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08 April 2026

Dear Mr Porter,

Reserved Matters Application at Lower Broadbridge Farm, Broadbridge Heath

On behalf of our client, Taylor Wimpey UK LTD ("the Applicant"), we are pleased to submit a reserved matters application for scale, appearance, layout and landscaping at Lower Broadbridge Farm, Broadbridge Heath ("the Site") for the following development:

"Reserved matters application pursuant to condition 4 attached to planning permission ref. DC/25/1886, for the erection of 133 dwellings with appearance, landscaping, layout and scale to be considered."

Background

The Site was granted outline planning permission at appeal (PINS reference: APP/Z3825/W/23/3321658 / LPA reference: DC/22/1052) on 7th March 2024, for the following development:

"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."

Since the appeal decision, a Section 73 application (LPA ref. DC/25/1886) was approved on 27th January 2026 to remove Conditions 12 (water neutrality strategy), 15 (water efficiency measures and greywater recycling systems) and 19 (verification of implementation of water efficiency measures and greywater systems).

Additionally, the examination of the Council's emerging Local Plan has recommenced following a pause, and the Site remains an allocation in the Plan for the delivery of 133 dwellings (Policy HA7 BRH1).

Pre-Application Advice

A request for pre-application advice was submitted (ref: PE/25/0222) in relation to the emerging development proposals in October 2025 and subsequently a positive and constructive meeting with Officers at Horsham District Council was held on 7th November 2025. Formal written advice from the Council was received on 28th January 2026 from the case officer.

Submission

In line with the conditions set out in the Section 73 permission (LPA ref. DC/25/1886) and confirmed by the pre-application response, the following documentation/drawings are submitted with the reserved matters application:

Location and Site Layout Plans

- Location Plan (7564 PL-01 Rev B)
- Block Plan (7564 PL-02 Rev C)
- Site Layout (7564 PL-03 Rev G)
- Detailed Layout Sheet 1 (7564 PL-04 Rev G)
- Detailed Layout Sheet 2 (7564 PL-05 Rev G)
- Tenure Plan (7564 PL-06 Rev C)
- Storey Heights Plan (7564 PL-07 Rev C)
- Dwelling Size Plan (7564 PL-08 Rev C)
- Parking Plan (7564 PL-09 Rev C)
- Materials Plan (7564 PL-10 Rev D)
- Accessibility Plan (7564 PL-11 Rev D)
- Affordable Housing Plan (7564 L-01 Rev C)

Street Scenes

- Proposed Street Scenes – Sheet 1 (7564-PL-70 Rev A)
- Proposed Street Scenes – Sheet 2 (7564-PL-71 Rev C)
- Proposed Street Scenes – Sheet 3 (7564-PL-72 Rev D)
- Proposed Street Scenes – Sheet 4 (7564-PL-73 Rev C)
- Proposed Street Scenes – Sheet 5 (7564-PL-74 Rev C)

House Types

- Proposed Plan and Elevations – EMAW22 – EMAW22 (7564 PL-20 Rev A)
- Proposed Plan and Elevations – EMAP22 – EMAP22 (7564 PL-21 Rev B)
- Proposed Plan and Elevations – EMAP32 – EMAP32 (7564 PL-23 Rev A)
- Proposed Plan and Elevations – EMAW32 – EMAW32 (7564 PL-24 Rev A)
- Proposed Plan and Elevations – EMAP41 – EMAW22 (7564 PL-25 Rev A)
- Proposed Plan and Elevations – EMAP22 – EMTP31 (7564 PL-27 Rev B)
- Proposed Plan and Elevations – EMAP31 – EMTP31 (7564 PL-28 Rev A)
- Proposed Plan and Elevations – EMT31 (7564 PL-29 Rev B)
- Proposed Plan and Elevations – EMT31-BESPOKE2B (7564 PL-30 Rev C)
- Proposed Plan and Elevations – EMB32 – EMB32 (7564 PL-31 Rev C)
- Proposed Plan and Elevations – EMT32 (7564 PL-32 Rev A)
- Proposed Plan and Elevations – EMT33 (7564 PL-33 Rev C)
- Proposed Plan and Elevations – EMT33 – EMB32 (7564 PL-34 Rev B)
- Proposed Plan and Elevations – BESPOKE2B- BESPOKE2B (7564 PL-35 Rev C)
- Proposed Plan and Elevations – BESPOKE2B – EMA34 (7564 PL-36 Rev B)
- Proposed Plan and Elevations – EMT41 (7564 PL-37 Rev B)
- Proposed Plan and Elevations – BESPOKE3B (7564 PL-38 Rev B)
- Proposed Plan and Elevations – BESPOKE3B – BESPOKE3B (7564 PL-39 Rev B)
- Proposed Plan and Elevations – EMA44 (7564 PL-40 Rev B)
- Proposed Plan and Elevations – EMT45 (7564 PL-41 Rev A)
- Proposed Plan and Elevations – EMA46 Sheet 1 (7564 PL-42 Rev B)
- Proposed Plan and Elevations – EMA46 Sheet 2 (7564 PL-43 Rev B)
- Proposed Plan and Elevations – EMA48 Sheet 1 (7564 PL-44 Rev B)
- Proposed Plan and Elevations – EMA46 Sheet 2 (7564 PL-45 Rev B)
- Proposed Plan and Elevations – Garages, Cycle Stores and Substation (7564 PL-46 Rev A)
- Proposed Plan and Elevations – EMTP31 and EMAP41 (7564 PL-47)

