

Design & access statement for a RMA pursuant
to outline approval DC/25/1886

Lower Broadbridge Farm, Broadbridge Heath



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Introduction 1.0



1.0 Introduction

This Design and Access Statement has been prepared to identify and explain the design process and key decisions that have informed the submission of this Reserved matters application pursuant to Condition 4 of planning permission ref. DC/25/1886 for the erection of 133 dwellings.

The proposed site is located south of Lower Broadbridge Farm and west of Broadbridge Heath - a village situated in West Sussex, adjacent to Horsham. It is approximately 20 miles south of Guildford and benefits from close proximity to the A24, providing convenient access to the south coast and towards London through Surrey.

This document sets out the design intent, which has sought to create a well-considered and high-quality residential development that responds positively to the local character and context.

The drawings enclosed with this Reserved Matters Planning Application include a Location Plan, Block Plan, Site Layout, dwelling plans and elevations along with Street Scenes and landscape proposals, which collectively explain the proposals.



1.0 Introduction





The Site 2.0

2.01 Local Amenities and Accessibility

The site forms part of Lower Broadbridge Farm, situated to the west of Broadbridge Heath within Slinfold Parish. Broadbridge Heath is a well-established village offering a range of local amenities and services, with a strong village character that makes it an attractive and desirable place to live. The settlement benefits from strong connectivity to the wider area, being enclosed by a strategic road network: the A24 lies to the east, the A281 to the west, and the A264 bypass runs to the south, providing convenient access to Horsham and the surrounding region.

To the south-east of the site lies Wickhurst Green, a recently developed community comprising approximately 900 dwellings, together with a primary school, neighbourhood centre and recreational facilities. The proximity of this established infrastructure allows the site to integrate effectively with the existing settlement pattern, representing a logical and sustainable location for growth.

Key

-  Bus Stops
-  Retail/Commercial
-  Lesuire
-  Eatery
-  Post Office
-  Church
-  Park
-  School
-  Public Right of Way
-  Pedestrian Routes to local services



2.02 Site description

The site comprises two fields of agricultural land which have been most recently used for arable farming. The land is generally level with a slight fall towards the west to the River Arun.

There is a public right of way which runs adjacent to the northern site boundary between the A281 and the River Arun. To the west of the site there is a private road for access to the residential properties here. It extends from Five Oaks Road to the Public Right of Way.

The site is bound to the east and south by the A281 and Five Oaks Road, providing connections to Newbridge Nurseries and Wickhurst Green.



1 - View across site facing West at entrance to Public Right of Way



2 - View looking northwest across the southern part of the site





2.03 Heritage

There are three listed buildings located in proximity to the site, each forming part of the wider historic context of the area. While none lie within the site boundary, they contribute to the character and significance of the surrounding landscape and settlement pattern. The built heritage assessment conducted by Tetrattek has informed a detailed understanding of their architectural form, materials, and historical associations, highlighting their contribution to the rural setting. The potential for effects on their setting has therefore been carefully considered in the proposed development, ensuring that key views are respected, appropriate separation is maintained, and the design responds sensitively to the established historic character of the locality.

The listed buildings are:

1. Lower Broadbridge Farmhouse: this is a 17th century , grade II listed building. Historically part of a working farm complex, the building is now in residential use
2. Mill House: Located to the north of the site. There appears to be no direct historical relationship between Mill House and Lower Broadbridge Farmhouse
3. Mill Cottage: Located to the north of the site, it shares its historical character and vernacular architecture with Mill House. There appears to be no direct historical relationship between Mill Cottage and Lower Broadbridge Farmhouse



2.04 Planning Context

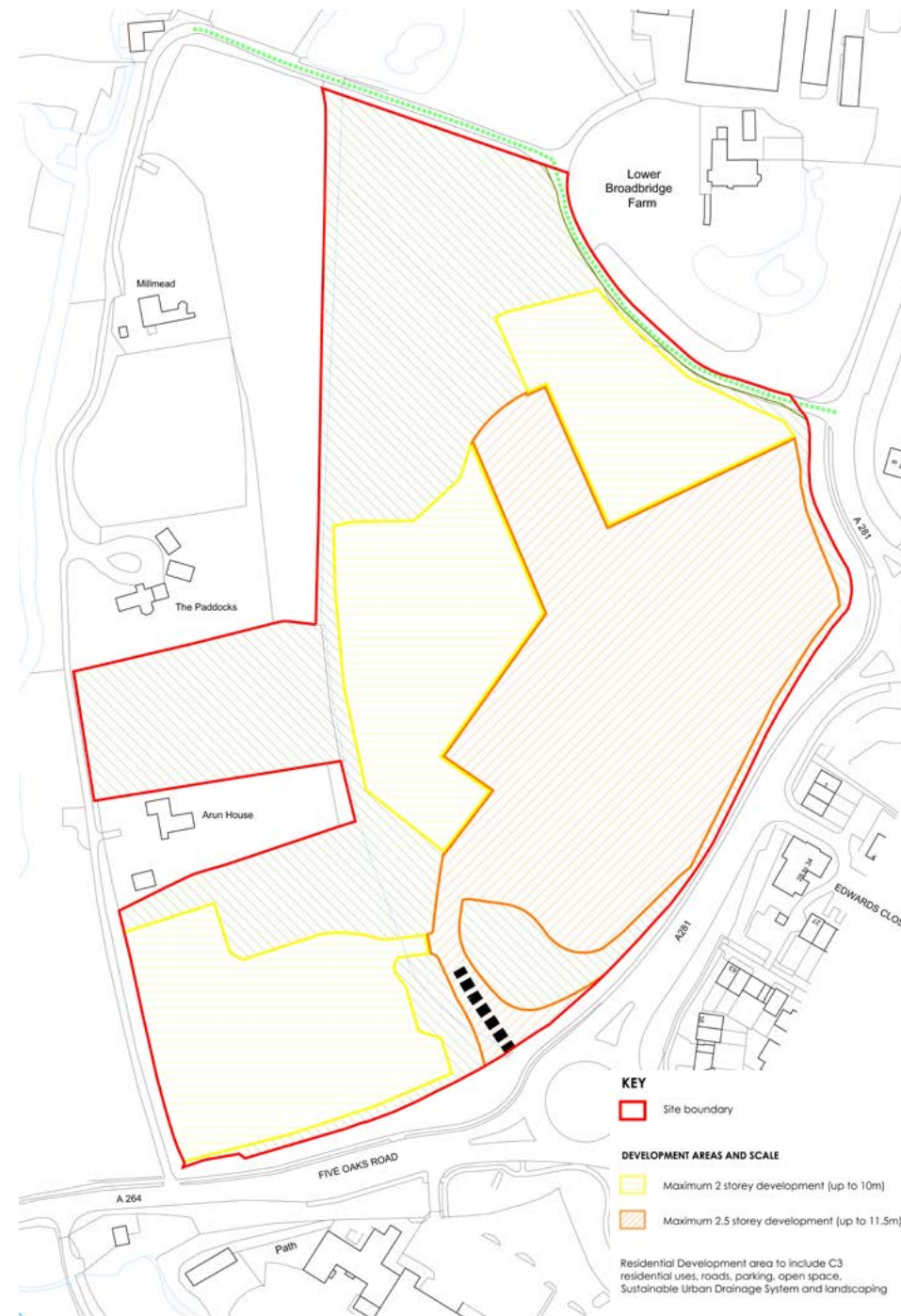
Outline Planning Permission was granted at appeal (LPA reference: DC/22/1052; PINS reference: APP/Z3825/W/23/3321658) on 7th March 2024 for the following development of the site:

“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.”

A Section 73 application was approved in January 2026, removing three conditions regarding water neutrality following Natural England formally withdrawing the requirements in October 2025.

The planning permission was secured in the context of the Council identifying the site as a housing allocation in the draft Horsham Local Plan 2023-2040. Emerging Policy, draft housing allocation, HA7 BRH1 allocated the site for housing with an indicative capacity for 133 dwellings.

In April 2025, the Planning Inspector wrote to the Council with an Interim Findings Letter recommending the withdrawal of the submitted District Local Plan, due to 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. 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 hearings will be held at the end of April 2026 with future sessions to be held from September 2026.



Parameters Plan



Proposed Site Layout

2.05 Local Character

The site is located on the edge of Broadbridge Heath and in close proximity to the recently developed neighbourhood of Wickhurst Green. It is also conveniently positioned near Horsham, a well-established market town offering a wide range of amenities, services, and public transport connections.

The features of the built form in the local area has helped to develop the material palette and architectural details of the proposed development.

