

Lower Broadbridge Farm, Broadbridge Heath

Statement of Community Involvement

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1. Introduction

1.1 This Statement of Community Involvement (“SCI”) has been prepared by Nexus Planning on behalf of Taylor Wimpey UK LTD (“the Applicant”). It identifies the public and other stakeholder engagement undertaken by the Applicant, in connection with a reserved matters planning application at Lower Broadbridge Farm, Billingshurst Road, Broadbridge Heath (“the Site”) being submitted to Horsham District Council (“the Council”).

1.2 The development is described in the following terms:

“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.”

1.3 A Design and Access Statement (“DAS”) has been prepared by ECE Architects and is submitted as part of the application. The DAS sets out the approach to development at the Site and demonstrates how the scheme, including the Layout Plan, has been revised in response to comments at the pre-application stage. This includes comments from the Council and from the public during the course of consultation.

1.4 The purpose of the programme of public consultation is to supplement the statutory consultation process. In addition, it aims to respond to planning guidance in terms of interaction with the public as part of the planning process.

1.5 Accordingly, this SCI identifies the public consultation undertaken in advance of the submission of the planning application and as the masterplan evolved.

1.6 The subsequent sections of this SCI provide an overview of the methods of engagement that the Applicant has undertaken during the preparation of the planning application. This SCI is structured in the following way:

- **Section 2:** Policy Framework;
- **Section 3:** Approach to Consultation;
- **Section 4:** Analysis of feedback from public consultation;
- **Section 5:** Response to Comments Received; and
- **Section 6:** Conclusion.

2. Policy Framework

- 2.1 This section of the SCI provides an overview of relevant national and local legislation as far as it provides policy or guidance in relation to community involvement.

Horsham District Council Statement of Community Involvement (September 2020)

- 2.2 Under the Planning and Compulsory Purchase Act (2004). Local Planning Authorities (“LPAs”) are required to produce a SCI which sets out the policy for involving communities in the preparation of the Local Plan and when considering planning applications.
- 2.3 The Council’s Statement of Community Involvement (“the Council’s SCI”) sets out the policy for engaging with the community and other stakeholders on the preparation of planning policy documents that the Council produces and also planning applications. The Council’s SCI was adopted on 24th September 2020.
- 2.4 The Council’s SCI recommends early engagement and consultation with the local community and interested parties for planning applications. In order that any issues can be raised at the earliest opportunity, thus promoting prompt consensus solutions and to help inform the submission of the application and ensure it is acceptable in planning terms, as well as give an understanding of the communities’ aspirations, reducing the scope for objections at a later stage.
- 2.5 The Council’s SCI states that the Council wishes to ensure people are involved at an early stage; planning decisions should take proper account of local views; and it is crucial that the Council engages effectively with local communities, using the following principles as guidance:
- Communicate clearly
 - Early involvement
 - Recognising the needs of different groups in the community
 - Providing clear opportunities for involvement
 - Ease of access to information
 - Provide feedback and share information
- 2.6 The Council’s SCI states that the Council’s notification policy requires the following notification and publicity:
- Production of a Weekly List of registered applications viewable through the online planning service;
 - Advertisement in the Local Newspaper;
 - Website;
 - Consultation of all parish / neighbourhood councils, statutory consultees and other relevant organisations;
 - Site Notice / neighbourhood notification.
- 2.7 The Council’s SCI does not set out the requirement for an applicant’s consultation process, but does state developers are asked to address the following:
- Set clear objectives and agree the consultation approach with the Development Management Team, including who will be consulted.
 - Let people know what the scheme is proposing, and be clear about what they can influence when making comments.
 - Use different engagement approaches to maximise opportunities for people to influence the proposals. In particular steps should be taken to involve any seldom heard groups that could be affected by a proposal.

- Submit a statement alongside the final planning application outlining the community involvement work that has been undertaken. This should include a summary of any responses received at consultation, and should explain how feedback has influenced the proposals.
- When developers are proposing to amend a scheme which already has permission they are still encouraged to undertake pre-application consultation with the Council, local communities and stakeholder. They are also requested to submit a statement as part of a final application clearly setting out what the proposed changes are.

The Localism Act 2011

- 2.8 Section 122 of the Localism Act 2011 identifies that a person proposing to make a planning application on land in England should carry out consultation on the proposed application. The residents that live at or in the vicinity of the property should be made aware of the proposed application and any public consultation event.

National Planning Policy Framework (December 2024)

- 2.9 The National Planning Policy Framework (“NPPF”) sets out the Government’s policies for England and identifies how these policies should be applied.

- 2.10 Paragraph 40 of the NPPF states that:

“early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

- 2.11 Paragraph 41 of the NPPF highlights that LPAs have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage.

