

Development Control
Horsham District Council
Albery House
Springfield Rd
Horsham
RH12 2GB

Date 7 November 2025
Your ref DC/22/1052 (Appeal Reference APP/Z3825/W/23/3321658)
Our ref 168897/24

Dear Sir or Madam

**Lower Broadbridge Farm, Broadbridge Heath
Deletion and variation of Conditions 12, 15 and 19 of DC/22/1052 (Appeal Reference APP/Z3825/W/23/3321658)**

We are writing on behalf of Gleeson Land ("the Applicant") in support of an application seeking deletion of Conditions 12, and variation of Conditions 15 and 19 of DC/22/1052 (Appeal Reference APP/Z3825/W/23/3321658) which relates to an application for 133 houses at Lower Broadbridge Farm, Broadbridge Heath.

The "Permitted Development" is described in the Decision Notice as follows:

"Outline application for the development of the site to provide up to 133 dwellings including the creation of new vehicular access, public open space, landscape planting, surface water attenuation and associated infrastructure with all matters reserved except access."

It was refused by Horsham District Council ("the Council") on 9 February 2023 and approved by Appeal on the 7 March 2024. A non-material amendment was granted to rectify an incorrect drawing reference on 13 March 2025 under DC/25/0229. It is noted that Lower Broadbridge Farm is now a prospective allocation within the draft Horsham District Local Plan under policy reference HA7 for 133 homes. The HDLP remains under examination but with significant concerns raised by the Inspector in relation to the 'Duty to Cooperate'. It is not currently known as to whether the Local Plan Examination will proceed.

The conditions subject of this application were imposed as a result of the position statement issued by Natural England in September 2021 requiring all development in

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Horsham to demonstrate water neutrality. As a result of an agreement between Natural England, Southern Water and the Environment Agency, this statement has now formally been withdrawn and individual development proposals in Horsham are no longer required to demonstrate water neutrality.

It is submitted that, further to the withdrawal of the Natural England position statement, condition 12, which references off site solutions for water neutrality, is no longer needed and that it should be deleted.

Condition 15 requires:

"No development shall commence until full details of the water efficiency measures and greywater recycling systems required by the Water Neutrality Report V2 (by Quantum CE, dated 20 April 2023), appended to the DMH Stallard Statement of Case, together with intended measures for future maintenance and management, have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be fully implemented prior to the first occupation of any relevant dwelling and thereafter retained, unless replaced with measures with an equivalent and/or greater standard of efficiency in respect of mains-water consumption."

The report by Quantum CE sets out measures necessary to achieve water efficiency of 67 litres per person per day. Because of the Position Statements withdrawal, it is no longer necessary for the development to demonstrate water efficiency beyond the planning policy requirements set out within the Horsham District Planning Framework (HDPF). The HDPF sets out a general requirement for proposals to achieve 110 litres per person per day, the optional water efficiency standard in Building Regulations Part G.

It is submitted that Condition 15 (and Condition 19 which requires implementation of these measures) should be amended to require the submission of a statement setting out the water efficiency measures that will be utilised to achieve the optional water efficiency standard in Part G.

These revisions will ensure ongoing compliance with the Development Plan whilst unlocking a housing site that will contribute towards housing need in Horsham (including 45% affordable homes) within the next 5 years. Therefore, we respectfully request permission is granted for these revisions. If you wish to discuss any aspect of this application, please do not hesitate to contact us.



Yours faithfully

A large black rectangular box used to redact a handwritten signature.

DMH Stallard LLP