Broadbridge Heath:

- Generally 2 storey detached and semi detached dwellings
- Traditional architectural style
- Materials include red and buff brick and tile hanging
- Pitched roofs with concrete or clay tiles

Wickhurst Green:

- Detached and semi-detached dwellings with occasional apartment blocks
- Materials include brick detailing and white weatherboarding
- Generally 2-2.5 storey dwellings
- Mix of gable and pitch roofs with occasional hipped roofs

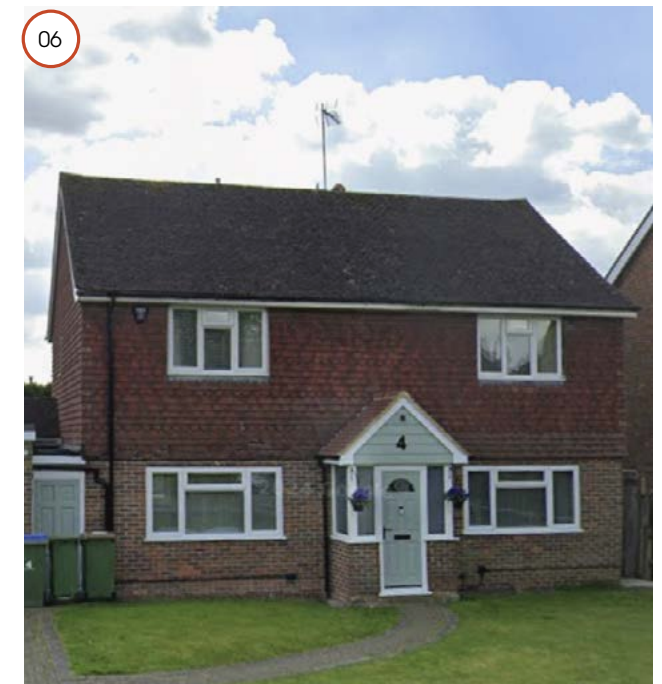
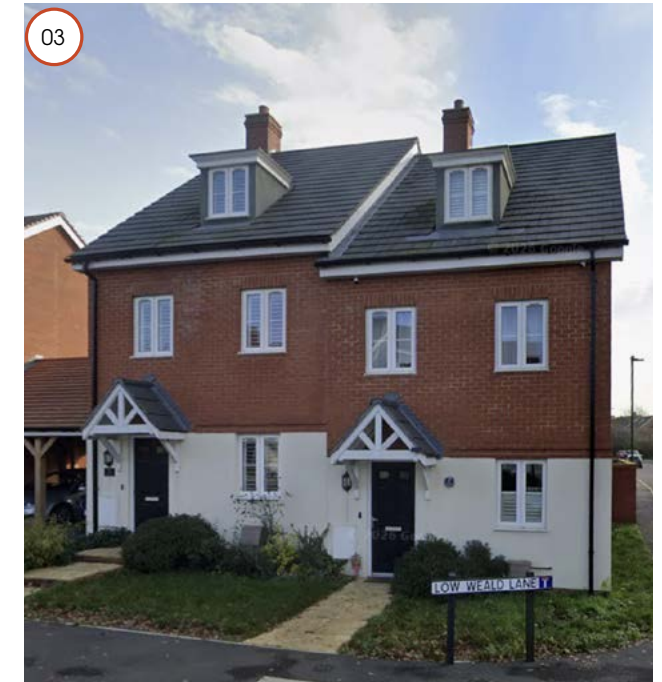


2.05 Local Character

The character of the area is shaped by a mix of building styles and ages. Common features include predominantly red and brown brickwork, brick bands, varied roof forms (gables, hips, dormers), and a mix of brown and grey roof tiles.

Other details of note include occasional chimneys, tile hanging, brick window headers and horizontal timber weatherboarding, typically in white or black.

1. 2 storey semi detached dwelling with hipped roof, Flat roof porch and projecting brick detailing at first floor
2. 2 storey semi detached dwelling with black weatherboarding, soldier course window headers and pitched roof
3. 2.5 storey semi detached dwelling with soldier course window headers, gable porch and low pitched roof
4. Semi detached dwelling with gable roof porch and white weatherboarding, with hipped slate roof
5. 2 Storey semi detached dwelling with tile hanging, chimney, gablets, steep pitched roof and gable roof porch
6. 2 storey detached dwelling with pitched roof and tile hanging.



2.06 Opportunities and Constraints

An analysis of the site has been undertaken to identify both the constraints affecting the development and the features which can be retained or enhanced:

- Ensure that no development takes place within areas at risk of flooding
- The need to respect the setting of the listed buildings close to the site.
- Ensuring the Sewer and its easements are kept free from development
- Ensuring the existing LHP Gas main and its easements are kept free from development and utilise only appropriate landscape planting
- Retaining the setting and character of the Public Right of Way on the northern boundary of the site
- Ensure that development areas do not have a negative impact on existing watercourses and areas of surface water drainage

Key

- Site Boundary
- Public Right of Way
- Vehicular Route
- Existing Hedgerow and Trees
- Gas Main
- Sewer
- Proposed Pedestrian Routes
- Potential Drainage Basin Location
- Noise Source
- Listed Building
- Flood Zone





2.07 Arboriculture

An arboricultural assessment was undertaken to record the condition, structure, and health of the existing trees within the site. Each tree was systematically inspected and overall physiological condition recorded, along with any visible defects, disease, or signs of structural weakness.

Consideration was also given to the potential impact of proposed works, including root protection areas and canopy constraints. The assessment concludes that no Category A or B trees are proposed for removal, and, subject to the implementation of the recommended protection measures, the development can proceed without causing harm to retained trees.

KEY:

Site Boundary

15

Tree Numbers

Tree Canopies

U

Category 'U' Trees

A

Category 'A' RPA

B

Category 'B' RPA

C

Category 'C' RPA

8'

Trees to be Removed

Tree Protection Barrier

Tree Protection Barrier
(Secondary Specification)

Tree Protection Barrier
(2nd Position)

Supervised Excavation

New Hard Surfacing





Design Development 3.0

3.01 Layout Development

The layout has evolved through an iterative design process, informed by site constraints, surrounding context, technical requirements, and placemaking principles, and has been shaped in response to positive and proactive pre-application discussions with the local planning authority. Careful consideration has been given to the relationship between built form, movement routes, landscape features, and listed buildings nearby.

The development has been structured to create a clear and legible layout, with a defined street hierarchy and well-connected routes that integrate with the wider area. Building positions have been arranged to provide active frontages, natural surveillance of streets and open spaces, and a strong sense of enclosure where appropriate.

The disposition of dwellings has also responded to environmental factors, including boundary treatments, existing vegetation, drainage requirements, and amenity considerations. Adjustments to plot orientation and density have been made to optimise the layout while maintaining a high-quality residential environment.

Overall, the final layout represents a balanced response to technical constraints, design aspirations, and the guidance gained from pre-application engagement, delivering a cohesive, well-connected, and contextually appropriate development.



Layout Approved at Outline Stage

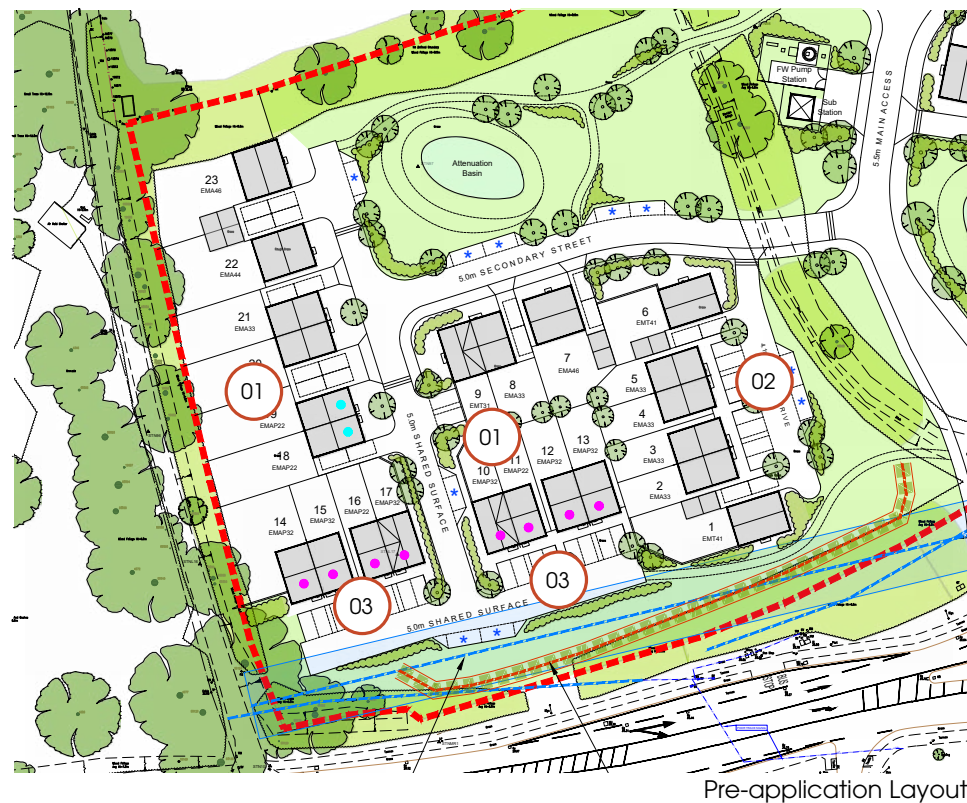


Layout Presented at Public Consultation

3.01 Layout Development

Southwest Corner Development

The most notable layout developments have happened in the south west corner of the site.



1. The dwellings were first distributed in a linear form with access via a secondary street leading to shared surfaces. Following the principles of the outline illustrative layout
2. Plots 1-6 were to be accessed via a private drive and faced onto the existing hedgerow
3. Plots 10-17 faced the southern boundary of the site with frontage parking. This was designed to ensure dwellings were clear of the Southern Water sewer constraint
4. Sub Station relocated nearer to the north western boundary of this parcel
5. Following a pre-application discussion with Horsham District Council planners the dwellings were rearranged in a more fluid layout improving the relationship between built form and open space
6. Reduction in frontage parking facing the southern boundary of the site with increased open space and landscaping in this area
7. Plots 11-12 (previously 1-2) rotated to face the southern site boundary due to analysis of noise impact from Five Oaks Road
8. Reduced number of dwellings in this area to accommodate changes in plot orientation and attenuation size
9. Secondary street realigned to accommodate the change in dwelling orientation and amount

3.01 Layout Development

Other Changes

11. To accommodate the reduction in plot numbers in the south west corner of the site, an additional dwelling was introduced along the main street frontage. This adjustment ensured the overall development quantum was maintained whilst reinforcing the built form along the primary street, contributing positively to the street scene and the main street frontage.