National Planning Practice Guidance

- 2.12 National Planning Practice Guidance (“PPG”) was launched by Government in 2014. It is a web-based resource which is actively managed to ensure that it remains up to date. Guidance under the section ‘Before Submitting an Application’ identifies the benefits of pre-application engagement with the Local Council as a means of improving the efficiency and effectiveness of the planning application system and improving the quality of planning applications and their likelihood of success.

- 2.13 Under the heading: ‘Is pre-application consultation compulsory’ the guidance suggests that ‘pre-application engagement with the community is encouraged where it will add value to the process and the outcome.’ (Paragraphref. ID: 20-010-20150326).

3. Approach to Consultation

3.1 The following section identifies the consultation objectives, methods employed, processes undertaken, and individuals involved in the consultation process.

Consultation with Horsham District Council

3.2 A request for pre-application advice in relation to the emerging development proposals was submitted to the Council in October 2025. This was registered by the Council and given reference number PE/25/0222.

3.3 A pre-application meeting took place between the Applicant and the Council on 7th November 2025. The meeting took place on Teams and the attendees were:

- Taylor Wimpey UK LTD (Applicant)
- Nexus Planning (Planning Consultant)
- ECE (Architect)
- Matthew Porter (Case Officer)

3.4 Ahead of the meeting, a pre-application package of information was provided to the Council.

3.5 A pre-application response (**Appendix 2**) was received from Matthew Porter (“the case officer”) on 28th January 2026.

3.6 The pre-application responses from the Council highlighted the following matters.

- The Water Efficiency Measures are no longer required since the withdrawal of the Natural England Neutrality Position Statement on 31 October 2025;
- A Tree Protection Plan should be submitted and an updated ecology walkover survey carried out;
- The submitted Horsham District Local Plan (2023-2040) remains emerging and at examination, but only limited weight should be given to its policies;
- The affordable housing provision is welcomed and the housing mix aligns with the target tenure mix within the Unilateral Undertaking, and an appropriate proportion of 3- and 4- bedroom affordable homes is expected to be included, as well as a tenure split of 70% affordable rent and 30% shared ownership. It is strongly advised that the applicant engages with a Registered Provider to agree the proposed tenure split and confirm funding arrangements, and the designs meet the RP’s requirements;
- The submitted proving layout demonstrates substantive compliance with the parameter plans, but there is northward creep of built form shown, but this is not considered to be determinative of the acceptability of the proposal. The breach is considered to be balanced by enhancements to the layout on the south-western part of the Site;
- Development should not turn its back onto the countryside and should not run hard up against the countryside boundary with no space for vegetative transition, and provide a reasonable buffer to the trees on the western boundary;
- The south-western corner should be reconfigured / orientated to avoid dwellings or gardens being overhung by tree branching;
- The existing roads are sources of noise that potentially constrain the development. an up to date noise impact assessment is required, and a good acoustic design should be proposed, including adequate separation from the A264. Consideration should also be given to the siting and screening of the acoustic fence design;
- Further consideration is needed for the development abutting the access trackway on the north-eastern side of the Site;

- The open space provision exceeds the Council's requirement and the letter sets out the typology breakdown;
 - Building design, character and scale should make sufficient reference to local vernacular;
 - Consideration is required for the car parking provision, the necessity for a separate emergency access, access points and visibility splays. A Stage 1 Road Safety Audit should be submitted; and
 - Refuse tracking and road surfacing materials is required to ensure vehicles can turn around and roads can take the load.
- 3.7 A further meeting took place on 26th February 2026 between the design team, the Case Officer and Kevin Beer (the Council's Environmental Health Officer) to discuss the layout of the proposed development and the approach to noise mitigation.
- 3.8 Following the pre-application meetings, the design team evolved the design in response to the feedback. The Layout Plan was revised, responding to the detailed points raised during the pre-application meetings.

Website

- 3.9 A website for the development proposals was created (<https://www.taylorwimpey.co.uk/new-homes/horsham/lower-broadbridge-farm>) and went live on 2nd February 2026 and ran for two weeks. Local residents were sent postcards directing them to the website ahead of it going live (Appendix 1).
- 3.10 The website displayed the site masterplan; explained the proposals and the history of the Site; the approach to connectivity, drainage, ecology and heritage; and the community benefits; and provided a function that enabled visitors to complete an online feedback form.
- 3.11 In total, 558 visits were received on the website and 8 people completed the online feedback form or responded by email.

Further Consultation

- 3.12 A meeting with the Slinfold Parish Council was held on Thursday 26th February 2026 at 7.30pm.

