Horsham District Council

Mr Matt Harris
Nexus Planning
Suite 2
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3 Forbury Road
Reading
RG1 1AX

Application Number: DC/26/0592

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

On behalf of: Taylor Wimpey UK Ltd.

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify their APPROVAL of the following application comprising:

Reserved matters application for the erection of 133 dwellings following approval of outline application DC/22/1052 as amended by DC/25/1886, relating to appearance, landscaping, layout and scale

Land at Lower Broadbridge Farm, Billingshurst Road, Broadbridge Heath, Horsham

to be carried out in accordance with Application No. DC/26/0592 submitted to the Council on 10/04/2026 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 06/11/2026

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	Proposed Plans and Elevations BSP2B+Study - BSP2B+Study Sheet 1	PL-35 Rev E	18.08.2026

Plans	Proposed Plans and Elevations BSP2B+Study - EMA34	PL-36 Rev D	18.08.2026
Supporting Statement	Noise Impact Assessment- RP01-26012-R3	RP01-26012-R3	04.06.2026
Plans	Proposed Plans and Elevations EMAP22-EMTP31 & EMAP32-EMTP31	PL-27 Rev C	18.08.2026
Plans	Proposed Plans and Elevations EMAP31-EMTP31	PL-28 Rev B	18.08.2026
Plans	Proposed Plans and Elevations EMT31	PL-29 Rev C	18.08.2026
Plans	Proposed Plans and Elevations EMT31-BSP2B	PL-30 Rev D	18.08.2026
Plans	Proposed Plans and Elevations EMB32-EMB32	PL-31 Rev D	18.08.2026
Plans	Proposed Plans and Elevations EMT32	PL-32 Rev B	18.08.2026
Plans	Proposed Plans and Elevations EMT33	PL-33 Rev D	18.08.2026
Plans	Proposed Plans and Elevations EMT33-EMB32	Pl-34 Rev C	18.08.2026
Plans	Proposed Plans and Elevations EMAW22-EMAW22	PL-20 Rev B	18.08.2026
Plans	Proposed Plans and Elevations EMAP22-EMAP22	PL-21 Rev C	18.08.2026
Plans	Proposed Plans and Elevations EMAP32-EMAP32	PL-23 Rev B	18.08.2026
Plans	Proposed Plans and Elevations EMAP41-EMAP41	PL-24 Rev B	18.08.2026
Plans	Proposed Plans and Elevations EMAP41-EMAP32	PL-25 Rev B	18.08.2026
Site plan	Affordable Housing Plan	LG1 Rev G	29.10.2026
Site plan	Detailed Site Layout Sheet 1	PL-04 Rev L	29.10.2026
Site plan	Detailed Site Layout Sheet 2	PL-05 Rev O	29.10.2026
Site plan	Plan Tenure Plan	PL-06 Rev I	29.10.2026
Site plan	Storey Heights Plan	PL-07 Rev H	29.10.2026

Site plan	Dwelling Size Plan	PL-08 Rev H	29.10.2026
Site plan	Parking Plan	PL-09 Rev J	29.10.2026
Site plan	Materials Plan	PL-10 Rev J	29.10.2026
Site plan	Accessibility Plan	PL-11 Rev K	29.10.2026
Plans	Hard Landscape Proposal Sheet 1 of 5	CSA/7945/100 Rev C	29.10.2026
Plans	Hard Landscape Proposal Sheet 2 of 5	CSA/7945/101 Rev C	29.10.2026
Plans	Hard Landscape Proposal Sheet 3 of 5	CSA/7945/102 Rev C	29.10.2026
Plans	Hard Landscape Proposal Sheet 4 of 5	CSA/7945/103 Rev C	29.10.2026
Plans	Hard Landscape Proposal Sheet 5 of 5	CSA/7945/104 Rev C	29.10.2026
Location plan			29.10.2026
Block plan		PL-02 Rev H	29.10.2026
Site plan	Site Layout	PL-03 Rev Q	29.10.2026
Plans	Soft Landscape Proposal Sheet 2 of 6	CSA/7945/106 Rev C	29.10.2026
Plans	Soft Landscape Proposal Sheet 3 of 6	CSA/7945/107 Rev C	29.10.2026
Plans	Soft Landscape Proposal Sheet 4 of 6	CSA/7945/108 Rev C	29.10.2026
Plans	Soft Landscape Proposal Sheet 5 of 6	CSA/7945/109 Rev C	29.10.2026
Plans	Soft Landscape Proposal Sheet 6 of 6	CSA/7945/110 Rev C	29.10.2026
Plans	Landscape Masterplan		29.10.2026
Plans	Open Space Typologies	CSA/7945/113 Rev H	29.10.2026
Plans	LEVELS STRATEGY SHEET 1 OF 2 DRAWING NO 02011	02011 P09	13.10.2026
Plans	LEVELS STRATEGY SHEET 2 OF 2 DRAWING NO 02012	02012 P09	13.10.2026
Supporting Statement	Highways Technical Note		13.10.2026
Supporting Statement	Arboricultural Method Statement	12790_AMS.001 Rev D	04.11.2026
Supporting Statement	LEAP Proposals		08.10.2026
Plans	Proposed Streetscenes Sheet 1	PL-70 rev C	08.10.2026
Plans	Proposed Streetscenes Sheet 2	PL-71, REV D	18.08.2026
Plans	Proposed Streetscenes Sheet 3	PL-72 Rev F	08.10.2026
Plans	Proposed Streetscenes Sheet 4	PL-73 Rev E	08.10.2026
Plans	Proposed Streetscenes Sheet 5	PL-74 Rev F	08.10.2026
Plans	Proposed Plans and Elevations EMT42	PL-53A	08.10.2026