12. In addition, Plot 74 - 75 have been combined to form a single dwelling. This was in response to concerns over landscaping provision along the the northeastern site boundary close to the ROW and private access lane leading to the properties containing the Listed buildings, as noted in the Pre-application advice

13. Relocating the apartments and reconfiguring plots 76-85 has been undertaken to mitigate noise issues that were impacting on gardens in the eastern part of the site



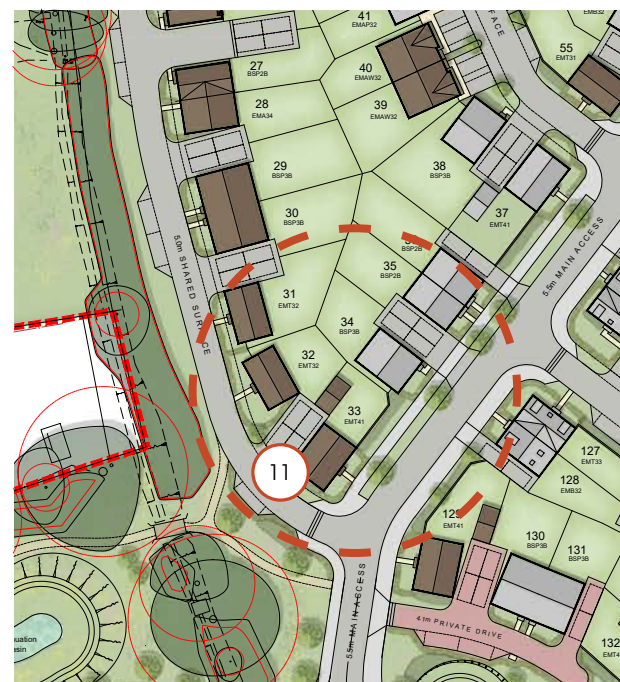
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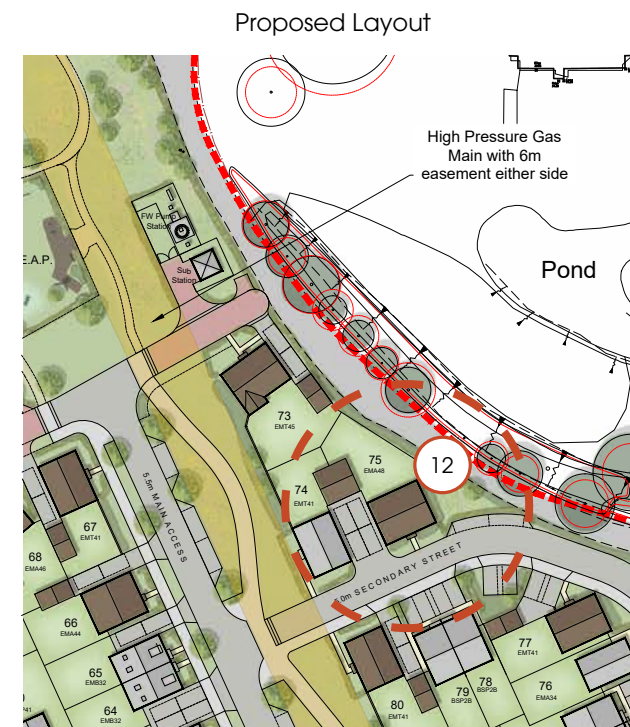
12.



13.



11.



12.



13.



Proposed Scheme Design 4.0

4.01 Proposed Site Layout

The proposed layout provides 133 dwellings and will deliver a landscape-led, sustainable neighbourhood that integrates well with the local community and its rural surroundings. The scheme focuses on offering attractive, energy-efficient homes that meet local housing needs, including an appropriate level of affordable housing.

The key features of our proposals include:

- The scheme proposes affordable housing provision which will be of a high standard to further benefit the community. 60 homes out of 133 (45%) will be affordable dwellings
- Provide high-quality homes with a sustainable mix of dwelling sizes to promote a diverse community
- Provision of public open space along the northern boundary and an area of informal play will also be incorporated, offering additional recreational value for residents and supporting a well-used, welcoming landscape
- A new vehicular access point is proposed to the south of the site from Five Oaks Road.
- Retention of the existing boundary trees and landscaping within the site along with additional significant native planting introduced
- The site layout will also be fully compliant in terms of parking provision, in the form of driveways, tandem parking, and lay-by spaces for visitors
- Creation of pedestrian-friendly pathways to encourage active lifestyles
- The site layout will incorporate a fully considered drainage strategy that will utilise sustainable drainage features such as permeable surfaces and attenuation basins



Proposed Site Layout

4.02 Scale

Throughout the development, dwelling heights are a mix of 2 and 2.5 storeys. Garages are 1 storey.

Eaves lines for 2 storey dwellings will be at first floor window head with 30-45 degree roofs predominantly used to maximise the visual quality of the development whilst keeping massing as low as possible. 2.5 storey dwellings are positioned through the middle of the site and 2 storey dwellings around the north eastern perimeter and the south west corner. The reduction in dwelling height helps to reduce visual dominance towards the site boundary and public open space.

Key

- 2 Storey Dwellings
- 2.5 Storey Dwellings





4.03 Use, Amount and Density

Use

The site is proposed for residential development, providing 133 dwellings, including 45% affordable homes. The scheme delivers a mix of dwelling sizes from 1-bedroom flats to 4-bedroom houses to support a diverse community, with high-quality, energy-efficient homes designed to integrate with the surrounding context.

Amount

Affordable Dwellings	No.
1 Bedroom Flats	21
2 Bedroom Flats	6
2-Bedroom FOG	3
2-Bedroom Houses	11
3-Bedroom Houses	16
4-Bedroom Houses	3
TOTAL: 60 (45%)	

Open Market Dwellings	No.
2-Bedroom House	17
3-Bedroom Houses	29
4-Bedroom Houses	27
TOTAL: 73 (55%)	

Density

The site has an overall area of 7.03Ha, however a number of constraints restrict the amount of developable land. These constraints include the retention of existing trees, gas easements and attenuation basins.

This results in a net developable area of 3.73Ha. Based on a scheme of 133 dwellings this would results in a net density of 35.7dph

Key

- 1&2 Bedroom Apartments
- 2 Bed Houses
- 3 Bed Houses
- 4 Bed Houses



4.04 Tenure

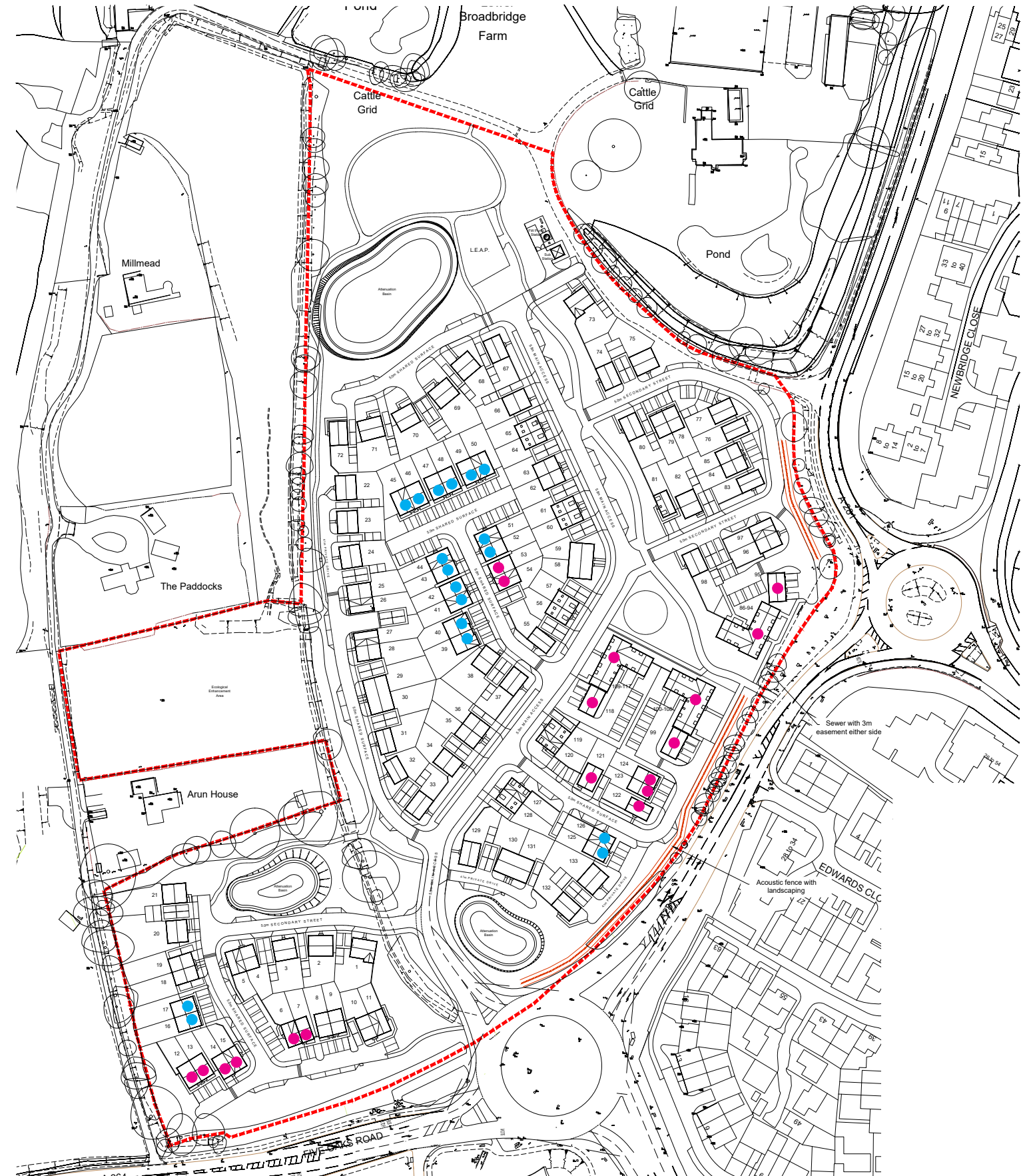
45% of the proposed homes will be delivered as affordable housing, providing a total of 60 dwellings. These will comprise a mix of 1-2 bedroom flats, and 2, 3 and 4 bedroom houses.