Summary

- 3.13 In summary, a number of consultation methods have been undertaken to inform this reserved matters application. These are summarised in the below table:

Table 1: Summary of Consultation Methods

Consultation Method	Date	Attendees
Website and feedback form	2/02/2026 (for 2 weeks)	Local residents
Pre-app meeting with HDC	07/11/2025	Applicant and project team HDC Case Officer
Meeting with Slinfold Parish Council	26/02/2026	Applicant and project team Slinfold Parish Council and local residents

4. Analysis of feedback from the public exhibition

- 4.1 The purpose of the feedback form was to elicit feedback from the local residents and interested parties on the emerging proposals for the reserved matters application.
- 4.2 The feedback form asked about what they think of the emerging proposal and the responses are summarised below.
- 4.3 More than 550 visits were recorded on the website and additional 8 responses were provided. One letter was received via post.
- 4.4 The following table summarises the topics raised in the feedback forms online.

Positive Features

- 4.5 Within the public responses, one positive comment was received, highlighting that the development is well proportioned and has good open space and biodiversity provisions.

Concerns

- 4.6 In response to the consultation, concerns were raised regarding the following:
- The impact on traffic and need for two access points;
 - The lack of street lighting in the vicinity of the site;
 - The impact on infrastructure and need for a new GP Surgery, hospital, dentists, primary school, supermarket and policing;
 - An overprovision of play areas exists in the area, and would prefer a community garden/orchard or a SEN play area;
 - The foul water pumping station is not shown on the earlier outline planning consent and the plan agrees a strategic gap between the listed buildings and the siting of the pumping station reduces the agreed gap;
 - A question was raised regarding the light green strip shown on the northern boundary of the consultation plan;
 - Flood risk;
 - Noise and pollution;
 - Lack of need for new housing in the area; and
 - Questions were raised on wildlife provisions, swift bricks, solar panels, and whether the existing pond and footpath to the north of the Site would remain.

5. Response to Comments Received

- 5.1 Following on from the consultation meetings set out in Section 3, the application team have analysed the comments and issues that were identified.
- 5.2 The key concern raised through the public consultation was impact on traffic and infrastructure. All highways matters were dealt with via the outline planning application and fully considered by the appeal inspector, whilst the development will make contributions towards the Community Infrastructure Levy which can be towards infrastructure improvements in the local area. As such, these issues are not relevant to this reserved matters application.
- 5.3 With regard to the location of the foul water pumping station, this was proposed within the illustrative masterplan submitted at the outline application. The location of the pumping station is required here due to it being a high point of the Site. The lighter green strip across the northern boundary of the consultation document is outside of the Site and shows existing landscaping.
- 5.4 Matters of ecology, energy and sustainability, flood risk, noise and pollution have been considered through the design process and are detailed within other relevant technical documents that accompany the application.
- 5.5 As demonstrated above, the feedback from the public and the Council has been used to inform the evolution of the design. In response to the comments received and following technical assessments, the Proposed Development has been updated with revisions including the following:
- a. Adjustments to the layout and reduction in the number of dwellings in the south-western corner of the Site to be more fluid in layout and provide greater separation to retained trees on the western boundary;
 - b. relocation of the substation;
 - c. realignment of the garden for Plot 12;
 - d. reduction in frontage parking and increased open space and landscaping;
 - e. realigned attenuation basins and roads;
 - f. realignment of the footpath running north to south of the eastern side of the Site;
 - g. rotation of plots and relocation of an apartment buildings on the eastern edge of the development to address noise levels in private amenity areas; and
 - h. revised material approach to ensure variety and differentiation through the character areas.
- 5.6 Further details on the design evolution are outlined within the accompanying Design and Access Statement.

6. Conclusion

- 6.1 Pre-application consultation on the emerging development proposals comprised engagement with Horsham District Council, key stakeholders (including the Slinfold Parish Council), and members of the local community. The scope of pre-application consultation was in accordance with Horsham District Council's adopted SCI (2020), the Localism Act 2011, and direction provided by the PPG.
- 6.2 A variety of pre-application consultation comments were received which have been considered as part of the design process and, where relevant, have informed the submitted planning application. Public comments have been addressed through the design responses.
- 6.3 The public consultation process included an invitation letter that was distributed to 589 properties in the area and provided an opportunity for residents to comment on the emerging scheme. In addition, direct contact was made to Slinfold and Broadbridge Heath Parish Councils. An online website was hosted, with over 550 visits and 8 feedback responses received, and one letter received via post.
- 6.4 Taylor Wimpey UK LTD is pleased with the response to the consultation. Respondents highlighted the development being well-proportioned and providing biodiversity benefits.
- 6.5 In conclusion, the comments that were received were useful and have helped to influence the final design and application process.

