

Lower Broadbridge Farm, Billingshurst Road, Broadbridge Heath

Reserved Matters Planning Policy Compliance Statement

ON BEHALF OF TAYLOR WIMPEY UK LTD

March 2026

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1. Introduction

- 1.1 This Planning Policy Compliance Statement has been prepared on behalf of Taylor Wimpey UK LTD (“the Applicant”) in support of a reserved matters application, submitted to Horsham District Council (“HDC”) for the following development at Lower Broadbridge Farm, Horsham (“the Site”):

“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.”

- 1.2 This reserved matters application is made pursuant to an outline planning permission (LPA ref. DC/25/1886) that was granted via appeal (PINS ref. APP/Z3825/W/23/3321658) on 07 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.”

- 1.3 The outline planning permission that was allowed appeal (LPA ref. DC/22/1052) was subject to a Section 73 approval (LPA ref. DC/25/1886) dated 27 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).
- 1.4 The outline application was subject to 28 conditions and a Unilateral Undertaking between the applicant and HDC dated 9th November 2023.
- 1.5 This Planning Statement demonstrates how the reserved matters proposals accord with the outline planning permission (as revised by the Section 73 consent), as well as the requirements of local and national planning policies.

Application Documents

- 1.6 The full list of planning application drawings and documentation submitted for approval is included within the accompanying Covering Letter.
- 1.7 The documentation submitted has full regard to the reserved matters-related requirements set out in the conditions and the Unilateral Undertaking of the outline planning permission.

Structure of the Report

- 1.8 The Planning Policy Compliance Statement comprises the following sections and should be read in conjunction with the technical documents set out above.
- **Section 2** provides details on the Site location and surrounding area.
 - **Section 3** sets out the conditions of the Section 73 planning permission.
 - **Section 4** outlines the relevant development plan documents and other material considerations relevant to the consideration of the Proposed Development.
 - **Section 5** describes the Proposed Development in more detail.
 - **Section 6** provides an assessment of the Proposed Development against the requirements of the Section 73 planning permission as well as the relevant policies of the development plan and other material considerations.
 - **Section 7** summarises the Planning Policy Compliance Statement and presents the overall conclusion.

2. The Site

- 2.1 The Site comprises approximately 7.1 hectares of land adjoining the western built-up area of Broadbridge Heath, as defined by the Horsham District Planning Framework (“HDPF”). It lies within Slinfold Parish, Horsham District, West Sussex, approximately 3.5 km west of Horsham Town Centre. The Site is bounded by the A281 to the east, Five Oaks Roundabout to the south-east, and is currently accessed via an existing priority junction from the A281.
- 2.2 The Site has been included as a draft allocation by HDC in the submitted version of the Regulation 19 draft of the emerging Horsham District Local Plan for the delivery of 133 dwellings (Policy HA7 BRH1). The draft Horsham District Local Plan is currently at Examination in Public and the current status is discussed in further detail within Section 4 of this Planning Statement.
- 2.3 The Site predominantly comprises agricultural land, divided into two arable fields separated by established tree belts. Lower Broadbridge Farmhouse, a Grade II listed building, lies immediately to the north, with modern former farm buildings beyond, currently in employment use related to stone processing and storage.
- 2.4 The eastern and southern boundaries are defined by the A281 and Five Oaks Road, which form part of the strategic road network. Newbridge Nurseries Garden Centre is located across the A264 to the south. The northern and western boundaries comprise established vegetation, beyond which lies open countryside and a small number of residential dwellings. Existing commercial and residential properties currently access the Site from the A281 close to the Newbridge Roundabout.
- 2.5 In the wider context, Lawson Hunt Industrial Park lies to the north-east across the A281, while the Site sits opposite existing residential development within Broadbridge Heath. Farmland lies to the west, and Strood Green and New Barn School are located to the north-west along the A281.
- 2.6 Broadbridge Heath is identified by the HDPF as a Small Town / Larger Village, offering a good range of services, facilities, employment opportunities and transport links. The settlement is well connected to the strategic road network via the A24, A281 and A264, providing direct links across the district.
- 2.7 The Site benefits from good accessibility to local services, including Broadbridge Heath Retail Park, Tesco Extra, local schools, recreational facilities and employment areas, all within approximately 1–1.3 km. Pedestrian connectivity is provided by an existing lit footway along the A281, linking to bus stops, local facilities and onward routes to Wickhurst Green and Shelley Primary School.
- 2.8 The Site is also well connected to the Public Rights of Way network, with Footpaths 1454, 1453, 1450 and 1448 providing links to the surrounding countryside and the wider settlement.
- 2.9 Public transport accessibility is good at the Site, with bus stops on Five Oaks Road and Billingshurst Road within 350 metres of the Site, providing frequent services to Horsham and destinations further afield. Horsham Railway Station is approximately 4 km away and accessible by bus or cycle.

3. Outline Planning Permission

- 3.1 Outline planning permission was granted at appeal (PINS ref. APP/Z3825/W/23/3321658 / LPA reference: DC/22/1052) on 07 March 2024 for the following development of the Site:

“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.”

- 3.2 In the context of acute housing need in Horsham, particularly in relation to affordable housing, the delivery of market and affordable housing on the Site was considered to generate significant social benefits. These benefits were afforded very substantial weight in the determination of the appeal.
- 3.3 A Section 73 approval was granted 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) from the original outline planning permission. The application followed the withdrawal of Natural England’s 2021 Position Statement on Water Neutrality on 31st October 2025.

Outline Planning Conditions

- 3.4 The planning conditions of particular relevance to the reserved matters submission are listed in Table 3.4.1 below (note: the numbers are updated based on the Section 73 permission).

