HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Northlands Melton Drive, Storrington
DESCRIPTION:	Outline application, with all matters reserved, for the phased development comprising: Phase 1 construction of the access road (to be delivered through a subsequent Reserved Matters Application pursuant to Outline Permission DC/24/2006); and Phase 2 residential development of up to 56 dwellings with associated landscaping, pedestrian and vehicular access
REFERENCE:	DC/26/1168
RECOMMENDATION:	~~Advice / No Objection / Objection~~ / More Information ~~/ Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

Land use quantities are required.
18/11/26 Item outstanding

The development appears to be lacking in the provision of amenity open space and parks.

We would welcome the consideration of reorganisation of the housing to create a more substantial equilateral park in the northeastern area which can be used for kickabout and family games. The quantity associated with play and youth could be provided in the form of a small outdoor gym in a cluster on the edge of the park. This could be used by all generations and have proved very popular across the Horsham District.
18/11/26 Item addressed.

The accessibility to allotments needs to be considered. Although the quantity of provision in Storrington and Sullington is good (subject to the delivery of the Ravenscroft site), the allotments are further away than the minimum threshold. Consideration could be given to the provision of an allotment site in this area, but it would need to meet the minimum size requirements detailed in OSSR.
18/11/26 Item outstanding

MAIN COMMENTS:

The quantity of open space in Storrington and Sullington is currently deficient for the current population.

According to the 2021 Open Space Sport and Recreation Study Storrington and Sullington, with a population of 7153 people, had an overall deficiency in open space of 1.86 hectares. The largest deficiency was in Amenity Green Space, with additional deficiencies in children's play and provision for young people. The deficiency in natural green space is possibly slightly misleading as the full extent of Sullington Warren was not included in the 2021 calculations.

2021 Deficiency / surplus calculations based on population of 7153

Analysis area	Parks ha	Natural / Semi-Natural ha	Amenity Green Space ha	Play ha	Young People ha	Allotments ha	Combined
Storrington and Sullington	2.15	-1.93	-2.00	-0.14	-0.07	0.14	-1.86

This development generates an increase in population of approximately 135 people (56 dwellings x2.4), which results in the following additional open space requirements, according to OSSR 2021:

Quantity Provision:

Type of space	Required (sqm)	Delivered (sqm)	Location & comments based on plans below
Parks & Gardens	1855	?	Lacking in suitable sized space – minimum 500sqm.
Amenity	780	?	Lacking in usable amenity space – minimum flat 500sqm, 20m width
Natural & semi-natural	3266	?	Provided – quantity needed
Children's play	67	?	Provided – but not necessary for the size of a LEAP, considering the development to the west.
Young people	54	?	Lacking in provision for young people.
Allotments	242	?	Allotments are being proposed to the south of Storrington (Ravenscroft site), however these are more than the 1km accessibility threshold.

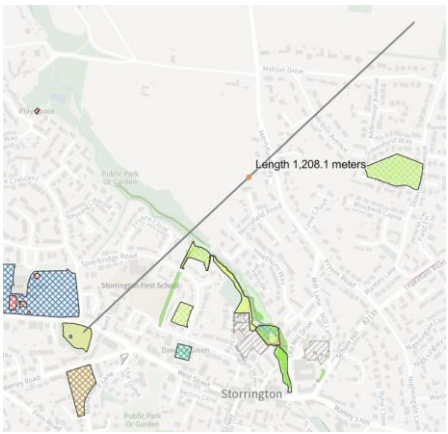
The developer needs to provide a land use table matching the categories above which details what quantity of open space is being provided on site. Note that Parks and Gardens and Amenity open space must be at least 0.05 hectares and accord with the description in the OSSR. For example, amenity open space must be a minimum length and breadth of 20m.

The OSSR provides accessibility criteria to ensure residents have access to public open space within a reasonable distance. The table below shows that existing amenity open space, children's play and allotments are over the threshold of distance from the development.

Accessibility:

Type of space	Required (m)	Proximity to existing (m)	Location & comments based on plans below
Parks & Gardens	1000	453m	Sullington Recreation Ground
Amenity	480	533 !	The Green
Natural & semi-natural	300	413	The Glade
Children's play	400	452 !	Sullington Recreation Ground
Young people	1000	452	Sullington Recreation Ground
Allotments	1000	1208 !	Amberley Road Allotment





Comment on layout

On reviewing the plans below it appears that there is a reasonable amount of natural open space being provided around the perimeter of the site and a central linear open space through the middle. A LEAP is proposed on one of the plans in the northeastern area and an attenuation basin to the northwest.

There appears to be a lack of usable amenity space for kickaround and family games. Everything is very linear and possibly on sloping ground.





Recommended modifications to Open space to meet OSSR criteria

This development sits in between two other potential developments of a similar size.

- Land North of Downsview Avenue, Storrington (62) DC/19/2015/OUT Outline app. permitted 15 May 2020; DC/23/0290
- Land to the north of Melton Drive (62) (STO1) DC/24/2006/OUT Resolution to permit at Committee 19 August 2025 subject to S106, DC/26/0972 comments sent to MP 23/09/26

These two developments follow a similar pattern to this one, in that there is lots of natural open space around the perimeter and not much flat open space. The continuity of natural corridors and flow from one development to the next is welcomed. However, the lack of good size amenity space in this area and across Storrington needs to be addressed.

Given that the development to the west (DC/26/0972) provides a good amount of play space and it is within the threshold of 400m for a LEAP, this development would not need to provide another LEAP.

We would welcome the consideration of reorganisation of the housing to create a more substantial equilateral park in the northeastern area which can be used for kickabout and family games. The quantity associated with play and youth could be provided in the form of a small outdoor gym in a cluster on the edge of the park. This could be used by all generations and have proved very popular across the Horsham District.

18/11/26 Item addressed. Housing has been revised and a kickabout area has been provided in the south-west corner of the development along with a location for a green gym (presumed to mean outdoor gym). Details to be confirmed by reserved matters. The applicant should note that the most successful outdoor gyms are adjustable resistance based equipment, calisthenics rigs or a combination of both.

The accessibility to allotments needs to be considered. Although the quantity of provision in Storrington and Sullington is good (subject to the delivery of the Ravenscroft site), the allotments are further away than the minimum threshold. Consideration could be given to the provision of an allotment site in this area, but it would need to meet the minimum size requirements detailed in OSSR.

ANY RECOMMENDED CONDITIONS:

Dimensions and topography of the kickabout area to be provided.

Equipment and layout of the green gym (outdoor gym) to be provided.

NAME:	Anna Chapman Parks and Countryside Development Manager
DEPARTMENT:	Parks and Countryside
DATE:	25th September, 2026 18th November, 2026 additional comments in red