Appendix 1 – Pre-application Feedback

Mr Matt Harris
Nexus Planning
3rd Floor, Suite 2
Apex Plaza
Reading
Berkshire
RG1 1AX

Our ref: PE/25/0222
Your ref:
Officer: Matthew Porter
Email:
matthew.porter@horsham.gov.uk
Tel: 01403 215187

Date: 27th January 2026

Dear Sir/Madam,

Location: Lower Broadbridge Farm, Billingshurst Road, Broadbridge Heath, Horsham

Details: Reserved matters application pursuant to outline permission DC/22/1052 for the approval of the layout, scale, external appearance and landscaping for the development of 133 dwellings, and associated infrastructure

Your enquiry has been considered and from the information supporting this pre-application enquiry, I can advise the following:

Preliminary Matters

The minutes of the pre-application meeting held virtually 7th November 2025 now form part of the pre-application submission material (Pre-Application Meeting – Minutes by Nexus). After receipt of meeting minutes, email exchange between HDC and Nexus took place (12th Nov – 18th Dec), on the following matters:

- i) Clarification to calculation of on-site open space provision.
- ii) Amended Proving Layout sketch of southwest site corner. This shows more angled dwellings, more curved streets and removal of parking along southern frontage. It was presented that this is a looser approach with a mews style shared surface street heading to the southern site boundary.
- iii) Amendment to the open space running north-south through the centre-east of the site along the easement.

As part of this email exchange, a revised Proving Layout was submitted (drawing no. 7564-SK-01 Rev D) and a sketch overlay (7564-sketch 251202)

Consequently, matters already covered in the above is not repeated in the Council's response, and my advice is based on these, and the following: -

- PRE APP LETTER: Nexus 40889
- Site Location Plan (drawing no. 1273.S01)
- Parameters Plan Underlay (drawing no. 7564-SK-06)
- Open Space Calculations (drawing no. 7564-SK-04)
- GGI Visual

The list of Proposed Submission Documents set out in PRE APP LETTER: Nexus 40889 is correct and agreed, with exception of Water Efficiency Measures as these are no longer required since withdrawal of the Natural England Water Neutrality Position Statement on 31 October 2025 (note the current Section 73 Application with the council pending consideration (DC/25/1886) seeking removal of the suite of water neutrality conditions imposed on the Outline Permission DC/22/1052).

Additionally, a Tree Protection Plan should be submitted, and it is also expected the control document suite (including drainage and noise) should reflect the RM scheme submission, and that the Ecological Report accompanying the RM application be informed by an updated walkover survey as if proposed to develop beyond the developable area approved at outline, it would be expected that it be evidenced circumstance has not materially changed since the last survey suite was undertaken. An updated walkover survey would offer this comfort. For RM submission species surveys are not required to be re-done (unless the updated walkover survey concludes otherwise). This is subject instead to Condition 9, a pre-commencement condition of the outline permission.

Site and Surroundings

The site is located approximately 3.5 km west of Horsham Town Centre and adjoins the built-up area boundary of Broadbridge Heath. The A281 lies to the east (with existing residential development beyond) and the Five Oaks Roundabout to the south-east. The north and west site boundaries are formed of well-established boundary vegetation, and beyond these lies the wider countryside including a small number of residential dwellings.

Most of the site comprises agricultural land defined by tree belts, with one larger field adjoining the A281 and one smaller field adjoining Five Oaks Road. Lower Broadbridge Farmhouse, a Grade II Listed Building, adjoins the northern boundary of the site. The site of the former farm-complex buildings lies to the north of the farmhouse. These buildings are modern in nature and in existing employment use for distribution, processing and storage of stone from a nearby quarry and other commercial uses. There are two further Grade II listed buildings close to the north boundary of the site. A public right of way runs along the north boundary of the site.

Proposed Development

The site is a future Reserved Matters application for approval of the layout, scale, external appearance and landscaping for the development of 133 dwellings, and associated infrastructure.

Planning History

DC/22/1052

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

Land at Lower Broadbridge Farm, Broadbridge Heath, RH12 3GP

ALLOWED at Appeal 07 March 2024

Development Plan Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The Horsham District Planning Framework [HDPF], adopted in November 2015 remains the starting point for the assessment of this proposal, with specific reference to the following policies:

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

Slinfold Parish Neighbourhood Plan (June 2018).

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

The Policies of the emerging local plan can be found here

https://strategicplanning.horsham.gov.uk/Regulation_19_Local_Plan/consultationHome

Most relevant are:

Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction

Other Guidance:

Planning Practice Guidance
Planning Obligations and Affordable Housing Supplementary Planning Document 2017
CIL Charging Schedule 2017
Supplementary Planning Guidance (2003) - revised county parking standards and transport contributions methodology

West Sussex Joint Minerals Local Plan (2018)

Policy M9 - Safeguarding Minerals

PLANNING ADVICE

Background

Development Plan

The development plan relevant to the application site comprises the Horsham District Development Framework (HDPF, 2015) and the Slinfold Neighbourhood Plan (made 2018), the West Sussex Joint Minerals Local Plan (2018), the West Sussex Waste Local Plan (2014). The respective Minerals and Waste Local Plans are not relevant in this case, but the HDPF is.