Table 3.4.1 Relevant Planning Conditions

Condition	Text
4 – Reserved Matters	Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development takes place and the development shall be carried out as approved.
5 – Time Scale	Application for approval of the reserved matters shall be made to the Local Planning Authority not later than 3 years from the 07.03.2024
7 – Construction Environmental Management Plan	No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details: i. An introduction consisting of a description of the construction programme, definitions and abbreviations and project description and location; ii. Details of how residents will be advised of site management contact details and responsibilities; iii. Detailed site logistics arrangements (to include details shown on a plan), including location of site compounds, location for the loading and unloading of plant and materials, site offices (including height and scale), and storage of plant and materials (including any stripped topsoil); iv. Details regarding parking or site operatives and visitors, deliveries, and storage (to include details shown on a plan); v. The means of access and routing of construction traffic to and from the construction site; vi. The arrangements for public liaison prior to and during the demolition and construction works – newsletters, fliers etc; vii. Details of any floodlighting, including location, height, type and direction of light sources, and intensity of illumination; viii. Locations and details for the provision of wheel washing facilities and dust suppression facilities (to include details shown on a plan); ix. Details for the management and control of noise. The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP.
8 – Construction Environmental Management Plan (Environmental)	No development shall commence until a Construction Environmental Management Plan (Biodiversity) (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority, in

Condition	Text
	line with the details contained within the Ecological Appraisal (Aspect Ecology Ltd, April 2022). The CEMP (Biodiversity) shall include the following. A. Risk assessment of potentially damaging construction activities. B. Identification of “biodiversity protection zones”. C. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). D. The location and timing of sensitive works to avoid harm to biodiversity features. E. The times during construction when specialist ecologists need to be present on site to oversee works. F. Responsible persons and lines of communication. G. The role and responsibilities on site of an Ecological Clerk of Works or similarly competent person. H. Use of protective fences, exclusion barriers and warning signs. I. Containment, control and removal of any Invasive non-native species present on site. The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details.
9 – Written Scheme of Archaeological Investigation	No development shall take place until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.
10 - Contamination	No development shall commence until the following components of a scheme to deal with the risks associated with contamination of the site be submitted to and approved, in writing, by the Local Planning Authority: A. Having regard to the Phase II Contamination Risk Assessment (Reference: ES0007) full details of the remediation measures required and how they are to be undertaken; and B. a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete. The scheme shall be implemented as approved, with the completed verification plan submitted to and approved by the Local Planning Authority in advance of the first occupation of any dwelling hereby approved.
11 – Arboricultural Method Statement	No development shall commence, including ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall have regard to the recommendations of the Arboricultural Impact Assessment, Aspect Arboriculture Ltd, 10251_AIA.001 Rev A, dated 26.04.2022 approved under planning decision notice DC/22/1052. The development shall, thereafter, be implemented and thereafter carried out at all times strictly in accordance with the agreed details. Any trees or hedges on the site, identified for retention, which die or become damaged during the construction process, shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.
12 – Drainage Strategy	No development shall commence until a drainage strategy detailing the proposed means of foul water disposal has been submitted to, and approved in writing by, the Local Planning Authority. The development shall subsequently be carried out in accordance with the approved strategy in advance for the first occupation of any dwelling hereby approved.
13 – Acoustic Fence	Prior to the commencement of development full details of the acoustic fence, which shall be located and dimensioned broadly in accordance with Appendix 1 to the Noise Impact Assessment (Cass Allen Associated Ltd, Revision 3, dated 11th July 2023) approved under planning decision notice DC/22/1052, shall be submitted to and approved by the Council in writing. The acoustic fence shall subsequently be installed in accordance with the approved details in advance of the first occupation of any approved dwelling, and thereafter maintained for the lifetime of development.

Condition	Text
14 – Sustainable Drainage System	Prior to the commencement of development full details of the Sustainable Drainage System (SuDS) together with provisions for the implementation, long term maintenance and management of the system shall be submitted to and approved by the Local Planning Authority. Those details shall include: - full design details (which should be broadly in accordance with the Flood Risk Assessment and Drainage Strategy, dated May 2022, by Odyssey) approved under planning decision notice DC/22/1052, - details of phasing, - details of measures to control and prevent the distribution of pollutants and contaminants to existing watercourses, - a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the system throughout its lifetime. No part of the development hereby permitted shall be occupied until a verification report demonstrating that the relevant phase of the SuDS system has been constructed as approved has been submitted to and approved in writing by the Local Planning Authority. The system shall, thereafter, be maintained in accordance with the approved details.
15 – Updated Ecological Report	No development shall take place (including any ground works, site or vegetation clearance) until an ecological report containing updated baseline surveys in relation to Great Crested Newts and Badgers has been submitted to and approved in writing by the Local Planning Authority.
16 – Biodiversity Enhancement Strategy	No development above ground floor slab-level shall take place until a Biodiversity Enhancement Strategy for Protected and Priority Species has been submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following measures: - Purpose and conservation objectives for the proposed enhancement measures; - detailed designs to achieve stated objectives; - locations of proposed enhancement measures by appropriate maps and plans; - timetable for implementation; - persons responsible for implementing the enhancement measures; - details of initial aftercare and long-term maintenance (where relevant) - a Biodiversity Metric 4.0 calculator completed on the basis of the proposed measures confirming that these achieve a 21.93% gain in habitat units. The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.
17 – Glazing Specification and Mechanical Ventilation	No development shall commence, above ground floor slab level, until full details of the glazing specification and means of mechanical ventilation have been submitted to and approved by the Local Planning Authority. The measures to be submitted shall have regard to the recommended mitigations set out within the submitted Noise Impact Assessment (Cass Allen Associated Ltd, Revision 3, dated 11th July 2023) as approved under planning permission DC/22/1052. The approved sound attenuation works shall be completed before the dwellings are occupied and be retained thereafter.

3.5 Conditions 1 and 2 of the outline planning permission require the development to be carried out in complete accordance with the following approved plans:

- Location Plan, ref: 1273.S01 (dated 25.01.2022); and
- Indicative Access/ Roundabout Arrangement, ref: 1902029-11 B (dated 13.02.2025)

3.6 In addition to this, Condition 3 of the outline planning permission requires the development to broadly accord with the principles set out in the Parameter Plan ref. 1273.S03 (dated 25.01.22).

Planning Obligations

3.7 The provisions in respect of affordable housing are summarised in Table 3.7.1 below.

Table 3.7.1 Affordable Housing Requirements

Topic	Requirement
Quantum	Forty-five percent (45%) of the total dwellings are to be provided as affordable housing units.
Tenure	Seventy percent (70%) are to be provided as Affordable Rented Units.
	Thirty percent (30%) are to be provided as Shared Ownership Units.
Affordable Housing Scheme	To submit an Affordable Housing Scheme to the Council.

