

Mr Matthew Porter
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09 April 2026

Dear Mr Porter

Lower Broadbridge Farm, Broadbridge Heath – Discharge of Unilateral Undertaking Obligation – Schedule 3, Clause 2

On behalf of our client, Taylor Wimpey UK LTD (“the Applicant”), we are pleased to enclose information pursuant Clause 1 of Schedule 3, of the Section 106 Agreement of the planning permission DC/25/1886, allowed by appeal (ref. APP/Z3825/W/23/3321658).

The obligation requires the submission of the Open Space Plan as part of the first Reserved Matters Application, and to not commence development until the Open Space Plan, to include a landscape plan and programme for the layout out, construction and landscaping of the Open Space Areas, has been approved in writing by the Council. The Open Space Plan shall include the following:

- Plans, details, specifications and a timetable for the provision;
- Details of any play areas to be provided therein;
- Approval of boundaries of any areas of parcels of land to be transferred to the Management Company;
- Details of layout, landscaping and planting;
- Details for topsoil and seeding; details of surface treatment;
- Details of earthworks, excavations, construction and drainage;
- Fencing details;
- Signage.

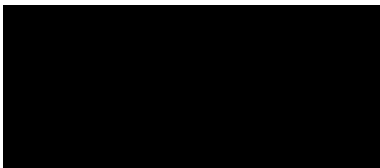
Accordingly, the following documents are submitted for approval and include details of the proposed open space that forms part of the development at Lower Broadbridge Farm:

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

- Landscape Masterplan (CSA/7945/112)
- W24149-PER-XX-XX-DR-C-02021 Rev P4 – Drainage Strategy Sheet 1 of 2
- W24149-PER-XX-XX-DR-C-02022 Rev P4 – Drainage Strategy Sheet 2 of 2
- W24149-PER-XX-XX-DR-C-02011 Rev P4 – Levels Sheet 1 of 2
- W24149-PER-XX-XX-DR-C-02012 Rev P4 – Levels Sheet 2 of 2

I trust that you have sufficient information to register this application and the details to be agreed, but please do not hesitate to contact me should you have any questions in respect of the above.

Yours sincerely



Matt Harris

Associate