Horsham District Local Plan (HDLP) 2023-2040

The Council submitted the Horsham District Local Plan 2023-2040 (HDLP) to the Secretary of State for examination in July 2024. The HDLP sets out policies and proposals intended to guide development in the district, excluding the South Downs National Park, up to 2040. Examination hearings started in December 2024, but the remaining hearings were cancelled by the Inspector in a Holding Letter dated 16 December 2024. On 22 April 2025 the Council published the Inspector's subsequent Interim Findings Letter (IFL) which has recommended that the Plan be withdrawn, due to his view that the Council has failed to satisfactorily comply with the legal Duty to Co-operate.

In his IFL, the Inspector indicated that, in relation to its evidence base, "the Council could utilise much of the good and comprehensive work already undertaken" to commence work on a new local plan. There is, therefore, no reason to think that relevant sections of the local plan evidence base could not equally be used in determining planning applications.

The Council wrote to the Planning Inspector on 18 August 2025 requesting that he reopen the examination hearings to revisit his conclusions on the Duty to Cooperate and conduct a further hearing on the matter, that includes representatives of neighbouring authorities, particularly given the context of proposed changes to the planning system (which includes the revocation of the Duty to Cooperate) and local government reorganisation. A response to the letter was received from the Inspector on 28 August 2028 inviting further evidence from the Council, which it is due to provide shortly. **14 January 2026** - As per the Inspector's letter of 28th November 2025 ([ID10](#)) and 5th January 2026 ([ID11](#)), it is intended that an Exploratory/Procedural meeting will be held.

It is the Council's view that the submission HDLP remains the emerging Local Plan (eLP) in the context of NPPF para 49 at the time of writing. However, given the context described, it is considered that only limited weight should be given to its policies.

Housing supply and mix

The continued commitment to 45% affordable on-site provision is welcomed, as is a housing mix aligned with the defined Affordable Housing Target Tenure Mix as set out in the Unilateral Undertaking for the Outline planning permission. The proposal would incorporate a mix of 1 and 2 bedroom apartments, as well as 2, 3 and 4 bedroom houses.

Policy 16 requires new development to focus toward 2 and 3 bed dwelling units and 35% affordable with 70/30 tenure split (social affordable rented/ intermediate shared ownership). The expectation is that new housing development is compliant with the standards set out in HDPF housing policies. Policy 16 of the HDPF states that development should provide a mix of housing sizes, types, and tenures to meet the needs of the district's communities as evidenced in Strategic Housing Market Assessment (2019) to create sustainable and balanced communities.

Affordable provision

Whilst Policy 16 sets out that the latest Strategic Housing Market Assessment – currently the Northern West Sussex SHMA 2019 should be used in establishing the housing mix provided in a new development (and this was the basis of how the mix was devised at Outline), it is also advocated that the mix should also take into account established character and density of a site.

The Council's Housing Register for the Broadbridge Heath area is evidence of established character, this case demonstrating a significantly higher demand for larger family-sized affordable homes within the area. It should be noted that households requiring 3- or 4-bedroom accommodation are currently waiting on average, four times longer than those requiring 1- or

2-bedroom properties. Of the 358 households in the Broadbridge Heath area identified in housing need;

- 101 households (28%) requiring a 1-bedroom unit
- 69 households (19%) requiring a 2-bedroom unit
- 147 households (41%) requiring a 3-bedroom unit
- 41 households (12%) requiring 4 or more bedrooms

Accordingly, HDC would expect to see the delivery of affordable provision that reflects this current demand profile, with an appropriate proportion of 3- and 4-bedroom affordable homes included within the scheme. In line with HDPF policy, we would also expect to see a tenure split of 70% Affordable Rent and 30% Shared Ownership across the affordable units. Housing Officers will require confirmation of tenure and unit sizes to ensure that all 3- and 4-bedroom units are appropriately allocated, with some delivered to the Housing Register (Affordable Rent).

It is noted that the intended affordable mix set out in PRE APP LETTER: Nexus 40889 provides more 2 bed units than 3 bed units.

At this stage, no information has been provided regarding a potential Registered Provider (RP) partner. Housing Officers strongly advise that the applicant engages with a Registered Provider at the earliest opportunity to agree the proposed tenure split (rented/intermediate) and confirm funding arrangements, and ensure that the layout, design, and specification of the affordable homes meet the RP's requirements. Once an RP is identified then our Housing team will be happy to engage with them to help achieve the optimum affordable housing offer.

The Council would encourage M4(2) and/or M4(3) Building Regulations provision within the development.

Compliance with the Parameter Plans approved at Outline

The submitted Parameter plan at Outline stage showed the 2.5 storey housing restricted to the eastern and central sections of the site, stepping down to 2 storeys to the west. Public open space would be provided to the north and west of the site. The proposed vehicle access is to the south of the site from Five Oaks Roundabout. It would require amendment to the existing roundabout.