- 3.8 The affordable housing scheme has been submitted to the Council separately, but simultaneously with this reserved matters application.
- 3.9 An Open Space Plan showing the proposed location and extent of the landscaping and programme of works is also submitted to the Council, to accord with the requirements of Schedule 3 Clause 1 of the legal agreement.

4. Planning Policy Context

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.2 The Development Plan for HDC currently comprises the HDPF (2015) and the Slinfold Neighbourhood Plan (2018).

Horsham District Planning Framework

- 4.3 The key policies of HDPF which are considered to be relevant to the proposal are:

- Policy 1: Sustainable Development
- Policy 2: Strategic Development
- Policy 3: Development Hierarchy & Settlement Expansion
- Policy 15: Housing Provision
- Policy 16: Meeting Local Housing Needs
- Policy 24: Environmental Protection
- Policy 25: The Natural Environment and Landscape Character
- Policy 26: Countryside Protection
- Policy 31: Green Infrastructure and Biodiversity
- Policy 32: The Quality of New Development
- Policy 33: Development Principles
- Policy 34: Cultural and Heritage Assets
- Policy 35: Climate Change
- Policy 36: Appropriate Energy Use
- Policy 37: Sustainable Construction
- Policy 38: Flooding
- Policy 39: Infrastructure Provision
- Policy 40: Sustainable Transport
- Policy 41: Parking
- Policy 43: Community Facilities, Leisure and Recreation

Emerging Horsham Local Plan

- 4.4 HDC formally submitted the Local Plan to the Secretary of State for examination in July 2024, with the first hearing sessions held between 10th and 12th December 2024. In April 2025, the Planning Inspectorate wrote to the Council with an Interim Findings Letter recommending the withdrawal of the Horsham District Local Plan. This recommendation was driven by significant failures to comply with the legal Duty to Cooperate with neighbouring authorities, insufficient evidence to support water neutrality strategies, and inadequate planning for wider regional housing needs.
- 4.5 However, as of February 2026, discussions are underway between the Planning Inspectorate and HDC regarding the feasibility and practical arrangements for recommencing the examination of the Local Plan (2023-2040), as a result of the issues regarding the Duty to Cooperate and water neutrality falling away. The Inspector wrote to HDC on 12th February 2026 confirming initial hearings will be held at the end of April 2026 to consider, inter alia, matters of housing need; unmet need in the housing market area; affordable housing; housing supply; and the housing requirements and its trajectory; with future sessions to be held from September 2026 on the spatial strategy; site selection process; strategic site allocations.

4.6 The key policies from the submitted draft of the Plan that are considered most relevant to the application are set out below. Given the status of the emerging Local Plan, the policies carry very limited weight at this stage.

- Strategic Policy 1: Sustainable Development
- Strategic Policy 6: Climate Change
- Strategic Policy 7: Appropriate Energy Use
- Strategic Policy 8: Sustainable Design and Construction
- Strategic Policy 10: Flooding
- Strategic Policy 11: Environmental Protection
- Strategic Policy 12: Air Quality
- Strategic Policy 13: The Natural Environment and Landscape Character
- Strategic Policy 17: Green Infrastructure and Biodiversity
- Strategic Policy 19: Development Quality
- Strategic Policy 20: Development Principles
- Policy 21: Heritage Assets and Managing Change within the Historic Environment
- Strategic Policy 23: Infrastructure Provision
- Strategic Policy 24: Sustainable Transport
- Policy 25: Parking
- Policy 28: Community Facilities and Uses
- Strategic Policy 37: Housing Provision
- Strategic Policy 38: Meeting Local Housing Needs
- Policy 39: Affordable Housing
- Policy 40: Improving Housing Standards in the District
- Strategic Policy HA7: Broadbridge Heath

The Slinfold Neighbourhood Plan

4.7 The Slinfold Neighbourhood Plan (“SNP”) (2018) also forms part of the policy framework governing requirements for the development of the Site. The policies of greatest relevance to the development proposal are:

- Policy 3: Green Infrastructure
- Policy 4: Conserve and Enhance Biodiversity
- Policy 5: Development Principles
- Policy 6: Mix

Other Material Considerations

4.8 Other material considerations in this context include:

National Planning Policy Framework 2024

4.9 The National Planning Policy Framework (“the Framework”) (updated in December 2024) sets the Government’s planning policies and how these are expected to be applied.

4.10 Paragraph 11 outlines a presumption in favour of sustainable development and for decision-making, this means:

“approving development proposals that accord with an up to date development plan without delay”.

4.11 The Framework identifies at Paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies at Paragraph 8 that there are three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

- An economic objective – to help build a strong, responsive, and competitive economy;
- A social objective – to support strong, vibrant, and healthy communities; and
- An environmental objective – to contribute to protecting and enhancing the natural, built, and historic environment.

National Planning Practice Guidance (“PPG”)

4.12 On 6th March 2014, the Government published the National Planning Practice Guidance (“PPG”). The PPG is a live document that is actively updated to ensure that it remains up-to-date. The PPG is divided into different topic areas, which provide advice and guidance to inform the understanding and approach to implementation of the Framework.

HDC Supplementary Planning Documents

4.13 The Council has adopted a series of Supplementary Planning Documents (“SPDs”). Of relevance to the Proposed Development are the following:

- West Sussex County Council Guidance on Parking at New Developments (2020)
- Planning Obligations and Affordable Housing SPD (2017)

Emerging Local Plan Evidence Base

- Strategic Housing and Economic Land Availability Assessment (“SHELAA”) Housing Report (2018)
- Northern West Sussex Strategic Housing Market Assessment (“SHMA”) (2019)

Scope of the Determination Process

4.14 The following points should be noted in respect of the application of the policies in determining the reserved matters application.

- A number of the matters covered by the policies are fixed by the outline permission and therefore do not fall within the scope of the determination process.
- The consideration of reserved matters applications is, in accordance with Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (“DMPO”), limited to following matters:
 - a. access (excluding the principal means of access, which was determined at outline);
 - b. appearance;
 - c. landscaping;
 - d. layout; and
 - e. scale.

