst ensuring that measures are in place to prevent unauthorised vehicular access – this could be through mounding, ditches or bollards that are in keeping with the surroundings.

**ANY RECOMMENDED CONDITIONS:**

Not at this stage.

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|--------------------|-----------------------------------------------------------|
| <b>NAME:</b>       | Anna Chapman<br>Parks and Countryside Development Manager |
| <b>DEPARTMENT:</b> | Parks and Countryside                                     |
| <b>DATE:</b>       | 16 <sup>th</sup> April, 2026                              |