Horsham District Council

Mr Daniel Frisby
DMH Stallard LLP
The Portland Building
27-28 Church Street
Brighton and Hove
BN1 1RB

Application Number: DC/25/1886

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr Nick Keeley Gleeson Land

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the following development, that is to say:

Removal of 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) of previously allowed application DC/22/1052 (Appeal Reference APP/Z3825/W/23/3321658) (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).

Lower Broadbridge Farm Billingshurst Road Broadbridge Heath Horsham

to be carried out in accordance with Application No. DC/25/1886 submitted to the Council on 17/11/2025 and subject to compliance with the plans/documents and conditions specified hereunder.

Biodiversity Net Gain Condition
Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Emma Parkes
Head of Development and Building Control

Date: 27/01/2026

1 **Plans Condition**: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Plans	Indicative Access / Roundabout Arrangement	1902029-11 REV B	13.02.2025
Location plan		273.S01	01.06.2022

Reason: For the avoidance of doubt and in the interest of proper planning.

2 **Regulatory Condition:** The development hereby permitted shall be carried out in accordance the following plans approved under planning permission DC/22/1052 and subsequent non-material amendment application DC/25/0229:
- Location Plan, ref: 1273.S01 (dated 25.01.2022)
- Indicative Access/Roundabout Arrangement, 1902029-11 REV B (Motion Technical Note 1: Design Audit dated 25 August 2022)

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

3 **Regulatory Condition:** The detailed design of the development proposed through Reserved Matters applications pursuant to this outline permission shall have regard to, and broadly accord with, the principles set on the parameter plan ref:1273.S03 (dated 25.01.22) as approved under planning permission DC/22/1052.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

4 **Pre-Commencement Condition:** 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.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

5 **Regulatory (Time) Condition:** 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.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

6 **Regulatory (Time) Condition:** The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

7 **Pre-Commencement Condition:** 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.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

8 **Pre-Commencement Condition:** 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 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.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and Policies 3 and 4 of Slinfold Neighbourhood Plan (2018), and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

9 **Pre-Commencement Condition:** 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.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

10 **Pre-Commencement Condition:** 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.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

11 **Pre-Commencement Condition:** 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.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policies 3 and 4 of Slinfold Neighbourhood Plan (2018).

12 **Pre-Commencement Condition:** 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.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

13 **Pre-Commencement Condition:** 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.

Reason: In the interests of amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

14 **Pre-Commencement Condition:** 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:

(i) 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,
(ii) details of phasing,
(iii) details of measures to control and prevent the distribution of pollutants and contaminants to existing watercourses,
(iv) 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.

Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

15 **Pre-Commencement Condition:** 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.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and Policies 3 and 4 of Slinfold Neighbourhood Plan (2018), and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

16 **Pre-Commencement (Slab Level) Condition:** 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:

(a) Purpose and conservation objectives for the proposed enhancement measures;
(b) detailed designs to achieve stated objectives;
(c) locations of proposed enhancement measures by appropriate maps and plans;
(d) timetable for implementation;
(e) persons responsible for implementing the enhancement measures;

(f) details of initial aftercare and long-term maintenance (where relevant)
(g) 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.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and Policies 3 and 4 of Slinfold Neighbourhood Plan (2018), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

17 **Pre-Commencement (Slab Level) Condition:** 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.

In the interests of amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

18 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a scheme of measures to eliminate and/or minimise light pollution resulting to nearby heritage assets has been submitted to and approved by the Local Planning Authority in writing. The approved measures shall be implemented in advance of the first operation of street-lighting and shall subsequently be retained as approved.

Reason: As these matters are fundamental to safeguard the nearby heritage assets in accordance with Policy 34 of the HDPF (2015).

19 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a lighting design scheme for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging/hunting; and detail how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) together with hours of operation so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

No external lighting shall be installed except in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and Policies 3 and 4 of Slinfold Neighbourhood Plan (2018), and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

20 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a scheme of air quality mitigation has been submitted to and been approved in writing by the Local Planning Authority. The details shall have regard to the Council's latest Air Quality & Emissions Reduction Guidance document. The approved measures shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

21 **Pre-Occupation Condition:** No part of the development shall be occupied until such time as the A264 Five Oaks Road Roundabout has been altered to enable access to the development in accordance with the details shown on the drawing titled Indicative Access/Roundabout Arrangement and numbered 1902029-11 B (Motion Technical Note 1: Design Audit dated 25 August 2022) as approved under Non-Material Amendment application DC/25/0229.

Reason: To ensure adequate access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

22 **Pre-Occupation Condition:** No part of the development shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall generally accord with the Framework Travel Plan submitted as part of the outline planning application and shall also take account of the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

23 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

24 **Regulatory Condition:** The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) ('Lower Broadbridge Farm South, Horsham. Flood Risk Assessment and Drainage Strategy', Project no: 20-125, dated May 2022, by Odyssey) as approved under planning permission DC/22/1052 and the following mitigation measures detailed within the FRA:

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

These mitigation measures shall be fully implemented prior to the occupation of any dwelling hereby approved.

Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

25 **Regulatory Condition**: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or Public Holidays.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

26 **Regulatory Condition** No soils shall be imported to the development site until the developer has submitted details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for the proposed use. The assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation (or use) of any part of the development hereby permitted, a written verification report shall be submitted which demonstrates only soils suitable for the proposed use have been placed. The verification report shall be submitted and approved, in writing, by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

27 **Regulatory Condition**: The dwelling(s) hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Note to Applicant:
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Compliance with the Approved Plans and Conditions
The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre-Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

Amendments
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring
Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Conditions Compliance
Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could

not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.