5. The Proposed Development

5.1 The description of the development is as follows:

“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”

5.2 An extract from the Site Plan is included as Figure 5.2.1 below.

Figure 5.2.1 Site Plan, prepared by ECE Architecture



- 5.3 A detailed account of the design process that was undertaken prior to submission can be found in the Design and Access Statement. An overview of the consultation and how this informed the design evolution can be found in the accompanying Statement of Community Involvement.

Housing Mix

- 5.4 In regard to housing mix, Policy 16 of the HDPF requires that residential developments of 15 or more dwellings, or those on sites over 0.5 hectares provide 35% affordable housing.
- 5.5 The proposed affordable housing provision (60 homes) is aligned with the defined Affordable Housing Target Tenure Mix as set out in the Unilateral Undertaking for the planning permission. It also aligns with the emerging Horsham Local Plan, with 45% of dwellings to be delivered as affordable units. The proposed market and affordable housing mix is shown Table 5.6.1 below and includes a high proportion of 2 and 3-bedroom dwellings. The provision of family homes is particularly appropriate in this location given the character of the area and it being a greenfield site bordering the edge of the settlement.

Figure 5.5.1 Proposed Market and Affordable Housing Mix

Number of Beds	Overall Mix	Affordable Housing	Private Housing
1-bed	21 (16%)	21 (35%)	0 (0%)
2-bed	37 (28%)	20 (33%)	17 (23%)
3-bed	45 (34%)	16 (27%)	29 (40%)
4-bed	30 (22%)	3 (5%)	27 (37%)

Access and Parking

- 5.6 The principle means of access was established with the outline permission, with the main point of access from the A281/Five Oaks Road junction, and a new arm off the Five Oaks roundabout, which will enter the Site before turning north forming the main spine road to the development, secondary roads will run off it to the east and west, leading to more informal 'Green Drives'.
- 5.7 Pedestrian and cycle connections will also be achieved via this point, linking in with the existing pedestrian/cycle network, providing access to nearby bus services on Five Oaks Road and the pedestrian/cycle route on Broadbridge Way.
- 5.8 The road hierarchy seeks to minimise the dominance of roads, with an emphasis on private drives fronting the landscape features, which provides a softer edge to the development.
- 5.9 A parking plan is submitted with the application (drawing no. 7564 PL-09 Rev C) and parking is provided in line with local standards, with a mix of garages, car-ports, driveways, lay-bys, and provision has been made for visitor parking (228 allocated space; 8 M4(3) compliant spaces, 36 car ports and garages, 36 visitor spaces). This ensures that parking does not dominate streets, while also being convenient for residents and visitors. One EV Charging point per dwelling is also provided.
- 5.10 Cycle parking is provided in line within the standards set out within West Sussex County Council Parking Guidance, with one space provided per dwelling either in cycle stores with residential gardens or attached to the apartment buildings.

Layout

- 5.11 As set out within the Design and Access Statement accompanying this application, the Proposed Development comprises 133 dwellings arranged to create a landscape-led and sustainable neighbourhood. The layout has been carefully considered

to ensure integration with the existing community and its rural surroundings. The scheme will deliver attractive, energy-efficient homes that respond to identified local housing needs, including the provision of an appropriate proportion of affordable housing.

- 5.12 Public open space is positioned along the northern boundary of the Site, providing a strong landscaped edge and a visual buffer to the wider setting. An area of informal play is also incorporated within this space, offering recreational opportunities for future residents and contributing to an active, well-used and welcoming environment.
- 5.13 A new vehicular access is proposed from Five Oaks Road to the south of the Site. The development is structured around a permeable block layout, with pedestrian-friendly routes provided throughout. These connections prioritise walkability, enhance legibility and encourage active travel within and beyond the Site.
- 5.14 The proposed layout broadly accords with the approved Parameter Plan (ref. 1273.S03, dated 25.01.22) secured at outline stage, ensuring compliance with the established development framework.

Scale and Massing

- 5.15 The Proposed Development comprises a mix of two-storey and two-and-a-half-storey dwellings, with garages limited to single-storey in height. This approach ensures an appropriate domestic scale across the Site while providing subtle variation within the roofscape and is consistent with the approved parameter plan.
- 5.16 The eaves lines of the two-storey dwellings are set at first-floor window head height, with roof pitches typically ranging between 30 and 45 degrees. This roof form has been carefully considered to optimise visual quality and architectural proportion, while maintaining a restrained and appropriate overall massing.
- 5.17 The two-and-a-half-storey dwellings are positioned centrally within the Site, forming part of the internal streetscene and away from the Site's boundaries. Two-storey dwellings are located along the north-eastern perimeter and the south-western corner, adjacent to the Site boundaries and areas of public open space. This graduated approach to height ensures that built form reduces towards the edges of the Site, minimising visual prominence and providing a sensitive transition to neighbouring areas and open space.

Appearance

- 5.18 The Site has been structured around three distinct character areas, the Central Core, Green Edge and Newbridge Quarter, which have informed the layout, architectural expression and material treatment across the development.
- 5.19 The proposed material palette has been carefully selected to respond to the prevailing architectural character of Broadbridge Heath, while also drawing inspiration from more recent residential developments and neighbouring buildings, including Newbridge Nurseries. The approach ensures a cohesive development with clearly legible variation between character areas, defined by a specific material palette proposed for each area.

The Central Core

- 5.20 The Central Core is located within the eastern part of the Site. It is structured around the main access road, with a principal pedestrian route connecting the eastern boundary to the northern area of public open space. The area comprises a mix of semi-detached and detached dwellings, together with three apartment buildings, providing a range of accommodation from one-bedroom flats to four-bedroom houses.

- 5.21 The material palette within the Central Core includes red multi-brick, brown multi-brick, sage weatherboarding, and both brown and grey roof tiles. This is the only character area incorporating weatherboarding and grey roof tiles, allowing it to be clearly distinguished from the other areas and assisting with legibility and wayfinding.

The Green Edge

- 5.22 The Green Edge occupies the north-western part of the Site, adjoining the public open space and western boundary. Reflecting its relationship with the rural edge, this area has been designed at a lower density, with a predominance of detached dwellings. The housing mix comprises two- to four-bedroom houses.
- 5.23 The material palette for the Green Edge includes brown multi-brick, red tile hanging and brown roof tiles. This restrained palette emphasises the edge condition of the built form and distinguishes this area within the wider development. It is the only character area to incorporate red tile hanging, making it readily identifiable.

