

Horsham District Council
Albery House,
Springfield Road,
Horsham,
West Sussex,
RH12 2GB

17 September 2026

Dear Sirs,

Site Address: West of Ravenscroft, Storrington, RH20 2EH

Planning Application References: DC/21/2086 and SDNP/21/04702/OUT

Appeal References: APP/Z3825/W/22/3308455 and APP/Y9507/W/22/3308461

S106 Legal Reference: LS/MH/002850

Submission of Open Space Scheme pursuant to Schedule 5, Paragraph 1.2 of the Section 106 Agreement dated 27 April 2023

We write on behalf of A2Dominion Developments Limited, acting as their Planning Agents, to submit the enclosed Open Space Scheme for the above development for approval by Horsham District Council pursuant to Schedule 5 (Community Parkland and Open Space), paragraph 1.2 of the Deed of Agreement pursuant to Section 106 of the Town and Country Planning Act 1990, dated 27 April 2023.

Paragraph 1.2 of Schedule 5 requires the Owner, prior to the submission of the first Reserved Matters Application, to submit an Open Space Scheme to the District Council for approval. The Scheme is required to address, as a minimum:

- i. details of the location of the Open Space;
- ii. a timetable for carrying out the works and planting comprised in the laying out, landscaping and equipping of the Open Space;
- iii. the Management Scheme (Open Space);
- iv. the proposed Open Space Maintenance Sum; and
- v. details of the equipment, if any, being provided within the Open Space, including:
 - a) details of topsoil and seeding;
 - b) details of tree planting;
 - c) details of surface treatment, including grass, hard and linked surface paths and impact safety absorbing surfaces;
 - d) details of any earthworks, excavations, construction and drainage, including the timing of these works;
 - e) details of fencing and materials;
 - f) details and type of seating; and
 - g) litter bins.

My client, A2Dominion Developments Limited, is currently preparing a Reserved Matters Application in accordance with the requirements of the outline planning permission. In advance of the submission of the first Reserved Matters Application, the enclosed Open Space Scheme

has therefore been prepared and submitted for the District Council's approval pursuant to Schedule 5, paragraph 1.2 of the Section 106 Agreement dated 27 April 2023.

The Open Space Scheme is formed of the following documents:

- Covering Letter dated 17 September 2026
- Proposed Northern Parcel Landscape Areas Plan ref 26025-HNW-ZZ-ZZ-DR-A-2118 PL01 dated 18 September 2026
- Residential Soft Landscape Plan - Sheet 1 of 2 (ref 1002 A)
- Residential Soft Landscape Plan - Sheet 2 of 2 (ref 1003 A)
- Residential Hard Landscape Plan (ref 1001 A)
- Residential Plant Schedule
- Soft Landscaping Management Plan, Land West of Ravenscroft Storrington dated August 2026

The Open Space Scheme has been prepared to address the requirements of Schedule 5 and includes the following information:

- Open Space Site Plan, identifying the location and extent of the proposed Open Space – the location and extent of Public Open Space is identified on the Proposed Northern Parcel Landscape Areas Plan ref 26025-HNW-ZZ-ZZ-DR-A-2118 PL01 dated 18 September 2026
- details of the proposed timetable for carrying out the works and planting - the details and timings for carrying out the works and planting are included in the Specification note on the drawings Residential Soft Landscape Plan - Sheet 1 of 2 (ref 1002 A) and Residential Soft Landscape Plan - Sheet 2 of 2 (ref 1003 A).;
- details of the proposed layout, landscaping and planting - the details of the proposed layout, landscaping and planting are included in the Specification note on the drawings Residential Soft Landscape Plan - Sheet 1 of 2 (ref 1002 A), Residential Soft Landscape Plan - Sheet 2 of 2 (ref 1003 A), Residential Hard Landscape Plan (ref 1001 A) and Residential Plant Schedule
- details of the proposed Management Scheme (Open Space) - The Management Scheme requirements are contained in the Soft Landscaping Management Plan, Land West of Ravenscroft Storrington dated August 2026 ;
- details of the proposed Open Space Maintenance Sum – this will be confirmed through consultation and consideration of submitted details by relevant parties
- details of proposed surface treatments, including paths and impact safety absorbing surfaces – proposed details are contained in the Residential Hard Landscape Plan (ref 1001 A) ;
- details of any earthworks, excavations, construction and drainage, including the timing of these works; - these details will be confirmed through the production of a CEMP once the reserved matters design has been through consultation and approved.
- details of proposed fencing and materials not applicable;
- details and type of proposed seating not applicable
- details of proposed litter bins not applicable.

The above information will also be submitted with the Reserved Matters Application, or where appropriate, through the discharge of planning conditions.



The Open Space Scheme has been prepared with the intention of ensuring that the Open Space is appropriately located, laid out, landscaped, equipped and managed in accordance with the requirements of the S106 Agreement.

We respectfully request that Horsham District Council approve the enclosed Open Space Scheme pursuant to Schedule 5, paragraph 1.2 of the S106 Agreement.

We would be grateful if Horsham District Council could confirm approval of the Open Space Scheme in writing. Should the Council or South Downs National Park Authority require any clarification or additional information in relation to the submission, please do not hesitate to contact us.

Yours faithfully,

Rhiannon Jones
Associate Director
Neame Sutton Limited.