The tenure split has been carefully integrated across the site to ensure that affordable and market homes are indistinguishable in appearance, with consistent architectural treatment, materials, and detailing throughout.

The affordable provision is split between shared ownership and affordable rent. This approach ensures the scheme contributes meaningfully to local housing need while offering a range of homes suitable for different household types.

The affordable is mixed through the site, being provided in 3 apartment block and 3 clusters of affordable houses

Affordable Dwellings	No.	%
Affordable Rent 	42	70%
Shared Ownership 	18	30%
	Total: 60	



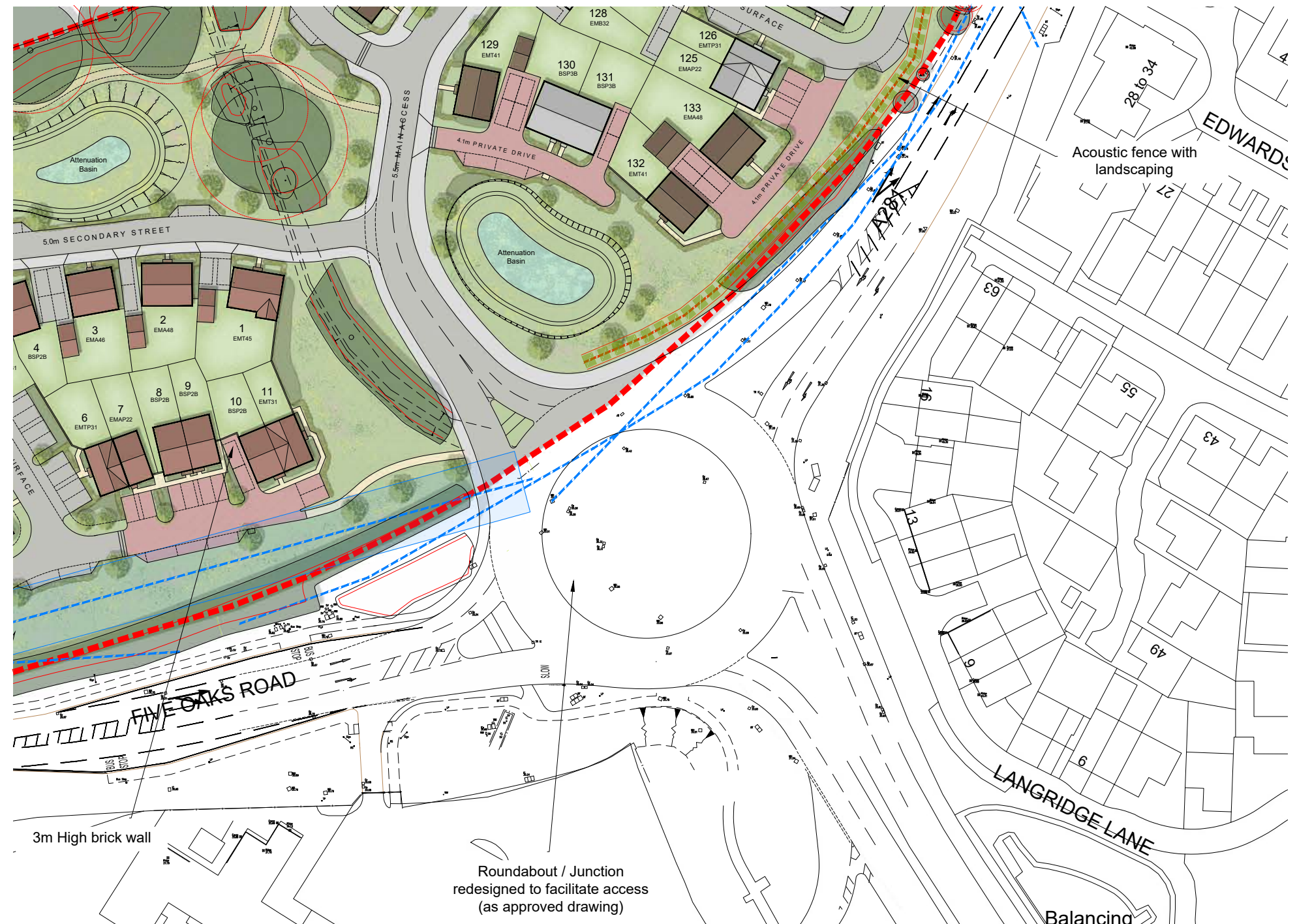
4.05 Access and Highways

Access to the development has been secured through the Outline planning permission (DC/25/1886) and includes for the redevelopment of the existing roundabout at the junction of the A264 and Five Oaks Road, Horsham. The works include relocating the roundabout and the provision of a new northern arm, which will serve the new development.

Internally, the main access road and secondary roads are proposed to be offered for adoption to the local highway authority. The 5.5m main access road runs south to north through the development. The 5.0m secondary roads serve the majority of the dwellings, with 4.1m wide private roads serving the remainder of the dwellings.

The proposed main and secondary roads include for shared pedestrian/cycle facilities. Shared and private roads provide for multi-user use of the carriageway area. There is also a main footpath running south to north to the easters side of the development, which connects the site to existing public transport facilities.

Provision is included to accommodate refuse collections, fire tender access and private vehicle access to the dwellings,



4.06 Street Hierarchy

The proposed development incorporates a clear and legible street hierarchy that responds to its context and supports safe and efficient movement throughout the site.

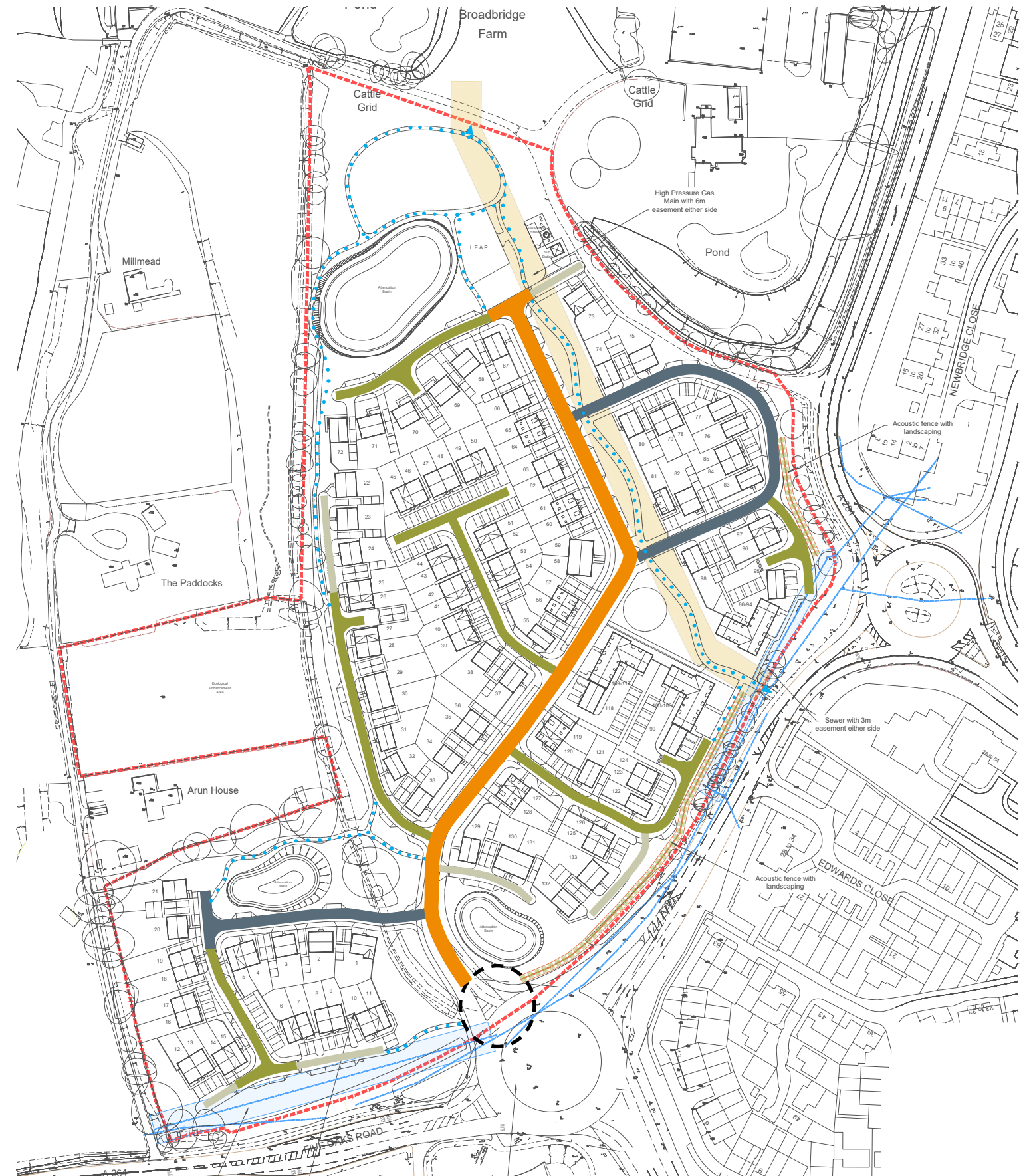
A **primary road** forms the main access route through the development, providing a strong sense of arrival and connecting directly to the surrounding highway network. This street is characterised by consistent building lines, active frontages, footways on both sides, and tree planting to create enclosure and reinforce its importance within the layout.

Secondary streets branch from the main street, serving smaller groups of dwellings. These streets have a reduced carriageway width and on-street parking. This helps create a more intimate residential character while maintaining clear connectivity.

Tertiary streets and private drives serve limited numbers of dwellings and adopt a shared surface approach where appropriate. These areas prioritise pedestrians, reduce vehicle speeds, and create a quieter residential environment.