Newbridge Quarter

- 5.24 Newbridge Quarter is positioned within the south-western corner of the Site, adjacent to Five Oaks Road. It is visually separated from the remainder of the development by the retention of the existing hedgerow and mature trees, creating a distinct sense of place. The character area comprises semi-detached and detached dwellings ranging from two- to four-bedroom houses.
- 5.25 The material palette within Newbridge Quarter includes red multi-brick, black weatherboarding and red roof tiles. This limited palette establishes a strong identity for the south-western part of the Site and clearly differentiates it from the other character areas. It is the only area to incorporate black weatherboarding and red roof tiles.

Landscaping

- 5.26 The landscape strategy has been developed to deliver a cohesive, landscape-led neighbourhood in which green infrastructure plays a fundamental role in shaping both the character of the development and the day-to-day experience of residents.
- 5.27 At the Site entrance, the proposed landscaping establishes a strong sense of arrival, incorporating pockets of open space and two SuDS basins. These features create an immediate impression of greenery and ecological value. A landscaped green corridor extends northwards through the development, gradually opening into the principal area of public open space. This focal space will accommodate a Locally Equipped Area for Play ("LEAP"), meadow planting and areas of amenity grassland, forming a vibrant hub for recreation and community interaction.
- 5.28 The planting strategy includes native tree species, new hedgerows and a diverse mix of shrub and meadow planting. This approach reinforces retained vegetation, strengthens the Site's green infrastructure framework and enhances local habitats. Dedicated ecological areas are incorporated throughout the layout to support biodiversity net gain and provide long-term habitat value.
- 5.29 Three Sustainable Drainage Systems ("SuDS") basins are integrated within the Site, positioned to the north, west and at the entrance. In addition to performing a key surface water management function, these features are designed as attractive landscape components that enhance the character and visual amenity of the public realm. The basins will provide seasonal interest while supporting both retained and newly created habitats.
- 5.30 The landscape treatment responds to the proposed street hierarchy. The primary access road will be defined by an avenue of trees, establishing a strong green corridor from the Site entrance through to the northern public open space. Where appropriate, shrub planting will be introduced to soften the appearance of visitor parking bays along this route.

- 5.31 Secondary streets will be characterised by clipped ornamental hedging to provide year-round structure, complemented by ornamental tree planting where appropriate. A mix of shrubs will soften flank elevations and parking areas, ensuring a consistent landscape character. Private drives will incorporate distinctive clipped hedges and shrub planting, further reinforcing the identity and quality of these more intimate residential spaces.

Amenity Space

- 5.32 The Proposed Development provides multi-functional public open space, which would materially exceed the local minimum standards set out within the Council's emerging Policy 28 (Community Facilities and Uses) (Table 4), and also complies with the typology requirements, as set out in Figure 5.32.1 below.

Figure 5.32.1 Open Space Provision by Typology

Open Space Typology	Total Requirement (m2) (Policy 28)	Provision within the Proposed Development (m2)
Natural and Semi Natural Green Space	6,495.39	15,405
Amenity Green Space	1,550.34	3,263
Parks and Gardens	3,688.74	4,556
Children's Play	240.57	410
Total	11,975.04	23,634

- 5.33 The Proposed Development incorporates a series of well-distributed pockets of open space throughout the Site, ensuring that accessible green areas are embedded within the fabric of the neighbourhood. At the entrance, three landscaped spaces are proposed, designed as high-quality, nature-rich environments that create a strong sense of arrival and encourage residents to engage with the connecting pedestrian routes.
- 5.34 A larger area of public open space is located to the north of the Site. This space includes a generous expanse of amenity grassland suitable for informal recreation, providing flexibility for a range of everyday activities and contributing to the overall health and wellbeing of future residents.
- 5.35 A LEAP, designed for children aged 4–12 years, forms part of the northern open space. The play area will offer a variety of play experiences through predominantly natural equipment. Minimal enclosure is proposed to maintain visual permeability, ensure integration with the surrounding landscape and promote inclusive, informal play

Sustainability

- 5.36 Sustainability is central to the Applicant's vision for delivering a successful and future-proofed development. The proposals have been designed to respond proactively to the challenges of climate change, embedding environmental responsibility throughout the design, construction and long-term operation of the scheme.
- 5.37 The layout promotes sustainable modes of transport by creating an attractive and highly walkable neighbourhood, with well-defined pedestrian and cycle routes connecting through the Site and to the surrounding area. This approach

encourages movement on foot and by bicycle, while supporting the use of existing bus services. Policy-compliant cycle storage will be provided to all relevant dwellings to further encourage active travel.

- 5.38 The orientation of dwellings has been carefully considered to optimise access to natural daylight and solar gain where appropriate, thereby improving energy efficiency and internal comfort. The building fabric will be designed to achieve low U-values and high levels of airtightness, reducing heat loss and minimising energy demand from the outset. Glazing, insulation and construction detailing will be specified to ensure that the performance of the building envelope is maximised, with building services designed to operate as efficiently as possible.
- 5.39 All dwellings will be constructed in accordance with the amended Approved Document L1 of the Building Regulations, supporting the Government's transition towards the Future Homes Standard in 2025. The homes will also be designed to be 'future-proofed', with provision made to accommodate photovoltaic panels where required, ensuring the development can respond to evolving national standards and further reduce carbon emissions over time.

6. Planning Compliance

- 6.1 This section of the Planning Statement demonstrates how the Proposed Development accords with the conditions attached to the outline planning permission and with the adopted development plan for Horsham.
- 6.2 In accordance with Conditions 1 and 2 of the outline planning permission, the Proposed Development complies with the following approved plans:
- Location Plan, ref: 1273.S01 (dated 25.01.2022); and
 - Indicative Access/ Roundabout Arrangement, ref: 1902029-11 Rev B (dated 25.08.2022).
- 6.3 The Proposed Development also complies with Condition 3 of the planning permission, which requires the scheme to broadly accord with the principles established by the Parameter Plan, ref: 1273.S03 (dated 25.01.2022).
- 6.4 The outline planning permission established the principle of development and the vehicular access to the Site via the A281/Five Oaks Road junction and particularly the creation of a new arm from the Five Oaks Roundabout, entering the Site and forming the primary spine road that runs north. Matters relating to appearance, landscaping, layout and scale were reserved and are addressed through this Reserved Matters application.
- 6.5 The relevant development plan policies applicable to the reserved matters now submitted are assessed below.

