HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Lower Broadbridge Farm Billingshurst Road Broadbridge Heath Horsham
DESCRIPTION:	Application to discharge the obligation under Schedule 3, Clause 1 [submission of the Open Space Plan] of the legal agreement under the application DC/22/1052 (application as amended by DC/25/1886)
REFERENCE:	S106/26/0022
RECOMMENDATION:	Modification Modification / More Information

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments

Proposals under DC/26/0592 have been updated since the most recent submission of plans; please refer to the relevant landscape comments made. In any case, multiple comments remain outstanding in combination with comments made by HDC Parks and Countryside, which have not yet been addressed.

An updated submission is therefore requested for the following:

- *plans, details, specifications and a timetable for the provision;*
- *details of any play areas to be provided therein;*
    - LEAP proposals to:
        - Include creatively designed and suitably located seating (such as hammocks) as per point 35c of landscape comments under DC/26/0592;
        - Provide a combined litter and dog waste bin outside the play area as per point 35a of landscape comments under DC/26/0592; and
        - Address comments made by HDC Parks and Countryside.
- *approval of boundaries of any areas or parcels of land to be transferred to the Management Company;*
- *details of layout, landscaping and planning;*
    - Hard and soft landscape proposals to:
        - Be amended with updated footpath layout; and
        - Address outstanding comments raised under DC/26/0592, including compensation for the increased loss of G20.
- *details for topsoil and seeding;*
- *details of surface treatment;*
- *details of earthworks, excavations, construction and drainage;*
- *fencing details;*
- *signage*

1st set of comments

As per the legal agreement, the Open Space Plan is to include but not be limited to the following:

- *plans, details, specifications and a timetable for the provision;*
- *details of any play areas to be provided therein;*
- *approval of boundaries of any areas or parcels of land to be transferred to the Management Company;*
- *details of layout, landscaping and planning;*
- *details for topsoil and seeding;*
- *details of surface treatment;*
- *details of earthworks, excavations, construction and drainage;*
- *fencing details;*
- *signage.*

The Open Space Plan has not yet been approved in writing by the Council. Please refer to landscape comments made under DC/26/0592.

Please note in addition that some details above, such as signage, are not expected to be provided at reserved matters.

MAIN COMMENTS:

N/A

RECOMMENDED CONDITIONS:

N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	17/09/2026 02/11/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	18/09/2026 02/11/2026