As the proposed development at Outline stage was described by the Appeal Inspector:

'... the proposed dwellings would generally be located towards the eastern part of the site, with the public open space situated towards the northern boundary and western boundaries. Based on the indicative layout and the parameter plans the proposed development would be similar in scale, density and pattern to the existing development on the western edge of Broadbridge Heath. The majority of the existing vegetation on the appeal site is proposed to be retained. Whilst this provides a good degree of screening from Five Oaks Road, it is more open in nature along the eastern boundary of the site. The landscape strategy proposes additional trees hedges and shrubs along this boundary and should provide an equivalent, or greater degree of screening by comparison with that on the opposite side of the road.'

HDC Officers consider the scheme as shown on the Proving Layout REV D (drawing no. 7564-SK-01 Rev D) demonstrates substantive compliance with this description. However, a northward 'creep' of built form (units 66 – 71 inclusive) shown on Parameters Plan Underlay (drawing no. 7564-SK-06) is noted, shown below/overleaf.



As discussed at the pre-app meeting, the Appeal Inspector in his reasoning did not give considerable attention to the northern limit of the developable area in the central west of the site as a key matter, determinative to the acceptability of the proposal.

Nonetheless, whilst the Council's Landscape Architect has not objected to this suggestion, it is still a breach of the parameter plan and as such it is strongly advocated that its acceptability is balanced by enhancements (not just mitigation to harms) to the layout elsewhere on the site (discussed in detail below) as a quid pro quo.

Matters Reserved

Layout and Scale

- Southwest Site Corner

This site corner contributes to the semi-rural settlement edge character of Broadbridge Heath upon exit/entry. The Appeal Inspector refers to a *distinct break between the appeal site and Lyons Road that leads to Slinfold village. As one leaves Broadbridge Heath the landscape is more enclosed by trees and other vegetation and there are very few buildings or urbanising features* (para 140).

Where possible, new development should address the countryside directly and not turn its back onto it, unless this is not locally characteristic. Development should not be allowed to run hard up against countryside boundary with no space for vegetative transition.

It is noted that following our pre-app meeting, a sketch overlay of an amended site corner (7564-sketch 251202) was provided for comment, below/overleaf.



The Council's Tree Officer response is set out below.

The outline scheme granted permission on appeal had an indicative layout that had a relatively poor relationship of new residential development to the bounding trees in the SW corner of the site.

My comments in this respect at the time were: "It is important for any future application for layout and detail to respect the need to maintain a reasonable buffer to this landscape feature (W boundary) that will not place it under unreasonable pressure from desires of new residents associated with greenfield housing development. The southwestern corner of the schematic layout should ideally be re-configured/orientated to avoid either dwellings near boundaries or gardens with a significant portion overhung by tree branching."

The revised schematic layout submitted is not an improvement and creates a particularly poor tree juxtaposition for plot 14. If a design is to be pursued with similar orientation/positioning of houses and gardens I recommend that an arboricultural daylight/sunlight assessment is requested as part of arboricultural information supporting any future application.

Evidently, further revision of the schematic layout to this corner is required to create a satisfactory relationship of new habitable development to trees of recognised landscape importance.

- Noise implications on Layout.

Parts of the proposed development are in close proximity to the heavily trafficked A264 with Horsham Stone & Reclamation, and associated access road, located to the north. These sources of noise are therefore potential constraints to development.

Given the time since the outline application was submitted any reserved matters application for development on this site will therefore need to be supported by a robust and up-to-date noise impact assessment, undertaken by a suitably competent noise consultant who are members of the ANC and are accredited to the Institute of Acoustics (IOA).

It is expected the proposed development adopt good acoustic design, following the principles of ProPG Planning and Noise. This should include, but not necessary be limited to, adequate separation between proposed dwellings and the A264. With this in mind, from reviewing the 'Proving Plan' the Council's Environmental Health team is not convinced that the layout as currently proposed provides adequate separation between the A264 and the proposed dwellings in the south/southeast part of the site.

In the Council's Environmental Health's view noise levels in amenity spaces should not exceed the 50dB criteria in BS8233 (Guidance on sound insulation and noise reduction for buildings). Given the proximity of dwellings in the south/southeast part of the site, as currently proposed, to the A264 it is questioned whether this is achievable even with the mitigation presented (reliance on acoustic fencing).

However, it is acknowledged that the Appeal Inspector in the outline appeal was satisfied with 55dB for external areas, and reliance on acoustic fencing as a means of mitigation. The Noise Impact Assessment (Cass Allen; Rev 3) was submitted at the outline stage being based on 55dB levels and was deemed acceptable by the Inspector. This is reflected in the imposing of condition 13 in the outline planning permission (noting that fencing details were reserved for future consideration).

Whilst the Council's Environmental Health Officer maintains 50dB is desirable, HDC planning Officers accept that given the Inspector's findings at appeal, 55dB for external areas is acceptable. There is also acceptance by HDC planning Officers to the Inspector's agreement to acoustic fencing as a means of noise mitigation. However, how this fencing has been detailed in the pre-application material, has given rise to other planning concerns related to consequential visual and landscape character impacts, detailed below.