Emerging Policy HA7: Broadbridge Heath Housing Allocations:

- 6.6 Emerging Policy HA7: BR1 proposed to allocate the Site for at least 133 homes. Whilst limited weight is attributed to the policy, it contains six criteria that the Proposed Development is required to meet.

Criterion a) Retain the mature and semi-mature trees belts within and bounding the site;

- 6.7 An Arboricultural Method Statement (“AMS”), prepared by Aspect Arboricultural, has been submitted in support of this planning application, which identifies the extent of tree removal as well as the proposed tree retention and to demonstrate how retained trees will be protected during construction, pursuant to Condition 11 of application ref. DC/25/1886.
- 6.8 The AMS confirms that 11 trees are proposed to be removed overall, comprising 6 category C trees and 5 category U trees. The Category U trees are specifically recommended for removal due to their diminished condition and outlook. It is anticipated that these trees will be removed outside of the main bird nesting season which is between 1st March to 31st August; however if it is required for them to be removed within this period, an ecologist would be present to advise on any necessary protective measures.
- 6.9 A Tree Protection Plan (“TPP”) also accompanies the AMS at Appendix A, which sets out the specification for protective barriers which are to be installed to safeguard the retained trees during construction.
- 6.10 The layout of the Proposed Development secures the retention of the trees on and adjacent to the Site, and safeguards them during the course of the development and post-completion.
- 6.11 The Proposed Development is therefore compliant with this Criterion, and complies with Policy 31 of the HDPF, and Condition 11 of the outline planning permission.

Criterion b) Ensure that appropriate regard is had to the impact on the adjacent Grade II Listed Buildings (Lower Broadbridge Farmhouse, Mill House and Mill Cottage)

- 6.12 Lower Broadbridge Farmhouse, a Grade II listed building dating from the 17th Century, adjoins the northern boundary. Historic mapping shows limited change to the farmstead until the mid-20th Century, after which modern agricultural buildings replaced earlier structures.
- 6.13 Other nearby heritage assets include Mill House and Mill Cottage, a Grade II listed group to the north-west.
- 6.14 The Inspector considering the Appeal subject to the outline planning permission concluded that the outline scheme would result in less than substantial harm at the lowest end of the spectrum, but the benefits clearly weigh in favour of the proposal and therefore complied with the historic environment policies of the Framework.
- 6.15 As demonstrated in the proposed reserved matters layout, in conformity with the approved parameter plan, and the submitted Built Heritage Assessment (by RPS Group), the Proposed Development preserves a substantial area of open space and undeveloped land to the northern part of the Site, which provides good spacing to the listed buildings. The submitted Heritage Assessment concludes that the Proposed Development would not have any additional or cumulative impact on the heritage assets compared to the outline conclusions.
- 6.16 The proposal therefore accords with Criterion b, Policy 34 of the HDPF and the relevant provisions of the Framework.

Criterion c) Demonstrate that buildings are carefully sited and designed to minimise noise impacts

- 6.17 Primary noise sources include traffic on the A281 and A264. and nearby commercial activities. A Noise Impact Assessment (by Cass Allen) has been submitted with the application and is informed by an updated noise survey undertaken in February 2026.
- 6.18 The proposed layout and the Noise Impact Assessment has been informed by discussions with the Council, to ensure noise levels to external amenity spaces do not exceed 57dB, as agreed between the Council and the Appellant within the Appeal Statement of Common Ground (Cass Allen Associates Ltd, Revision 3, dated 11th July 2023), and accepted by the Planning Inspector in determining the Appeal. To achieve this, the Proposed Development will incorporate a 3-metre-high noise barrier along the eastern boundary of the Site, and close boarded timber garden fencing (some localised to 2.4 metres in height).
- 6.19 Regarding Outline Conditions 13 (Acoustic Fence) and 17 (Glazing Specification and Mechanical Ventilation), the Proposed Development will incorporate a 3 metre high acoustic fence; and the glazing and ventilation system will meet the specifications. Therefore, the proposal has been informed by the requirements and technical details will be submitted under separate cover to discharge those conditions.
- 6.20 The Proposed Development is acceptable regarding noise impacts, and complies with the outline planning permission and the noise criteria in Building Regulations Part O, providing a high-quality environment for future occupiers of the development.

Criterion d) Have regard in the design and setting of development to the areas of the site affected by Flood Zones 2 and 3 and the high pressure gas pipeline to the east of the site

- 6.21 The majority of the Site lies within Flood Zone 1, and the proposed layout and the submitted Drainage Technical Note (by Parega) demonstrates that the built form is located wholly outside of Flood Zones 2 and 3. Condition 24 of the outline planning permission requires the development to be carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy and to employ the mitigation measures detailed within the Assessment.

- 6.22 Sustainable Drainage Systems (“SuDS”) are provided in the northern, western and southern parts of the Site. The surface water is proposed to be attenuated and stored on-site within ponds and permeable paving. The runoff from the roofs, car parks/driveways, and other hardstanding areas is proposed to be collected via a combination of rainwater pipes, permeable paving, gullies and linear drainage channels. The surface water would then be discharged at controlled rate via Hydrobrake to the existing unnamed watercourse within the site for all storms up to and including a 1-in-100 year event range with a 45% allowance for climate change.
- 6.23 An application to discharge Condition 14 regarding the full SuDS details will be submitted separately. This details how sustainable drainage measures have been incorporated to mitigate the risk of surface water flooding.
- 6.24 The SuDS have been designed as an integral part of the development, ensuring that surface run-off is managed in a way that on and off-site flood risk is not increased. The areas of SuDS and swales have incorporated biodiversity and amenity enhancements, using green infrastructure as part of the drainage solution.
- 6.25 The submitted Drainage Strategy, prepared by Perega, addresses any environmental issues to the extent they are impacted by the drainage strategy. Ground investigations carried out at the Site confirms it has a layer of made ground underlain by clay rendering soakaways and infiltration SUDs infeasible.
- 6.26 An existing foul sewer located within the site to the south is at a level that cannot be reached by gravity. An adoptable pumping station is required to discharge foul water to this public sewer. A separate submission will be made to address the requirements of Condition 12 regarding foul water disposal.
- 6.27 The Proposed Development would provide a landscape strip including pedestrian route along the high pressure gas pipeline on the eastern side of the Site, and therefore incorporates appropriate stand-off distances.
- 6.28 The Proposed Development is compliant with this Criterion, Policies 35, 37 and 38 of the HDPF and the Framework.