- Proposed Plan and Elevations – EMA34 (7564 PL-48)
- Proposed Plan and Elevations – EMT21 (7564 PL-49)
- Proposed Plans – Flat Blocks Sheet 1 (7564 PL-60 Rev D)
- Proposed Elevations – Flat Blocks Sheet 1 (7564 PL-61 Rev C)
- Proposed Plans – Flat Blocks Sheet 2 (7564 PL-62 Rev B)
- Proposed Elevations – Flat Blocks Sheet 2 (7564 PL-63 Rev A)

Ancillary Buildings

- Proposed Plan and Elevations – Garages, Cycle Stores and Substation (7564 PL-46)

Landscaping

- Hard Landscape Proposals Sheet 1 of 5 (CSA/7945/100)
- Hard Landscape Proposals Sheet 2 of 5 (CSA/7945/101)
- Hard Landscape Proposals Sheet 3 of 5 (CSA/7945/102)
- Hard Landscape Proposals Sheet 4 of 5 (CSA/7945/103)
- Hard Landscape Proposals Sheet 5 of 5 (CSA/7945/102)
- Soft Landscape Proposals Sheet 1 of 6 (CSA/7945/105)
- Soft Landscape Proposals Sheet 2 of 6 (CSA/7945/106)
- Soft Landscape Proposals Sheet 3 of 6 (CSA/7945/107)
- Soft Landscape Proposals Sheet 4 of 6 (CSA/7945/108)
- Soft Landscape Proposals Sheet 5 of 6 (CSA/7945/109)
- Soft Landscape Proposals (CSA/7945/110)
- LEAP Proposals (CSA/7945/111)
- Landscape Masterplan (CSA/7945/112)

Drainage

- Drainage Strategy Report by Perega (W24149-PER-XX-XX-RP-C-00001 Rev P3; dated 30/03/2026)

Transport

- Highways Technical Note by Perega (W24149-PER-XX-XX-RP-C-00002 Rev P2; dated 31/03/2026)

The application is also supported by the following documentation:

- Completed application forms and certificates (March 2026)
- Planning Compliance Statement (March 2026)
- Completed CIL Additional Information Form (March 2026)
- Design and Access Statement by ECE Architecture (D05_5_P3, dated April 2026)
- Arboricultural Method Statement by Aspect Arboriculture (12790_AMS.001 Rev B; dated March 2026), including Tree Protection Plan (12790 TPP 01) and Tree Survey Schedule (12790 TS 01)
- Highways Technical Note by Perega (W24149 Rev P1; dated 24/03/2026)
- Noise Impact Assessment by Cass Allen (RP01-26012-R2; dated 31/03/2026)
- Ecological Technical Note by EPR
- Built Heritage Assessment by Tetra Tech (794-PLN-HER-02235 Version 3; dated March 2026)
- Statement of Community Involvement by Nexus Planning (March 2026)

The application was submitted through the Planning Portal (ref: PP-14764289) and the prescribed fee of £48,937.00 has been paid.

Unilateral Undertaking Obligations

It should be noted that applications to discharge the following Unilateral Undertaking Obligations have been submitted under separate cover:

- Clause 3 of Schedule 2 – Affordable Housing Scheme
- Clause 1 of Schedule 3 – Open Space Plan

I trust that you have sufficient information to register this application and look forward to receiving confirmation in due course.

Yours sincerely



Matt Harris

Associate

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cc. Hywel James, Nexus Planning
Taylor Wimpey South Thames