

Horsham District Council - Development
Control
North Street, Horsham, RH12 1RL

Reference: PA-0004318/01
Customer reference: DC/26/0592
01 June 2026

Reserved matters application for the erection of 133 dwellings following approval of outline application DC/22/1052 as amended by DC/25/1886, relating to appearance, landscaping, layout and scale

**Lower Broadbridge Farm Billingshurst Road Broadbridge Heath Horsham
West Sussex RH12 3LR**

Dear Planning Officer,

Thank you for consulting us on the above application.

We have reviewed the submitted information that is relevant to our remit and set out our position and comments below.

Environment Agency position

We have no objection to the application as submitted.

Please see the condition below provided in our response to Outline Application DC/22/1052, dated 25 July 2022.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) ('Lower Broadbridge Farm South, Horsham. Flood Risk Assessment and Drainage Strategy', Project no: 20-125, dated May 2022, by Odyssey) and the following mitigation measure detailed within the FRA:

- Finished floor levels of all accommodation shall be set no lower than 28.78 metres above Ordnance Datum (mAOD) (section 6.1.4 of the FRA).

These mitigation measures shall be fully implemented prior to occupation.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons

To ensure the safety of the development and future occupants.

The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Please notify us immediately if you are unable to apply our suggested condition to allow further consideration and advice.

Final Comments

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact the advisor identified below.

Yours sincerely,

Jo Purvis,
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