Plans	Proposed Plans and Elevations EMA47 Sheet 3	PL-52 Rev B	08.10.2026
Plans	Proposed Plans and Elevations EMA47 Sheet 2	PL-45 E	08.10.2026
Plans	Proposed Plans and Elevations EMA47 Sheet 1	PL-44 Rev E	08.10.2026
Plans	Proposed Plans Flat Block Sheet 1	PL-60 Rev G	08.10.2026
Plans	Proposed elevations Flat Blocks sheet 2	PL-63 Rev C	18.08.2026
Plans	Proposed Elevations Flat Blocks Sheet 1	PL-61 Rev E	18.08.2026
Plans	Proposed Plans Flat Blocks Sheet 2	PL-62 Rev D	18.08.2026
Plans	Proposed Plan and Elevations - EMTP31 and EMAP41	PL-47 Rev A	18.08.2026
Plans	Proposed Plan and elevations - EMA34	PL-48 Rev A	18.08.2026
Plans	Proposed Plan and Elevations - EMT21	Pl-49 Rev A	18.08.2026
Plans	Proposed Plans and Elevations BSP2B+Study - BSP2B+Study Sheet 2	PL-50 Rev A	18.08.2026
Plans	Proposed Plans and Elevations EMT41 Sheet 2	PL-51	18.08.2026
Plans	Proposed Plans and Elevations EMT42	PL-53 Rev A	18.08.2026
Plans	Proposed Plans and Elevations EMA46	PL-43 Rev C	18.08.2026
Plans	Proposed Plan and Elevations - Garages, Cycle Stores and Substation	PL-46 Rev B	18.08.2026
Plans	Proposed Plans and Elevations BSP3B+Study - BSP3B+Study	PL-39 Rev D	18.08.2026
Plans	Proposed Plans and Elevations EMA44	PL-40 Rev C	18.08.2026
Plans	Proposed Plans and Elevations EMT45	PL-41 Rev B	18.08.2026
Plans	Proposed Plans and Elevations EMT41 Sheet 1	PL-37 Rev C	18.08.2026
Plans	Proposed Plans and Elevations	PL-38 Rev D	18.08.2026

	BSP3B+Study		
Plans	Soft Landscape Proposal Sheet 1 of 6	CSA/7945/105 Rev C	29.10.2026

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

2 **Pre-Commencement Condition**: Notwithstanding the approved plans no development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall be coordinated with and result in no clashes with the landscaping proposals and Arboricultural Method Statement. Details and positions of root barriers and root cells to be provided where trees are located adjacent to services. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

3 **Pre-Commencement Condition**: No development of the pumping station shall take place until the design and details of the new on-site drainage and pumping station are submitted to and approved by the Local Planning Authority. These details shall include but not be limited to:

- Elevations
- Materials
- Access arrangements
- Landscaping proposals and Southern Water adopting authority restrictions on maintenance of tree planting adjacent to sewers, rising mains and water mains.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development that is properly drained, sympathetic to the landscape and townscape character and built form of the surroundings, highways and in the interests of visual amenity and impact on the setting of the heritage assets in accordance with Policies 33, 34, 35, 38 and 40 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement (Slab Level) Condition**: Notwithstanding condition 17 of DC/25/1886, 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 (Noise Impact Assessment- RP01-26012-R3, dated 24th of June 2026 Cass Allen Associated Ltd).