This mitigation is currently presented as a long length of acoustic fencing atop a bund, along the prominent south and southeast roadside boundary (marked purple of the extracts below). Whilst at some parts the fence is shown behind structural vegetation, what is shown will take time for this to mature and offer suitable screening.

Additionally, the Proving Layout drawing shows a sewer easement runs almost the entire length of roadside site boundary (easement varies from 3 metres either side up to 6 metres either side), a constraint to the delivery of supplementary landscaping (especially tree planting).

The visual impact of the fence would be particularly evident in the sensitive southwest corner. Somewhat perversely, the amended site corner sketch overlay (7564-sketch 251202) shows the dwellings moved closer to the roadside.



Summary on southwest housing parcel

As per HDC Officer concluding advice in email exchange (12th Nov – 18th Dec), the amended site corner sketch overlay (7564-sketch 251202) has not addressed the issues raised above successfully. It may that some land swap could occur with the basin and open space directly above housing to allow greater spacing between the southern extent of built form and the

roadside. It is unclear based on the limited information submitted in this pre-app enquiry if relocation of the basin is functionally practical to achieve this.



- Public footpath adjoins A281

The Appeal Inspector identified that trackway leading to the A281, past Lower Broadbridge Farmhouse (and the River Arun, which flows southwards) assists with an understanding of the setting (historic functions) of the listed buildings.

The Inspector also identified the following harm:

There would be a change in the character of the site from where the public footpath adjoins the A281 until shortly before the entrance to the commercial uses at Lower Broadbridge Farm due to the proposed dwellings in this location. Although the dwellings would be separated from the footpath by a narrow area of landscaping, the open views across the fields from this location would be replaced by views of the proposed dwellings. This would be harmful to the semi-rural character of the footpath that the local community currently enjoys (para 136)

Whilst the pre-app Proving Plan drawing shows a looser arrangement than at Outline stage, this was indicative and there should be further surgical refinement to this area, as the landscaping is narrow or non-existent at points along the stretch of track, such as the plot demise of unit 75 abutting the track.



- Open Space

SK-04 Open Space Calculations drawing details an Open Space Area of 2.27 hectares (informal and formal combined) and an Ecological Enhancement Area of 0.54 hectare. Detailed commentary from the Council's Parks and Countryside Officer has not been received so the advice that can be offered now is limited to overall provision and advocating that any scheme adhere to the Council's adopted Open Space standards. In this high-level advice (based on 133 units with occupancy assumption of 319.2 occupancy of the scheme) is regarding the 2.27 hectares of open space presented in the pre-app submission, which would exceed the 2021 standards 'Large Settlements'¹ OS Calculator requirement of 1.49ha. Break down into typologies below.

				Open space required per person:			Multi-functional greenspace proposed / potential split:			Children and young people proposed / potential split:	
				Allotments 1.8m ² per person	Multi-functional greenspace 43.9m ² per person	Children and young people 0.9m ² per person	Parks and Gardens 13.8m ² per person	Amenity Greenspace 5.8m ² per person	Natural and Semi-Natural 24.3m ² per person	Children 0.5m ² per person	Youth areas and facilities 0.4m ²
occupancy assumption	number of units	calculated occupancy of scheme		1.8	43.9	0.9	13.8	5.8	24.3	0.5	0.4
unknown	2.4	133	319.2	574.56	14012.88	287.28	4404.96	1851.36	7756.56	159.6	127.68
1 bed flats	1.2	0	0	0	0	0	0	0	0	0	0
1 bed houses	1.7	0	0	0	0	0	0	0	0	0	0
2 bed flats	1.3	0	0	0	0	0	0	0	0	0	0
2 bed houses	1.8	0	0	0	0	0	0	0	0	0	0
3 bed flats	1.7	0	0	0	0	0	0	0	0	0	0
3 bed houses	2.2	0	0	0	0	0	0	0	0	0	0
4+ flats	2.4	0	0	0	0	0	0	0	0	0	0
4 bed houses	2.7	0	0	0	0	0	0	0	0	0	0
5+ bed houses	3	0	0	0	0	0	0	0	0	0	0
Area required for each typology (m ²)				574.56	14012.88	287.28	4404.96	1851.36	7756.56	159.6	127.68
Area required for each typology (hectares)				0.057456	1.401288	0.028728	0.440496	0.185136	0.775656	0.01596	0.012768
TOTAL OPEN SPACE REQUIREMENT - SQUARE METRES				14874.72			TOTAL OPEN REQUIREMENT - HECTARES			1.487472	

Appearance

The submitted pre-app CGI visual shows an appropriate architectural design character and building scale, provided this building palette makes sufficient reference to local vernacular. With the absence of housing type plan drawings submitted in this pre-app, some further surgical refinement to certain units/plots during the lifetime of the application would be almost certain. Broadly, given this development would form a new settlement edge, this should be reflected in the building typologies and arrangement, and street character as much as materials and finishes, to avoid or, at minimum, dilute characteristics of a suburban estate.