Criterion e) Provide formal and informal open space, sport and recreation provision to meet the needs of the community in accordance with standards and the respective recommendations in the Open Space, Sport & Recreation Review 2021

- 6.29 The submitted Site Layout Plan (drawing no. 7564-PL-03 Rev G), Landscape Masterplan (drawing no. CSA/7945/112) and the LEAP Proposal Plan (drawing no. CSA/7945/111) show that a LEAP will be delivered in the northern part of the Site as part of the wider open space. This location is easily accessible for the residents of the proposed development and will be open to the wider local community.
- 6.30 Figure 5.32.1, above, demonstrates the Proposed Development would provide extensive areas of public open space that materially exceed the Council’s emerging policy requirements.
- 6.31 The Proposed Development would provide a high quality environment with opportunities for formal and informal recreation, and therefore is compliant with this Criterion, emerging Policy 28 and Policy 31, and the Framework.

Criterion f) Provide safe access by non-car modes across the A281 to the services and facilities in Broadbridge Heath/Wickhurst Green

- 6.32 The Transport Assessment submitted and approved as part of the outline planning permission demonstrates that the development of the Site would have an acceptable impact on the local highway network and will encourage both active and sustainable travel. The proposal also includes pedestrian and cycle access points into the existing network.

- 6.33 Condition 21 of the outline planning permission requires the alteration of the existing Five Oaks Roundabout prior to occupation of the development to enable access and take account of off-site non-vehicular movements across the road.
- 6.34 Condition 22 requires a Travel Plan, which shall generally accord with the Framework Travel Plan, to be submitted and approved by the Council prior to occupation of the development. The Travel Plan will aim to reduce the need for private car use.
- 6.35 The Transport Assessment submitted and approved as part of the outline planning permission demonstrates that the Proposed Development would have an acceptable impact on the local highway network and will encourage both active and sustainable travel.
- 6.36 The Proposed Development is compliant with this Criterion, Policy 40 of the HDPF and the Framework.

Housing Mix, Tenure and Size

- 6.37 Policy 16 of the HDPF requires that residential developments of 15 or more dwellings, or those on sites over 0.5 hectares, provide 35% affordable housing, in tenure split of 70% (rent) and 30% (intermediate shared ownership). The Proposed Development would provide 45% affordable housing and 70% affordable rent and 30% shared ownership, in accordance with the Unilateral Undertaking accompanying the outline planning permission.
- 6.38 The proposed affordable housing provision is aligned with the defined Affordable Housing Target Tenure Mix as set out in the Unilateral Undertaking for the outline planning permission. An Affordable Housing Plan is submitted concurrently with this reserved matters application, in accordance with Unilateral Undertaking, demonstrating an appropriate mix of 1 and 2 bedroom apartments, with 2, 3 and 4 bedroomed homes.
- 6.39 The affordable dwellings are indistinguishable from the market dwellings and are interspersed through the Site in various small clusters.
- 6.40 Policy 16 also requires new development to be in a mix that meets the needs of the district's communities as evidenced in the Strategic Housing Market Assessment ("SHMA") to create sustainable and balanced communities, and the appropriate mix of different housing types and sizes for each site will depend on the established character and density of the neighbourhood and the viability of the scheme.
- 6.41 The latest SHMA is dated November 2019 and forms part of the evidence base for the emerging Local Plan and suggest the following housing mix proportions, which is included at Table 9 of the submitted Plan to inform an appropriate strategic mix of home sizes based on tenure:

Figure 6.41.1 SHMA (2019) Market and Affordable Housing Mix

Number of Beds	Overall Mix	Affordable Rent Housing	Affordable Ownership Housing	Private Housing
1-bed	22%	35%	25%	5%
2-bed	33%	30%	40%	30%
3-bed	30%	25%	25%	40%
4-bed	15%	10%	10%	25%

- 6.42 Policy 6 of the Slinfold Neighbourhood Plan supports housing developments that provide a suitable mix of one, two, three and four bed dwellings.

6.43 The proposed market and affordable housing mix is shown in the table below and includes a high proportion of 2 and 3-bedroom dwellings. The higher provision of family homes would be suitable in this location given the character of the area and it being a greenfield site bordering the edge of the settlement, with brownfield sites within the district likely to accommodate a larger proportion of 1 and 2 bedroom dwellings that would ensure a balanced delivery of housing sizes in accordance with the requirements regarding housing mix set out within the SHMA.

Figure 6.43.1 Proposed Market and Affordable Housing Mix

Number of Beds	Overall Mix	Affordable Housing	Private Housing
1-bed	21 (16%)	21 (35%)	0 (0%)
2-bed	37 (28%)	20 (33%)	17 (23%)
3-bed	45 (34%)	16 (27%)	29 (40%)
4-bed	30 (22%)	3 (5%)	27 (37%)

6.44 This complies with Policy 16 of the HDPF and the Slinfold Neighbourhood Plan Policy 6.

Layout and Design

6.45 The Site lies on the edge of Broadbridge Heath. Surrounding residential development typically comprises two-storey housing and three-storey apartment buildings of a Sussex vernacular style.

6.46 The Site consists of two arable fields sloping gently from east to west towards the River Arun. Strong landscape features, including mature woodland, tree belts and hedgerows, create a compartmentalised character and limit wider views. The western boundary is defined by woodland following the river corridor, effectively separating the Site from the wider countryside.

6.47 As shown in the Design and Access Statement that accompanies this application, the design of the Proposed Development responds sensitively to the Site and surrounding area. It is appropriate in terms of its scale, form and appearance and external building materials and is in keeping with the character of the local area.

