HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land Between Muntham Drive and Smugglers' Lane Chapel Road Barns Green West Sussex
DESCRIPTION:	Erection of 31 dwellings with access from Chapel Road including roads, parking and open space.
REFERENCE:	DC/26/0933
RECOMMENDATION:	~~Advice / No Objection~~ / Objection / ~~More Information / Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

Itchingfield Parish is already deficient in open space.

Some areas of natural buffer and attenuation are shown, but the quantities of open space appear very low and are unlikely to meet the guidance in the OSSR 2021. The applicant does not appear to have provided any land budget analysis which shows how public open space is provided on-site.

Applicant to provide land budget table and scaled plan identifying the relevant areas.

MAIN COMMENTS:

The development comprises of 31 dwellings which according to HDC's Open Space Sport and Recreation Review requires a total open space provision of 0.29ha (see table below).

It is expected that for this size of development amenity, natural and parks are provided on-site and contributions towards allotments and play/youth are provided off-site so long as suitable sites are accessible.

Site name	Land Between Muntham Drive and Smugglers' Lane Chapel Road Barns Green West Sussex										Planning application reference if already applied		DC/26/0933
This proposal is for the following number of units		31		comprising:		Unknown size and type (eg Outline proposal)							
					Flats:		Houses:						
					4	1-bed flats		1-bed houses					
					4	2-bed flats	6	2-bed houses					
						3-bed flats	9	3-bed houses					
						4+-bed flats	8	4-bed houses					
								5+-bed houses					
				Open space required per person:			Multi-functional greenspace proposed / potential split:				Children and young people proposed / potential split:		
	occupancy assumption	number of units	calculated occupancy of scheme	Allotments 1.8m2 per person	Multi-functional greenspace 43.9m2 per person	Children and young people 0.7m2 per person	Parks and Gardens 13.8m2 per person	Amenity Greenspace 5.8m2 per person	Natural and Semi-Natural 24.3m2 per person		Children 0.5m2 per person	Youth areas and facilities 0.2m2 per person	Community Hall 0.055 m2 per resident
				1.8	43.9	0.7	13.8	5.8	24.3		0.5	0.2	0.055
unknown	2.4	0	0	0	0	0	0	0	0		0	0	0
1 bed flats	1.2	4	4.8	8.64	210.72	3.36	66.24	27.84	116.64		2.4	0.96	0.264
1 bed houses	1.7	0	0	0	0	0		0	0		0	0	0
2 bed flats	1.3	4	5.2	9.36	228.28	3.64	71.76	30.16	126.36		2.6	1.04	0.286
2 bed houses	1.8	6	10.8	19.44	474.12	7.56	149.04	62.64	262.44		5.4	2.16	0.594
3 bed flats	1.7	0	0	0	0	0	0	0	0		0	0	0
3 bed houses	2.2	9	19.8	35.64	869.22	13.86	273.24	114.84	481.14		9.9	3.96	1.089
4+ flats	2.4	0	0	0	0	0	0	0	0		0	0	0
4 bed houses	2.7	8	21.6	38.88	948.24	15.12	298.08	125.28	524.88		10.8	4.32	1.188
5+ bed houses	3	0	0	0	0	0	0	0	0		0	0	0
			Area required for each typology (m2)	111.96	2730.58	43.54	858.36	360.76	1511.46		31.1	12.44	3.421
			Area required for each typology (hectares)	0.011196	0.273058	0.004354	0.085836	0.036076	0.151146		0.00311	0.001244	0.0003421
			Off- Site Contribution Equivalent (£/m2) *	10	25	170							1,976
			TOTAL OPEN SPACE REQUIREMENT - SQUARE METRES	2886.08			TOTAL OPEN REQUIREMENT - HECTARES		0.288608				
			Off-Site Contribution cost Equivilent (£) *	£1,119.60	£68,264.50	£7,401.80							£6,759.90
			TOTAL Off-Site Contribution cost Equivilent (£) *	£83,545.80			* See user guide for when off-site contribution applies,						
			Total Community Hall Requirement (sqm)	3.421									

Barns Green sits within the parish of Itchingfield which has a current population of approximately 1750. According to OSSR 2021 the parish has deficiencies in open space across all areas except for Parks. This does not take account of population rises or approved developments since 2021.

Analysis area	Parks ha	Natural / Semi-Natural ha	Amenity Green Space ha	Play ha	Young People ha	Allotments ha	Combined ha
Itchingfield	0.37	-4.25	-1.02	-0.07	-0.07	-0.32	-5.36



The applicant does not appear to have provided any land budget analysis which shows how public open space is provided on-site. Some areas of natural buffer and attenuation are shown, but the quantities appear very low.

To assess the viability of the scheme the applicant should fill in the table below, identify the types of open space on a scaled plan and ensure they accord with the quality principles in the HDC OSSR.

Type of space	Required (sqm)	Delivered (sqm)	Location & comments
Parks & Gardens (see OSSR for description)	859	?	Minimum size 500sqm with minimum dimension in length or breadth of 20m.
Amenity (see OSSR for description)	361	?	Minimum dimension in length or breadth of 20m.
Natural & semi-natural	1512	?	Can include attenuation if suitably designed.
Children's play			Contribution
Young people			Contribution
Allotments			Contribution

Contributions

The nearby recreation ground has a play area which is 250sqm in area. This is below the recommended size for a LEAP of 400sqm. The village would benefit from improvement or expansion of play facilities - exact project to be determined. The suggested pathway through to the recreation ground is welcomed as this would also allow direct, low traffic access from the development to the existing play facilities in the recreation ground.

Provision for allotments needs to be evaluated as I'm not aware of allotment land in or around the area – this may need to be considered as a wider issue in Barns Green.

ANY RECOMMENDED CONDITIONS: Not at this stage.	
NAME:	Anna Chapman Parks and Countryside Development Manager
DEPARTMENT:	Parks and Countryside
DATE:	26th November 2026