The hierarchy ensures a logical transition from more active, connected streets to quieter residential areas, supporting place making objectives and reflecting the character of the surrounding suburban context.

- Key**
- Site Boundary
 - Vehicle Access Point
 - Principal Road
 - Secondary Street
 - Shared Surface
 - Private Driveway
 - <...> Pedestrian Footpath



4.07 Landscape Strategy

Masterplan:

The proposals come together to form a well considered, landscape led neighbourhood where green infrastructure shapes both the character of the development and the day to day experience of residents. The masterplan has been designed so that movement through the site is guided by a sequence of welcoming spaces, each enriched by planting, views, and opportunities to engage with nature. Sustainable Drainage Systems (SuDS) basins, open spaces, and tree lined streets are not treated as standalone components but as interconnected features that collectively define a cohesive sense of place.

From the entrance, the landscape establishes a clear identity, with pockets of open space and two of the SuDS basins creating an immediate impression of greenery and ecological richness. This approach continues throughout the development as residents are drawn northwards via a green corridor that opens gradually into the main recreational hub. Here, the LEAP, meadow planting, and generous amenity grassland combine to create a vibrant focal point for family activity, informal play, and everyday relaxation.

Across the site, the careful layering of native trees, hedgerows, and varied planting reinforces existing vegetation and enhances local habitats, while dedicated ecological areas further support biodiversity. The street hierarchy plays an important role in this narrative: the spine road forms a strong, tree lined avenue; quieter secondary streets benefit from structured ornamental planting; and private drives are softened through hedging and shrubs that complement the surrounding open spaces.

Together, these elements create a development that feels coherent, welcoming, and rooted in its landscape context. The design balances functional requirements with ecological sensitivity and an emphasis on character, resulting in a place that will mature over time into a green, attractive, and resilient neighbourhood for future residents.



4.07 Landscape Strategy

Basins

There are three SuDS basins across the Site, located to the north, west, and at the entrance. Each basin contributes to the overall drainage strategy while also functioning as an integrated feature within the public open space, enhancing both existing and newly created wildlife habitats. Their design supports wildflower meadows that remain present throughout the year, while the basins themselves are intended to be seasonally wet, further enriching the Site's ecological value.



Play

The Site will accommodate a Local Equipped Area for Play (LEAP) designed for children aged 4-12, offering a variety of play experiences through multiple pieces of equipment. The LEAP will be of high quality and sensitively integrated into its surroundings. This will be achieved using natural play equipment and minimal fencing, with hedging used to soften boundaries, create a more natural character, and encourage children to engage directly with nature.





4.07 Landscape Strategy

Openspace:

The Site incorporates several pockets of open space arranged throughout the development. At the entrance, three landscaped areas accommodate two of the three SuDS basins and integrate seamlessly with the existing vegetation. These spaces are designed as high-quality, nature rich environments that encourage residents to engage with their surroundings and make use of the connecting walkways.

To the north of the Site, a larger open space contains the third SuDS basin alongside the LEAP. This area includes a generous expanse of amenity grass suitable for informal ‘run around’ play, complemented by a looped walkway set within swathes of wildflower meadow. Together, these elements provide valuable recreational opportunities for residents while enhancing the ecological character of the development.

Key

Application Boundary

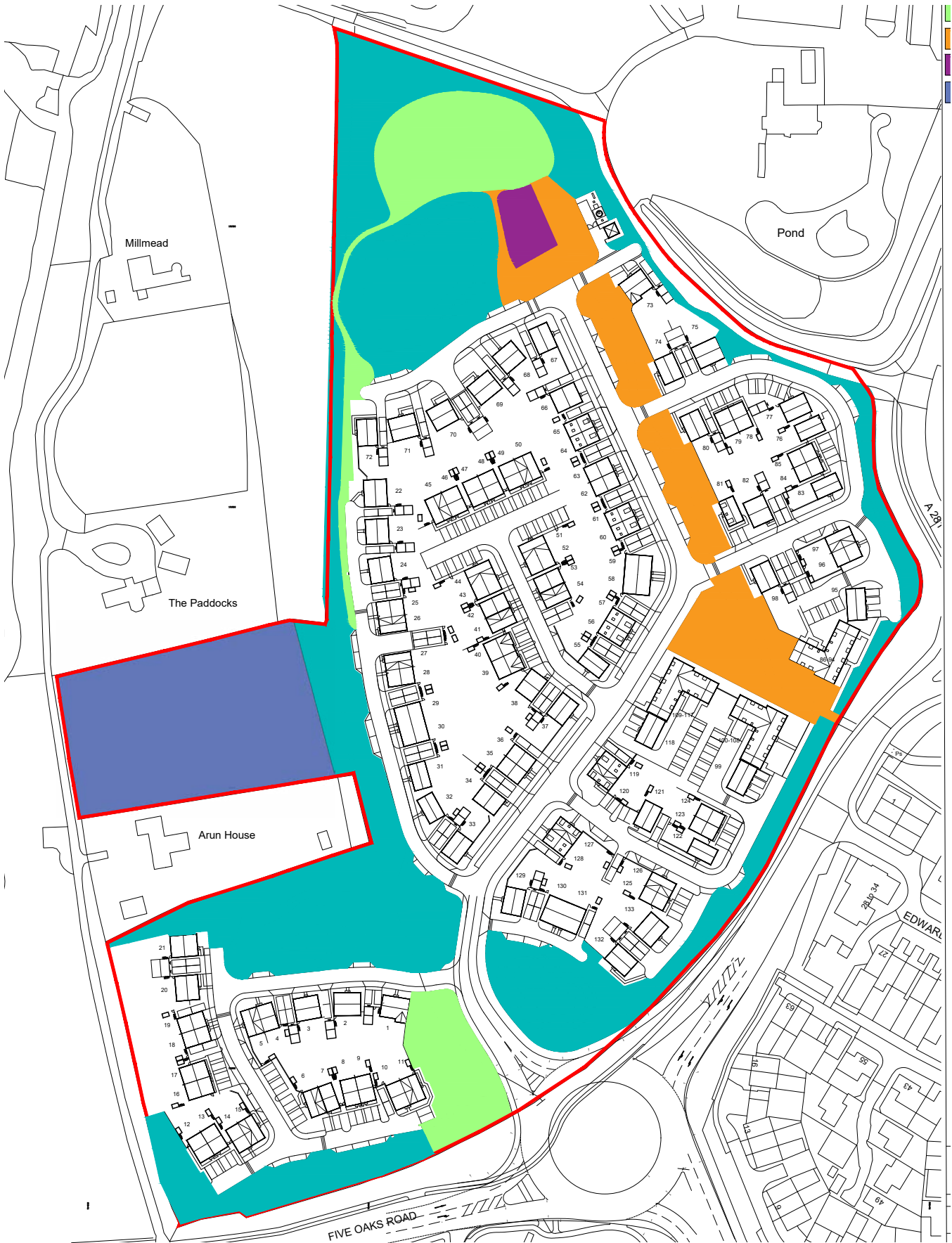
Natural and Semi Natural Open Space - 15,405m²

Amenity Green Space - 3,768m²

Parks and Gardens - 3,694m²

Provision For Children’s Playspace - 410m²

Ecological Enhancement Area - 5,038m²



Open Space Typologies Plan

4.07 Landscape Strategy

Openspace:

Across the open spaces, a range of native trees and hedgerows will be introduced in keeping with the character area. These features will strengthen and reinforce the existing vegetation, while also helping to provide screening along the Site's boundary edges. An ecological enhancement area is also proposed to the west, offering a biodiverse habitat for local fauna.

Additionally, a green corridor runs from the south east boundary towards the northern part of the Site. This creates an open, green vista with strategically placed trees that help draw residents through the development towards the main open space and recreational hub located in the north.



Examples of Open Space

4.07 Landscape Strategy

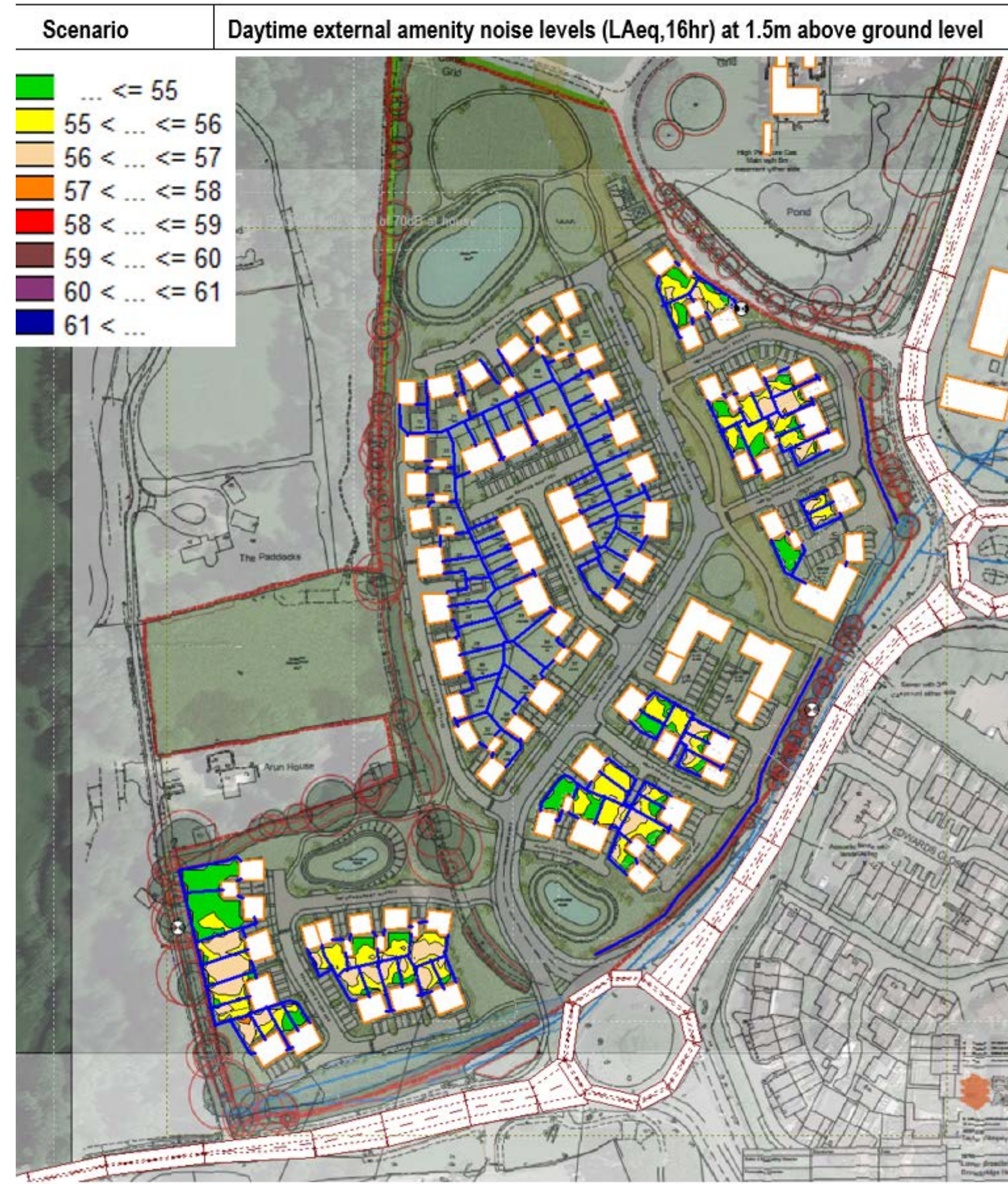
Street Hierarchy:

1. Spine Road: The spine road will be defined by a continuous avenue of trees, selected for suitability to the local setting and ease of long-term maintenance. This planting will create a strong character corridor running from the site entrance through to the POS in the north. Where possible, shrub planting will be introduced to soften the appearance of visitor parking bays along the spine.
2. Secondary Streets: Secondary streets will be characterised by clipped ornamental hedges that provide year-round structure and interest. Ornamental trees will be introduced where appropriate to add an additional vertical layer of planting. A mix of shrubs will be used to soften flank walls and parking areas, creating varied tiers of vegetation within these streets.
3. Private Drives: Private driveways will feature distinctive clipped ornamental hedges that complement adjacent public open spaces while providing a deliberate contrast to the native hedgerow boundaries. Shrub planting, selected for a range of colours, heights, and forms, will further contribute to the character of these areas and help soften the hard edges of units and flank walls.



4.08 Noise

Noise levels at the site are driven primarily by road traffic from the A281 and the A264. A 3D model was used to predict noise propagation across the site and inform the overall acoustic design. Through the use of site layout and carefully selected mitigation measures, acceptable noise levels have been achieved for both internal and external spaces.





4.09 Ecology

Land at Lower Broadbridge Farm, Broadbridge Heath, comprises predominantly arable land, with associated hedgerows, treelines and a single grassland field. A Preliminary Ecological Appraisal (PEA) was carried out in 2021 by Aspect Ecology. The Site was assessed as having the potential to support a range of species, including bats, Badger, Hazel Dormouse, Otter, Water Vole, Great Crested Newt (GCN), breeding birds, White-clawed Crayfish and reptiles.

Further survey work was commissioned in order to fully evaluate the importance of the site for protected habitats and species and features of priority for conservation. Surveys undertaken in 2020/2021 concluded that Hazel Dormouse, Water Vole, Otter, GCN and White-clawed Crayfish are likely absent from the Site and wider zone of influence.

Four trees within the Site provide potential roosting opportunities for bats, and several widespread bat species have been recorded foraging and commuting within the Site. Common and widespread breeding bird species were also recorded, with declining farmland bird species reported as absent. Badgers are likely present within the zone of influence, although no setts have been recorded on the Site.

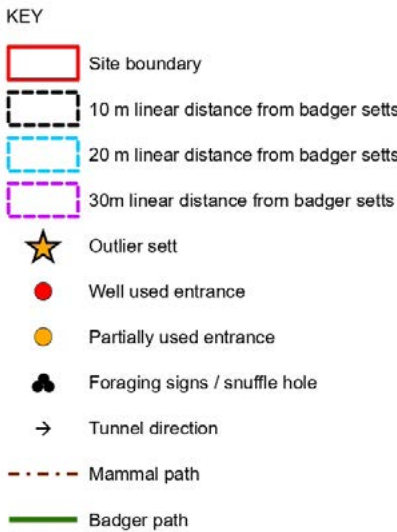
Update survey work is being undertaken by Ecological Planning and Research (EPR) Ltd to inform the detailed design stage of development and condition discharge, including PEA, Badger survey and GCN eDNA survey of targeted offsite ponds.

The Reserved Matters scheme design remains consistent with the outline proposals, ensuring the retention and protection of habitats and features with the greatest ecological importance. Ecologically important trees will have a positive interface with built development through the inclusion of buffers that respect root protection zones and provide space to accommodate sensitive lighting. Boundary habitats will be maintained and

protected within green corridors to facilitate species dispersal.

Existing biodiversity habitats and features will be complemented by the creation of new semi-natural habitats within the green and blue infrastructure network, ensuring that connectivity through the site is maintained for local wildlife. New habitats will include flowering lawns, wildflower grassland, native species scrub, woodland planting and tree planting. Long-term management of retained and newly created habitats, secured as part of the site's Biodiversity Net Gain Strategy, will achieve at least 22% net gain in biodiversity overall.

The scheme will also secure further wildlife enhancements through the provision of bird, bat and invertebrate boxes mounted on trees and integrated within the new homes, and through the provision of brash and log piles located within south-facing habitats, which will be of benefit for amphibians, reptiles and invertebrates. Hedgehog highways will be incorporated within all new gardens, ensuring permeability through the site, and Hedgehog nest boxes will be provided in suitably secluded locations.



4.10 Sustainability

Taylor Wimpey consider sustainability to be fundamental to delivering a successful new development and thriving community. The proposed scheme will be designed to respond pro-actively to the challenges of climate change, ensuring that environmental responsibility is embedded in every stage of the design and construction process.

Ensuring the scheme promotes sustainable transport modes will be at the core of the development. This will be achieved through creating an attractive development that has well-established pedestrian links, encouraging movement by foot, bicycle and utilising the existing bus service. There will be a provision of bicycle storage on the site.

Sustainability and addressing the impacts of climate change are fundamental principles guiding the development. The proposal aims to deliver new homes that prioritise sustainability both now and in the future. Dwellings will be orientated to make the best use of natural daylight and sunlight.

Proposed constructions will optimise the building fabric, glazing, and structure to minimise energy consumption in the first instance by using low U-values and good air tightness, and ensuring that building services systems run as energy-efficiently as possible.

Dwellings will be designed and constructed in accordance with the amended Approved Document L1 of the Building Regulations, which forms part of the Government's road map towards the new Future Homes Standard in 2025. The designs of the dwellings will also be 'future-proofed' to ensure that sufficient photo-voltaic panels can be installed to achieve the Future Homes Standard, should it be required at this development.

Sustainability Objectives

A series of commitments and goals are set out to facilitate the delivery of a well rounded sustainable development. These include:

- Considering the need to address climate change, ensuring lower water use and efficiency, creating energy efficient design and layouts;
- Managing surface water through the provision of a SuDS to reduce the risk of flooding;
- Creating a place where a sense of community can be developed and where a safe and attractive environment can be created;

BE LEAN: Fabric First Approach

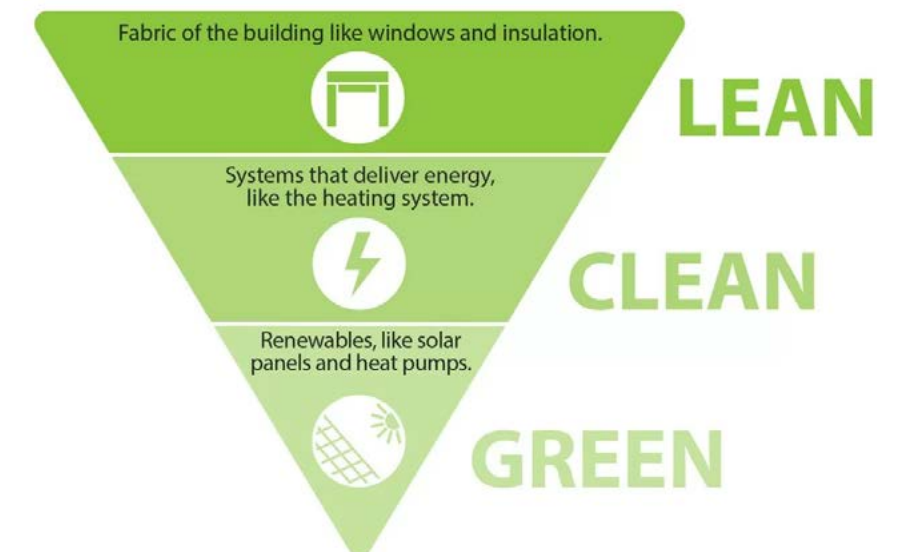
The specification of the building fabric and thermal envelope (insulation, glazing, air permeability etc.) is designed to drive down heat losses from the dwellings, minimise energy consumption and reduce running costs.

BE CLEAN: High-Efficiency, all-electric

Ultra high-efficiency heating & hot water systems. Energy efficient LED lighting and appliances.

BE GREEN: Renewable Energy Generation

In order to achieve the sustainable objectives the building will generate a proportion of its own electrical demand.