The approved sound attenuation works shall be completed before the dwellings are occupied and be retained thereafter.

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

5 **Pre-Commencement (Slab Level) Condition**: Notwithstanding the approved plans no development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 **Pre-Occupation Condition**: No dwelling shall be constructed above slab level until plans and details showing the provision of pedestrian dropped kerb crossing points at all junctions and other appropriate locations within the internal estate have been submitted to and approved in writing by the Local Planning Authority. Once approved the crossing points shall be installed in accordance with the approved details prior to the occupation of the final dwelling. All pedestrian crossing points shall include tactile paving in accordance with the guidance within Inclusive Mobility.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition**: No dwelling within the development hereby permitted shall be occupied until the cycle parking facilities serving it have been constructed and made available for use in accordance with approved drawing numbers [Detailed Layout Sheet 1 PL-04 Rev L and Detailed Layout Sheet 2 PL-05 Rev O, Proposed Plans and Elevations 7564 PL-46 Rev B, Proposed Plans Flat Block Sheet 1 PL-60 Rev G, Proposed Plans Flat Block Sheet 1 PL-61 Rev E]. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

8 **Pre-Occupation Condition**: Notwithstanding condition 13 of DC/25/1886, no dwelling within the development hereby permitted shall be occupied until full details of the acoustic fence, which shall be located and dimensioned broadly in accordance with the Noise Impact Assessment (Noise Impact Assessment- RP01-26012-R3, dated 24th of June 2026 Cass Allen associated Ltd) including garden plot fences as identified in the assessment shall be submitted to and approved by the Council in writing. The acoustic fence and garden fencing 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 the development.

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

9 **Pre-Occupation Condition**: Notwithstanding the approved plans no part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

a) Details of all existing trees and planting to be removed and retained
b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details; to include compensation planting for G20
c) Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with grass/meadow establishment
d) Tree pit and staking/underground guying details, including details for sloping ground and position of root barriers and root cells where proposed adjacent/within hard landscape
e) Details of all hard surfacing materials and finishes including shared surfacing.
f) Details of all boundary treatments; to include fence cut-outs
g) Details of all external lighting to accord with details submitted pursuant to condition 19 of DC/25/1886.

h) Details of minor artefacts and structures - such as bin stores and cycle parking within open space, stores, street furniture, play equipment and safety surfacing, and signage - including location, size, colour and specification.

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site (other than those within private gardens) shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, highways and in the interests of visual amenity in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

10 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility including areas to be defined as private gardens and other areas such as buffer zones) for all communal landscape areas (including any buffer zones) has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11 **Pre-Occupation Condition**: No dwelling within the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling in accordance with drawing number [Detailed Layout Sheet 1 PL-04 Rev L and Detailed Layout Sheet 2 PL-05 Rev O]. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

12 **Pre-Occupation Condition**: No dwelling within the development hereby permitted shall be occupied until the car parking spaces (including garages where applicable) necessary to serve it have been constructed and made available for use in accordance with approved drawing number [Parking Plan PL-09 rev J]. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

13 **Pre-Occupation Condition**: No dwelling hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained 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).

14 **Regulatory Condition**: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [Arboricultural Method Statement 12790_AMS.001 Rev D, 03/11/2026].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

15 **Regulatory Condition**: Other than detailed on the approved plans/supporting documents, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no gate, fence, wall or other means of enclosure shall be erected or constructed in front of the forward most part of any building which fronts onto a highway without express planning consent from the Local Planning Authority first being obtained.

Reason: To safeguard the character and visual amenities of the locality and/or highway safety and in the interests of the landscape and character of the surroundings including approved Character Areas of the development in accordance with Policies 32, 33 of the Horsham District Planning Framework (2015).

16 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Class B of Part 1 of Schedule 2 (of the order shall be erected, constructed or placed within the curtilages of Plots 73, 74, 75, 76, 77 of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the impact on the setting of the listed building in accordance with Policies 33 and 34 of the Horsham District Planning Framework (2015).

Note to Applicant – Community Infrastructure Levy (CIL):
Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development**.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk.

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

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.