

30 October 2025

Mr Matthew Porter  
Development Management  
Horsham District Council, Albery  
House, Springfield Road,  
Horsham, West Sussex RH12 2GB

RH/Let/P2138

Dear Mr Porter,

**Land To The South of Broadbridge Way Broadbridge Heath West Sussex. Reference DC/25/0894.**

We write on behalf of our client, **Vistry Homes Ltd**, in relation to the above application (reference DC/25/0894). Following extensive and proactive engagement with the Local Planning Authority (LPA) and relevant consultees, we are pleased to submit a series of amendments to the scheme for consideration. These revisions have been made in direct response to feedback received during the course of discussions and are intended to deliver a development which aligns closely with the Council's aspirations for the site.

For the avoidance of doubt, the following documents / drawings accompany this Covering Letter:

- Application Form
- CIL Forms (Form 1 and 10)
- Noise Assessment prepared by Acoustic South East
- Air Quality Assessment prepared by Omnia
- Arboricultural Impact Assessment & Method Statement, and Tree Protection Plan prepared by ACD Environmental
- Biodiversity Net Gain and Metric prepared by Derek Finnie Associates
- Architectural Drawings including Site Layouts, Parameter Plans, Streetscenes, Flat Block Elevations and House Types, Accommodation Schedule prepared by FINC Architects
- Technical Drainage Note prepared by Markides Associates
- Energy Statement prepared by AES Sustainability Consultants Ltd
- Landscaping Plans prepared by FINC Architects
- Letter regarding the Ransom Strip prepared by Field Fisher Solicitors
- Transport Assessment Addendum prepared by Markides Associates

## Summary of Amendments

The principal change to the scheme relates to an increase in the quantum of development from 89 to 92 residential units, as requested by the Council, to optimise site density. To accommodate this uplift, the overall site layout has been amended and enhanced.

The new development description reads;

*"Erection of 92no. residential dwellings comprising dwellings (53no.) and apartments (39no.), 36% affordable homes, creation of new vehicular access on to Sergent Way, provision of public open space, landscaping and drainage solutions."*

The key changes include:

- **Revised Site Layout:** Incorporation of an increased number of dwellings, a larger area of public open space, and a SuDS basin designed to also function as usable open space when dry. Details of any fencing and landscaping associated with the SuDS feature can appropriately be secured by condition.
- **Improved Connectivity:** A new footpath is proposed through the central section of the site, with additional pedestrian connections introduced on several boundaries to improve permeability and connectivity with the wider area.
- **Extended Red Line Boundary:** The red line has been extended southwards on the eastern parcel to include Carter Drive, enabling the increase in density and associated site adjustments.
- **Accessibility Compliance:** Compliance with Part M standards has been confirmed and is set out within the updated Schedule of Accommodation.

## Drainage, LLFA Engagement and Tree T43 Encroachment

Revisions to the drainage strategy have been agreed with the Lead Local Flood Authority (LLFA) and are confirmed to satisfactorily address their previously raised concerns. The LLFA has indicated a willingness to make an exception to Standard 2, acknowledging the Council's request to increase density and the resulting site constraints.

The size and positioning of the SuDS basin have been agreed, noting a minor encroachment on Tree T43 (Category C). As this tree is identified as being of limited merit, it is not considered to represent a constraint to development. Nevertheless, ACD Environmental have advised that:

*"A SuDS Pond is proposed to the west of T43. Works will necessitate excavation within a section of the RPA, in addition to the construction of raised banking to achieve the required levels. In affected areas, only high-quality topsoil shall be used. Due to the overall quality of the tree with its category 'C' designation, the spread of Ash Dieback Disease within the area, and the anticipated minor amount of excavations required within the RPA these works are deemed justifiable."*

On planning balance, the proposed positioning of the basin is considered acceptable and allows for both increased density and enhanced open space provision.

## Design and Layout Improvements

Following detailed discussions with the LPA, Flat Blocks A+B have been significantly redesigned to improve their architectural quality. The revised buildings now represent a high-quality gateway feature and a visually attractive entrance to the site.

## Highways and Transport

An updated Transport Addendum Assessment (TAA) has been prepared to reflect the minor uplift in unit numbers. The assessment confirms that the increase in dwellings would result in only a negligible change in traffic generation during the AM and PM peak periods.

Modelling using the VISSIM model demonstrates no material impact on the operation, capacity, or queuing at the Broadbridge Way Roundabout / Proposed Mini-Roundabout junctions, including scenarios incorporating the Former Highways Depot consented scheme. Accordingly, the conclusions of the June 2025 Transport Assessment remain valid and robust, with no material highway impacts arising from the amendments.

## Section 106 Contributions

The Applicant remains committed to delivering significant off-site contributions through the S106 Agreement, including:

- Financial contributions to the local football club for drainage improvements and boundary works;
- Travel Plan vouchers for new residents;
- Off-site open space contributions; and
- Off-site highway improvements.

The above will be discussed and agreed with the LPA as part of the S106 Agreement process.

## Biodiversity Net Gain (BNG)

An updated BNG metric has been prepared and submitted with this application. As previously confirmed, achieving 10% BNG on-site is not feasible due to site constraints. The Applicant is therefore pursuing off-site BNG solutions, and in line with the Council's suggestion, has made initial contact with Aspect Nature Reserve to explore suitable opportunities nearby. A letter of comfort has already been submitted to the Council to confirm this.

## Ransom Strip

A Letter of Comfort from the Applicant's real estate solicitors has been submitted, confirming ongoing and constructive discussions with the ransom strip owners. The Applicant remains proactive in seeking to finalise this matter post-consent, and we trust this provides the LPA with sufficient comfort at this stage.

## Other Technical Matters

**Water Neutrality:** No changes are proposed to the agreed strategy. The Applicant continues to monitor the Council's position closely.

**Air Quality:** The updated report reflects the revised layout and reconfirms that the cost of mitigation exceeds the damage cost, consistent with the EHO's previous conclusion that mitigation measures remain acceptable.

## Conclusion and Next Steps

The amendments presented respond positively to the feedback received and deliver a high-quality, well-connected, and policy-compliant scheme which aligns with the Council's aspirations for the site. We therefore respectfully request that the application is re-advertised as soon as possible, with a view to the scheme being reported to Planning Committee on 2nd December 2025.

We understand the deadline for the officer's draft report is 11th November 2025, and we are keen to continue working proactively with the LPA to secure a recommendation for approval and meet this deadline.

Please do not hesitate to contact me should you require any clarification or further information.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely

ECE Planning



Chris Barker MATP MRTPI

Managing Director