4.10 Sustainability

Throughout the site there are a number of sustainable design features, including:

- **Sustainable, future-proofed homes:** All dwellings will be built with the intention to work towards the Future Homes Standard, optimising fabric, glazing, and building services to minimise energy use and CO₂ emissions.
- **Maximising passive and active design strategies:** Homes will be oriented to optimise daylight and sunlight where possible, with high-performance building envelopes and renewable technologies incorporated to reduce energy demand and long-term costs.
- **Promotion of sustainable transport and connectivity:** The development will encourage walking and public transport use through well-designed pedestrian links and cycle storage.
- **Sustainable Drainage System:** A comprehensive drainage strategy incorporating permeable paving and attenuation basins to manage surface water sustainably, reduce flood risk, and enhance biodiversity through natural landscape integration.
- **Renewable and Low Energy Systems:** EV charging points will be provided to all dwellings to support the use of renewable energy.



EV charging points throughout the site



Pedestrian routes through open space



Attenuation basin to manage surface water sustainably



Local play spaces



Character and Identity^{5.0}



5.01 Proposed Character Areas

There are three proposed character areas which have helped to inform the design and material treatment reflected throughout the site. The form of the dwellings is of a traditional vernacular with gable roof forms and a mix of 2 and 2.5 storey dwellings.

The character areas have differences in materials to assist with way finding and for variations throughout the site and within the street scenes.

Material Palette

The material palette has been carefully informed by the local vernacular and neighbouring development, as outlined in Chapter 2.05: Local Character of the DAS. In the Green Edge sub-character area, ceramic hanging tiles are used, reflecting those found at Lower Broadbridge Farm. Similarly, in the Newbridge Quarter Character Area, black weatherboarding has been selected, inspired by the materials at Newbridge Nurseries. This approach ensures that the development responds sensitively to its historic and local context while maintaining a cohesive character across the site.

Key

-  Central Core Character Area
-  Green Edge Character Area
-  Newbridge Quarter Character Area



5.02 Central Core Character Area

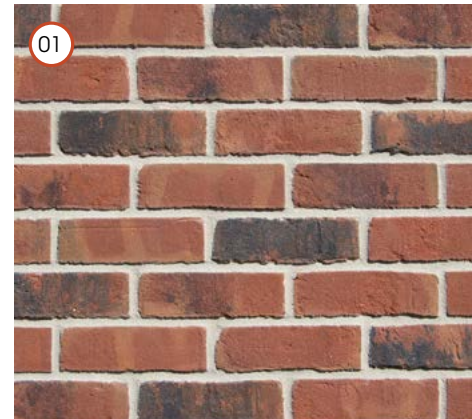
The Central Core character area is positioned on the eastern part of the site, with the main access road running through the middle and the majority of the pedestrian footpath leading from the eastern boundary towards the northern open space. The dwellings in this area consist of semi-detached and detached dwellings as well as three flat blocks. The dwellings range from 1 bedroom flats to 4 bedroom houses with a mixture of storey heights between 2 and 2.5 storeys.

Materials

The materials specific to this character area include: Red and brown multi-brick, sage weatherboarding and both brown and grey roof tiles. This material palette generally takes cues directly from the Listed Buildings to the north of the Site, which predominantly use red or light brown/buff bricks, stone (including Horsham stone slates for roofing) and ceramic tiles with timber window joinery.



Primary Material

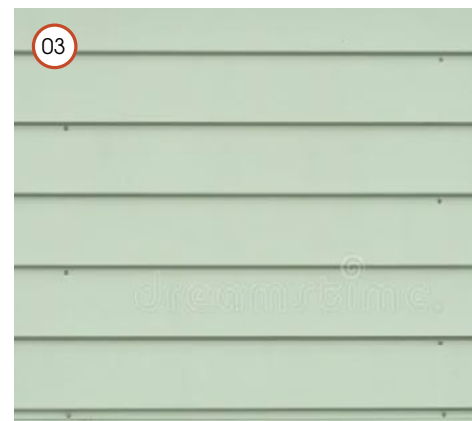


Red Multi-brick



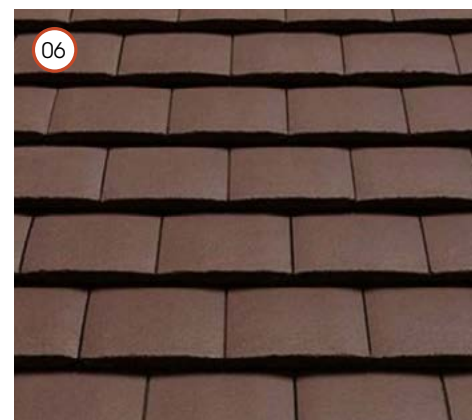
Brown Multi-brick

Secondary Material

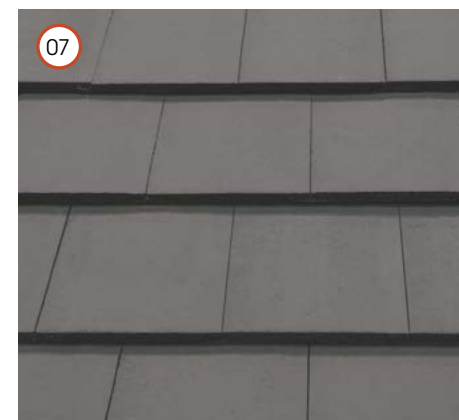


Sage Weatherboarding

Roof Material



Brown Roof Tiles



Grey Roof Tiles



5.02 Central Core Character Area

The elevations follow a traditional design approach, as this is in keeping with recent developments in the area.

A combination of architectural details are used throughout this area to distinguish the different character areas and to provide variation throughout the site. All the dwellings in this area have flat roof porches, a three course brick banding detail at ground floor window head height and dwellings without white boarding have an additional projecting brick band below ground floor windows. Sage weatherboarding and soldier course headers and cills introduce texture to the façades, reinforcing the vernacular character. This is the only area which uses sage weatherboarding and grey roof tiles making it easy to differentiate from other areas within the site and helps with way finding.

The variations in materials, corner turning plots and a range of dwelling heights create active frontages towards the main access road and contribute to more engaging and well-defined street scenes.

Detailing



Soldier Course Window Header and Cill



Flat Roof Porch



Sage Weatherboarding and Window Surrounds



Three Course Brick Banding



Proposed Street Scene C-C

5.03 Green Edge Character Area

The Green Edge character area is positioned on the north western part of the site, facing the open public space and the western site boundary. The dwellings in this area consist of semi-detached and detached dwellings ranging from 2 bedroom houses to 4 bedroom houses. All the dwellings in this area are 2 storeys which help to ease the scale of the development towards the public open space and the rural edge. This area is designed to be low density with the majority of houses being detached.

Materials

The materials specific to this character area include: Brown multi-brick, red tile hanging and brown roof tiles. The limited material palette in this area helps to distinguish the edge of the built form within the development. This character area is the only area in the site which uses red tile hanging making it easily identifiable.



Primary Material



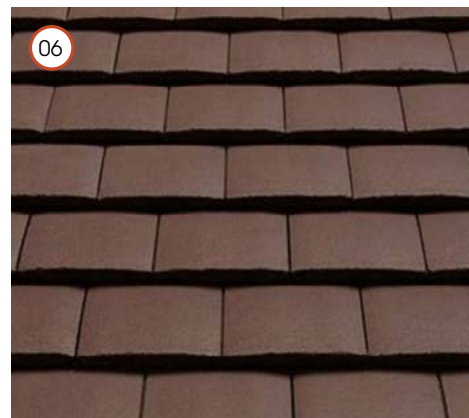
Brown Multi-brick

Secondary Material



Red Tile Hanging

Roof Material



Brown Roof Tiles



5.03 Green Edge Character Area

The elevations follow a traditional design approach, as this is in keeping with recent developments in the area.

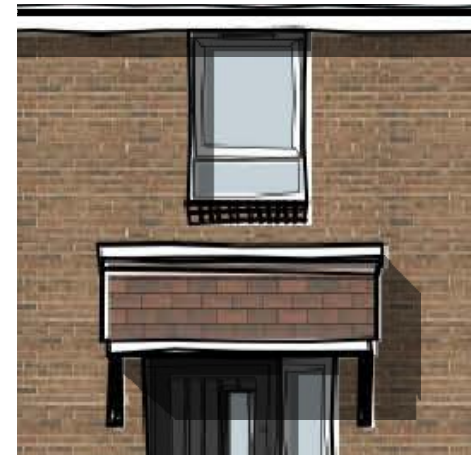
A combination of architectural details are used throughout this area to distinguish the different character areas and to provide variation throughout the site. All the dwellings in this area have mono pitch porches and a projecting brick band below ground floor windows. Red tile hanging and arched soldier course window headers and cills introduce texture to the façades, reinforcing the vernacular character.

The variations in materials and corner turning plots create active frontages towards the public open space and contribute to more engaging and well-defined street scenes.

Detailing



Arched Soldier Course Window Headers and Cills



Mono Pitch Porch



Projecting Brick Band



Proposed Street Scene A-A

5.04 Newbridge Quarter Character Area

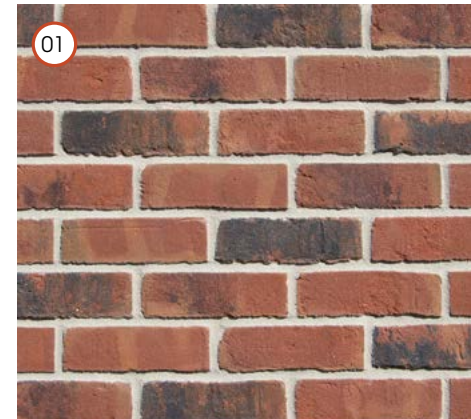
The Newbridge Quarter character area is positioned to the south western part of the site, adjacent to Five Oaks Road. This area is separated from the rest of the development by existing hedgerow and large trees. The dwellings in this area consist of semi-detached and detached dwellings ranging from 2 bedroom houses to 4 bedroom houses. All the dwellings in this area are 2 storeys which helps to ease the scale of the development in the south western corner of the site.