Other matters

Contamination

To ensure the site is suitable for residential development, for development on this site, will need to be supported by full details of the remediation measures and a verification plan. This is subject to Condition 9, a pre-commencement condition of the outline permission.

Parking

Whilst the various arrangements shown to how parking would be provided is appropriate to the estate scheme, it is advisable you consult West Sussex County Council on the acceptability of the proposed car parking provision, the necessity for a separate emergency access, and access point and visibility splays. Any future planning application would require a Stage 1 Road Safety Audit (RSA).

¹ Although located within Slinfold Parish which is classified as a 'small settlement' in terms of the open space calculator, due to the site adjoining the settlement of Broadbridge Heath the 'large settlement' calculation has been used.

<https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/pre-application-advice-forroads-and-transport/>

Drainage

According to Environment Agency mapping areas of the site along the west boundary are affected by Flood Zones 2 and 3. There is a flow route to surface water flooding (1 in 1000).



Based on the pre-application material submitted it is unclear if the layout has been fully informed by drainage was considered at length in the Appeal at the Outline stage, and potentially subject of subsequent modelling. It will be expected that the detailed design and layout is informed by the evidence presented at Outline stage and embraces Sustainable Urban Drainage Systems (SUDS).

Waste Collection

Several points of finer layout detail identified by HDC Waste services, below.

The area highlighted below, plots 35 to 24. Refuse vehicle tracking required to ensure our truck can turn around. Circled in red is the turning area assume our truck would turn and then reverse down to plot 24.



Highlighted in red circles below is 3 areas that appear to cross a footpath from the 5.0M main access to the 5.0 secondary street. It should be noted that a fully laden refuse vehicle weighs 26ton. The road surface in these areas will need to be suitable to take such load.



Refuse vehicle tracking required for blocks 109-118, 99-108, 81-90. Concerns regarding the access to each of the car park areas. Bin-Store locations will determine whether or not the car parks would need to be accessed or not.

Community Infrastructure Levy (CIL)

Horsham District Council adopted CIL from 01 October 2017. The Community Infrastructure Levy is a charge placed on new development. The funds raised will help to pay for a wide range of infrastructure to support development across Horsham District. Most new development which creates net additional floorspace of 100m² or more, or creates a new dwelling, (including permitted development), is potentially liable for the levy. Full details of CIL in the Horsham District (including the Charging Schedule) can be found on the HDC website at <https://www.horsham.gov.uk/planningpolicy/planning-policy/community-infrastructure-levy>.

Summary

As set out in preceding paragraphs, further surgical refinement is required to the southwest site corner; in part to avoid the need for an acoustic fence along the south/southeast boundary ideally, or if demonstrated to be unavoidable more sensitive siting and screening of this; and to secure further enhancement of Green Infrastructure components (the landscape corridor to the LEAP and site boundary treatment to Public footpath adjoining A281) in recognition of the western rural approach and exit into Broadbridge Heath. All to be addressed before the proposal would achieve a quality of design in NPPF terms.

The above comments are given as the opinion of the Case Officer and do not prejudice any outcome of a subsequent application. Should you submit a formal planning application, please quote reference number PE/25/0222 in your submission.

Appendix 2 - Neighbour Notification Postcard

LOWER BROADBRIDGE FARM,
BROADBRIDGE HEATH

WWW.TAYLORWIMPEY.CO.UK/LOWER-BROADBRIDGE-FARM

Taylor
Wimpey

*Have your say on
our proposals for a
new development of
133 homes at Lower
Broadbridge Farm,
Broadbridge Heath.*





Hello,

Taylor Wimpey is preparing a reserved matters planning application for 133 new homes at Lower Broadbridge Farm, Broadbridge Heath.

Outline planning permission was granted in March 2024 for up to 133 dwellings, of which 45% will be affordable housing, with vehicular and pedestrian access from Five Oaks Road.

Taylor Wimpey is now progressing detailed designs for the appearance, layout, scale and landscaping for the site.

We want to invite local residents to view our emerging proposals and give you the opportunity to express your opinions in advance of our application being submitted this spring.

Have your say:

Our online consultation will run from 2nd to 15th February 2026 at www.taylorwimpey.co.uk/lower-broadbridge-farm

You can view the plans online from the start of the consultation period, and you can email your comments to us at broadbridgeheath@taylorwimpey-pr.co.uk

Alternatively, you can write to us at:

Broadbridge Heath consultation, Taylor Wimpey South
Thames, The Arc, Office Park, Springfield Drive, Leatherhead,
Surrey, KT22 7LP



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