6.48 The submitted Materials Plan (drawing no. 7564 PL-10 Rev D) and the Design and Access Statement by ECE Architects demonstrates that a variety of materials including brick, cladding and roof tiles will be used, which can be seen in the neighbouring residential developments and therefore complement the area. The Proposed Development is 2-2.5-storeys in height, as shown on the Dwelling Size Plan (drawing no. 7564 PL-08 Rev C). This respects the character and appearance of the locality, and accords with the approved parameter plan.

6.49 The Housetype Plans demonstrate that the dwellings meet the Nationally Described Space Standards.

6.50 The Accessibility Plan (drawing no. 7564 PL-11 Rev D) outlines that the proposed development will include 8 M4(3) compliant dwellings, 104 will be delivered as M4(2) units, and 21 that are M4(1) standard.

6.51 As shown by the proposed Site Layout and Block plans (drawing nos. 7564 PL-02 Rev B; PL-03 Rev G; PL-04 Rev G; PL-05 Rev G)) and within the Design and Access Statement, there is sufficient space between all existing and proposed dwellings so as to not to impact on residential amenity, through impacts on privacy, daylight/sunlight, or lack of outlook. Gardens are to the rear of properties, providing private outdoor space the dwellings. The apartment buildings include balconies for each flat providing private amenity space and there are sufficient areas of green open space immediately around the buildings and elsewhere within the Site. The Proposed Development provides a high-quality living environment providing a high standard of amenity for its users.

Landscaping and Ecology

- 6.52 Policy 25 (The Natural Environment and Landscape Character) of the HDPF seeks to protect the landscape, landform and development pattern, and landscapes and habitats. Development proposals are supported where they protect, conserve and enhance the landscape and townscape character; maintain and enhance the Green Infrastructure Network; and maintain and enhance existing biodiversity, ensuring no net loss of wider biodiversity and provision of net gains where possible.
- 6.53 Policy 31 (Green Infrastructure and Biodiversity) of the HDPF also seeks to maintain or enhance the existing network of green infrastructure; make a contribution to enhancing existing biodiversity and creation and management of new habitats where appropriate. New development will be supported which retains and /or enhances significant features of nature conservation, as well as positive contributions to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.
- 6.54 Policy 37 (Sustainable Construction) of the HDPF requires new development to incorporate measures which enhance biodiversity value.
- 6.55 Policy 4 (Conserve and Enhance Biodiversity) of the Slinfold Neighbourhood Plan supports development which aim to conserve and enhance biodiversity.
- 6.56 There are no statutory ecological designations within the Site. The nearest designation is the Slinfold Stream and Quarry SSSI, 1.7 km west, designated for geological interest. Warnham Local Nature Reserve lies approximately 2.75 km to the north-east.
- 6.57 Habitats within the Site are predominantly of low ecological value, comprising arable land, semi-improved grassland and scrub. Higher value features include hedgerows and tree lines.
- 6.58 Further ecological surveys have been undertaken since outline planning permission was granted, where appropriate, to inform mitigation and design as part of the reserved matters proposals. The Ecological Technical Note by EPR confirms the habitat types and conditions were consistent with those found previously and the baseline, and therefore no further surveys are required other than those required to discharge Condition 15 (Ecological Baseline Surveys) of the outline planning permission, which will be submitted separately.
- 6.59 The Proposed Development will enhance existing biodiversity and create new habitats through new areas of open space and landscaping, including new planting, habitat enhancement, wetland features, and bat and bird boxes. The Biodiversity Net Gain Metric submitted with the application demonstrates a gain in excess of the 21.93% in habitat units value required under Condition 16 (Biodiversity Enhancement Strategy for Protected and Priority Species) of the outline planning permission. Details to discharge Condition 16 will be submitted separately.
- 6.60 Additionally, other relevant biodiversity conditions from the outline planning permission (8 – CEMP: Biodiversity; and 19 – Lighting Design) will be submitted separately.
- 6.61 The Proposed Development is compliant with Policies 25, 31 and 37 of the HDPF and Policy 4 of the Neighbourhood Plan, and the relevant parts of the Framework.

Energy and Sustainability

- 6.62 A Fabric-First approach is taken, and a 10% reduction of carbon emissions can be achieved against the Target Emission Rate for each dwelling as determined by Part L of the Building Regulations 2022. There is also potential for some dwellings to include photovoltaic panels (subject to SAP calculations).
- 6.63 The Proposed Development has minimised its energy use through its design, layout and orientation. The layout optimises solar gain, with well positioned glazing to provide good internal lights levels. Timber frame construction is proposed for the majority of the Site, with thick insulation to minimise heat loss.
- 6.64 Electric car charging points are provided at all on-plot residential parking spaces, as show in drawing no. 7564 PL-09 Rev C. An accessible network of pedestrian footpaths and cycleways is provided across the Site, with resident cycle storage and visitor cycle parking. On-site recycling facilities will be provided and during construction the re-use and recycling of materials will be encouraged. As discussed, SuDS and green infrastructure throughout the Site will assist with climate change adaptation.
- 6.65 In accordance with Condition 27 of the outline planning permission, the Proposed Development will limit water usage to no more than 110 litres per person per day.

7. Summary and Conclusion

- 7.1 This Policy Compliance Statement has been prepared on behalf of Taylor Wimpey UK LTD in support of a reserved matters application at Lower Broadbridge Farm, Broadbridge Heath.
- 7.2 The principle of development is established through the outline planning permission (LPA ref. DC/25/1886). This Statement has demonstrated the Proposed Development's compliance with existing and emerging development plan policies, as well as the detailed requirements of the outline planning permission, including the parameter plans, conditions and obligations within the Unilateral Undertaking.
- 7.3 As set out through the supporting documentation, the Proposed Development will deliver a high quality and sympathetic residential development that is policy compliant, providing 45% of the new homes as affordable dwellings in an area which is in much need of affordable housing.
- 7.4 Therefore, in accordance with Paragraph 11 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004, we request that reserved matters approval be granted without delay.

Nexus Planning

Reading
Suite 2, Apex Plaza
3 Forbury Road
Reading RG1 1AX

T 0118 214 9340

nexusplanning.co.uk