Materials

The materials specific to this character area include: red multi-brick, black weatherboarding and red roof tiles. The limited material palette in this area helps to distinguish the south western corner of the site from the rest of the site. This character area is the only area in the site which uses black weatherboarding and red roof tiles making it easily identifiable.

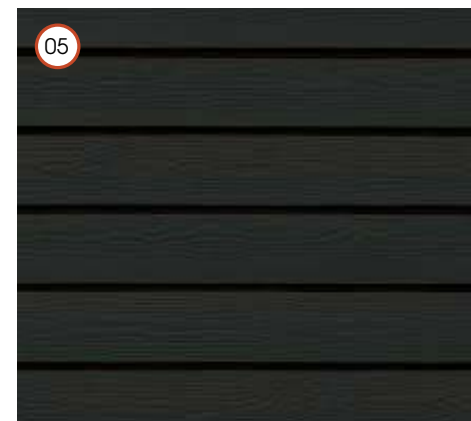


Primary Material



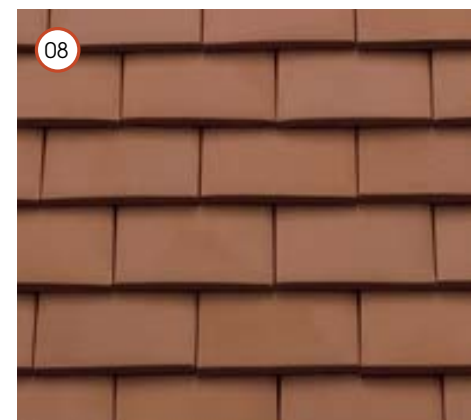
Red Multi-brick

Secondary Material



Black Weatherboarding

Roof Material



Red Roof Tiles





5.04 Newbridge Quarter Character Area

The elevations follow a traditional design approach, as this is in keeping with recent developments in the area.

A combination of architectural details are used throughout this area to distinguish the different character areas and to provide variation throughout the site. All the dwellings in this area have mono pitch porches and a projecting brick band below ground floor windows. Black weatherboarding and arched soldier course window headers and cills introduce texture to the façades, reinforcing the vernacular character.

The variations in materials and corner turning plots create active frontages towards the public open space and contribute to more engaging and well-defined street scenes.

Detailing



Arched Soldier Course Window Headers



Black Weatherboarding and Metal Frame



Mono Pitch Porch



Projecting Brick Band



Proposed Street Scene J-J



Design Compliance 6.0



6.0 Design Compliance

The National Design Guide provides information on the broad design principles which are key to successful sustainable developments. The guide has been a key tool in the design process to ensure a sustainable development has been designed. The following pages outline where the proposal meets the guidance.



Context

- The development has considered the surrounding context in Broadbridge Heath, Reflecting the local character through materiality, form and architectural details.
- The development identifies both opportunities and constraints, ensuring the design is well-informed and tailored to the character of the site.



Identity

- The development has been designed to have a positive and coherent identity
- The scheme is well designed and harnesses the principles of the local vernacular. The facade designs show examples of symmetry, variety, pattern and considered proportions.



Built Form

- The development promotes sustainable place making through a walkable layout with clear street hierarchies and pedestrian routes.
- The building forms are sympathetic to the area and the proposed site use, with active frontages and varying building heights throughout.



Movement

- The development is designed to be safe and accessible for all users, Consideration has been given to pedestrian movement, creating routes that are safe, direct, convenient and accessible for people of all abilities.

6.0 Design Compliance



Nature

- The development integrates existing and new natural features into a multifunctional landscape that enhances biodiversity, supports water management, and builds climate resilience.



Public Spaces

- The development provides well-located and thoughtfully designed public spaces. Planting and trees enhance these spaces by offering shade, improving air quality and helping to address climate change.



Uses

- The development includes a well-integrated mix of housing types and tenures that are socially inclusive, meeting the needs of people at all stages of life.
- The architectural approach is tenure blind with each dwelling treated with the same detailing, materiality and features.



Homes and Buildings

- The development demonstrates careful attention to detail, with well-integrated refuse and recycling storage that is accessible yet discreet.
- Cycle storage is conveniently located and sensitively incorporated into the overall design.



Resources

- The traditional design approach creates a durable and adaptable appearance that will last well over time, contributing to a strong sense of place and long-term visual quality.
- The development will incorporate sustainable energy solutions, with some homes equipped with Air Source Heat Pumps (ASHPs).



Life span

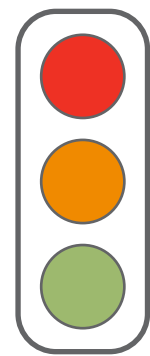
- The traditional aesthetic with a simple palette of materials ensures there is little maintenance requirements for the residents giving the buildings a longer life span.



6.01 Building for A Healthy Life

Using the Building for a Healthy Life guide, the proposed outline scheme adheres to the key principles set out in the document which creates a development that has a sense of place and character.

B4HL is primarily a design process framework rather than a scoring system. Good practice is shown with a green light, and poor practice with a red light.



Red = Stop and rethink

Amber = Try and turn to green

Green = Go ahead

Natural Connections



- The design ensures clear edge-to-edge connectivity, creating strong and legible links between the site and the wider surrounding context
- Street trees are used to provide shade and shelter for comfort, improve the human scale of the street, connect the users with nature and add to a clear street hierarchy

Walking, Cycling and Public Transport



- The design provides, contributes to and/or connects into offsite walking and cycling routes that can be used for daily exercise and social activity
- A travel plan has been used to inform desire lines across the scheme, provide the right movement structure and street hierarchy within the development and promote ease of access for sustainable and active travel options wherever possible
- A pedestrian and cycle link is provided along the eastern boundary into the site and running northwards through a green space to the POS to the north. This is designed to give cyclists/pedestrians priority over car users

Facilities and Services



- A landscape-led approach guides the reservation of land in appropriate locations for non-residential uses, ensuring functional and visually integrated spaces
- Features, natural boundaries and planting are designed into the landscape to create enclosure and definition. It avoids featureless open spaces without character

Homes for Everyone



- The mix ranges from 1 bed flats to 4 bed houses and apartments with standard and bespoke product. Dwellings are semi-detached and detached. Corner turning dwellings are appropriately sited on corners around the development parcels
- A range of housing typologies, including 45% affordable homes distributed across the development, is provided to meet local housing needs and support a diverse, broad-based community
- The scheme is completely tenure blind design wise and tenures are pepper potted. 76% M4(2) and 6% M4(3) also distributed

Making the Most of What's There



- The topography, natural features, retained buildings or any other quality feature of the site is used to influence the design and enhance the scheme and character
- Level changes have been managed to avoid unsightly or over engineered solutions that are visible from the public realm or dominant within private gardens. Different systems that use vegetation have been investigated and incorporated where possible

A Memorable Character



- A clear, illustrative layout has been developed through extensive site analysis, exploring multiple options to identify key issues and arrive at the most appropriate design solution
- The design draws inspiration from the local architectural and landscape character, reflecting the distinctive qualities of the surrounding area and listed buildings adjacent to the site



6.01 Building for A Healthy Life

Well Defined Streets and Spaces



- Street scenes are provided as part of the submission pack. 2.5 storey dwellings are utilised in certain locations to add scale and position of these is carefully considered
- Dwellings are located as key vistas along streets wherever possible
- Building lines have been created to provide a continuous frontage where possible, utilising perimeter blocks. Dwellings are not protruding to any degree around the site. Blank side gable have on the whole been avoided

Easy to Find your Way Around



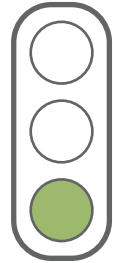
- Pedestrian access paths link around the site enabling pedestrians to access the open space areas easily and directly as possible
- Pedestrian paths around the site edges and through the formal and informal open space areas are generally well overlooked with natural surveillance from dwellings

Healthy Streets



- Street trees are used to provide shade and shelter for comfort, improve the human scale of the street, connect the users with nature and add to a clear street hierarchy
- Where routes converge or meet, the design aims to create recognisable nodal points that can be used as meeting places and for wayfinding

Cycle and Car Parking



- Parking is primarily arranged in tandem to prevent anti-social parking, with limited frontage parking and visitor bays provided.
- EV charging points are provided to every house and Flat, ensuring the development remains aligned with advancing electric vehicle technology.

Green and Blue Infrastructure



- Access to all areas of the site is available for management and maintenance, including enclosed ecology buffers
- Perimeter blocks are used generally throughout the proposal, giving a clear sense of private and public realm.

Back of Pavement, Front of Home



- Boundary treatments introduce new planting to enhance ecological value and reinforce local character
- All spaces are designed with a clear purpose, avoiding leftover areas without a defined public or private function
- There are limited short runs of side garden boundaries to streets, and no specific street with a large run of side or rear gardens facing it



Conclusion 7.0



7.01 Conclusion

In conclusion, the proposed Reserved matters application pursuant to Condition 4 of planning permission ref. DC/25/1886 for the erection of 133 dwellings represents a carefully considered and policy-compliant development that will deliver high-quality sustainable housing within a well-designed and cohesive environment. The scheme reflects the principles established at outline stage and demonstrates a strong commitment to good design, place-making and integration with the surrounding context.

The proposal delivers a mix of dwelling types and tenures to meet identified local housing needs, including 45% affordable. Matters relating to highways, drainage, ecology and heritage have been appropriately addressed, ensuring the development will function effectively and sustainably.

The layout has been developed to create a legible and attractive streetscape with active frontages, appropriate building heights and a clear hierarchy of routes which prioritises pedestrian connection. Landscaping and open space provision has been thoughtfully incorporated to enhance biodiversity.

Overall, the scheme represents a high-quality residential development that complies with the approved parameters and relevant planning policies.





Creativity. Quality. Commerciality.
Reimagine what's possible.