

Welcome

Welcome to Vistry Homes’ public consultation event in relation to the site at Land South of Broadbridge Way.


Vistry Homes is bringing forward a full planning application for 89 homes at Land South of Broadbridge Way.

This event is an opportunity for the community to provide feedback on the proposals, design, and layout of the new homes.

Around the room are members of the project team who will be happy to answer any questions you may have about the site.



Project Team

<div>Vistry Group</div> <div>Housebuilder</div>	<div>finc</div> <div>Architect</div>	<div> ECE Planning</div> <div>Planning Consultant</div>
<div> SECNewgate <small>Insight. Communications. Advocacy.</small></div> <div>Community Engagement</div>	<div> Derek Finnie Associates® <small>CONSULTANT ECOLOGISTS</small></div> <div>Ecologist</div>	<div> MARKIDES ASSOCIATE</div> <div>Transport and Drainage Consultants</div>

About Vistry Homes

We are a young and dynamic business, with a Partnerships-led approach, and an exciting manufacturing operation called Vistry Works. The Group's formation in 2020 and the subsequent integration of Countryside Partnerships into the Vistry family in November 2022 has made us a key player in the drive to tackle the country's housing crisis.

Delivering thousands of homes every year for the affordable and open marketplaces, the Vistry Group has an unmatched portfolio of brands, each with a rich history and strong reputation. This includes Linden Homes, Bovis Homes and Countryside Homes.

Our purpose as a responsible developer is to work in partnership to deliver sustainable homes, communities and social value, leaving a lasting legacy of places people love. The Group has been awarded the 5 Star Rating by the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey.



5 - Star
Rating



Housing Design

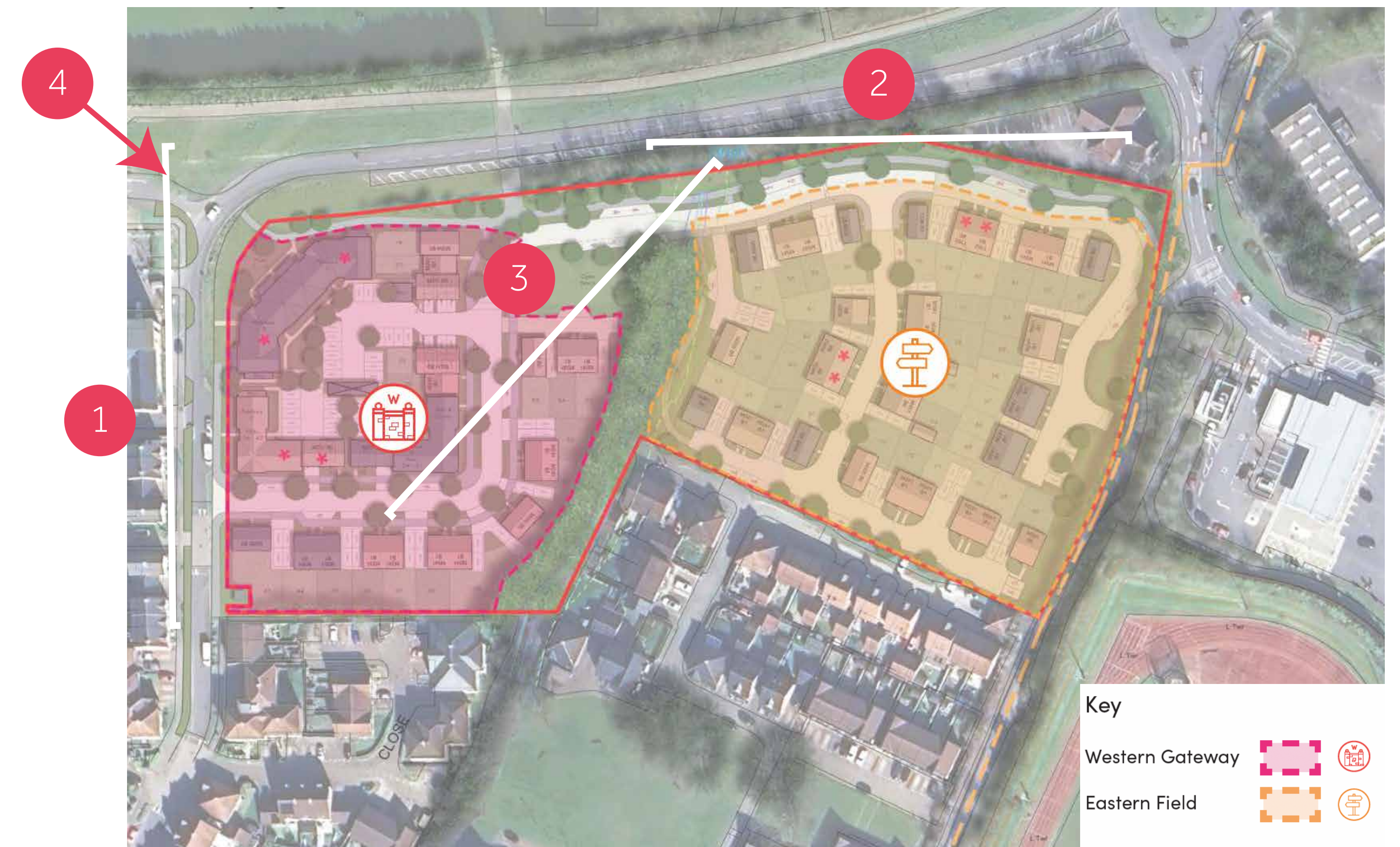
The site is structured around two key areas, each responding to the landscape and physical context of its location:

Western Gateway

This area marks the entrance to the site and includes a prominent three-storey apartment building to create a strong visual gateway. It also features smaller house types with a mix of rear and tandem parking. This part of the development has a more compact layout to reflect its position along the main access route.

Eastern Field

Linked to the Western Gateway, this area is made up of wider roads and a mix of semi-detached and detached homes. It includes the larger house types within the scheme and offers a more spacious, informal layout in keeping with its surrounding residential context.





- 1 Main vehicular access.
- 2 Pedestrian and cycle access via zebra crossings to the North and an East to West cycle route.
- 3 Footpath around the perimeter of the site.

Access & Transport

The main access to the site by car will be via a new junction connecting to Sargent Way. To encourage walking and cycling, new pedestrian and cycle links will connect key parts of the site to each other and to the nearby playing field to the north. This will include two zebra crossings across Broadbridge Way and an East to West cycle route at the top of the site.

Our transport assessment shows that the proposed homes will generate significantly less traffic than the previously assigned school use. The school was expected to create 92 vehicle trips during the morning peak (mainly from drop-offs and staff), while our residential scheme is predicted to generate just 34 trips — a reduction of 58 vehicles. In the evening peak, the residential scheme would result in 31 trips, just one more than the original proposals for a school. This means the new homes would lead to less traffic overall, particularly at the busiest time of day.

Vistry is working with Broadbridge Heath Parish Council and West Sussex County Council to support the adoption of Sargent Way and introduce new traffic calming measures to improve safety and accessibility.

Affordable Homes

Housing costs—particularly in the South East—are a significant challenge, with high demand making it harder than ever to find an affordable home. Even if you already own a home, you may have children, grandchildren or other relatives who are struggling to take their first step onto the property ladder.

The proposed development at Land South of Broadbridge Way will help address this need by delivering a mix of new homes. This includes 32 affordable homes, alongside market housing that will provide opportunities for people to upsize, downsize, or stay within their local community.

32

New affordable homes (36%)



What is affordable housing?

Affordable housing is designed for those with an income at or below the median as rated by a housing affordability index.

Houses marketed as 'affordable' must be 20% below market value.

These homes are provided via schemes such as shared ownership, social rent or affordable rent. This will be delivered by an affordable housing partner.



Housing Mix:

The housing mix has been developed through conversations with Horsham District Council to respond to housing need in the local area.

14

one-bedroom homes
(11 affordable, 3 for sale)

45

two-bedroom homes
(17 affordable, 28 for sale)

26

three-bedroom homes
(2 affordable, 24 for sale)

4

four-bedroom homes
(2 affordable, 2 for sale)

Drainage

We have designed a surface water drainage system that ensures the site remains safe from flooding and does not increase flood risk to neighbouring areas.

The site is split into two drainage areas: east and west. Each area will have its own dedicated drainage system that includes permeable paving, underground water storage tanks (also known as attenuation tanks), and infiltration trenches. These features work together to slow down and store rainwater, helping to prevent flooding by ensuring that water drains into the existing drainage systems at a natural, pre-development rate.

Both drainage systems will discharge into the existing watercourse, but only at restricted rates that mimic the current greenfield conditions. As part of the development, two small sections of the stream will need to be placed underground (culverted) to accommodate the layout of the site.

The entire drainage network is designed to handle very heavy rainfall, including storms that are expected only once every 100 years. This means the site will not flood during such extreme weather events.

Vistry have already begun working with Broadbridge Heath Parish Council to clear the culverts on either side of the by-pass and are committed to removing and replacing the treeline as well as improving the drainage of the nearby football pitch.

In summary, the drainage proposals have been developed to ensure that there will be no increased risk of flooding to either the new development or surrounding areas.



Illustrative images of attenuation pond.



Illustrative images of attenuation pond.

Sustainability

Vistry Homes has prioritised the energy efficiency of its homes right from conception, at the start of the design and development process.

This focuses our sustainability efforts on the materials that make up the building itself, rather than relying on energy saving technology or renewable energy generation. Vistry Homes are currently on track to deliver its first zero carbon house by 2040.

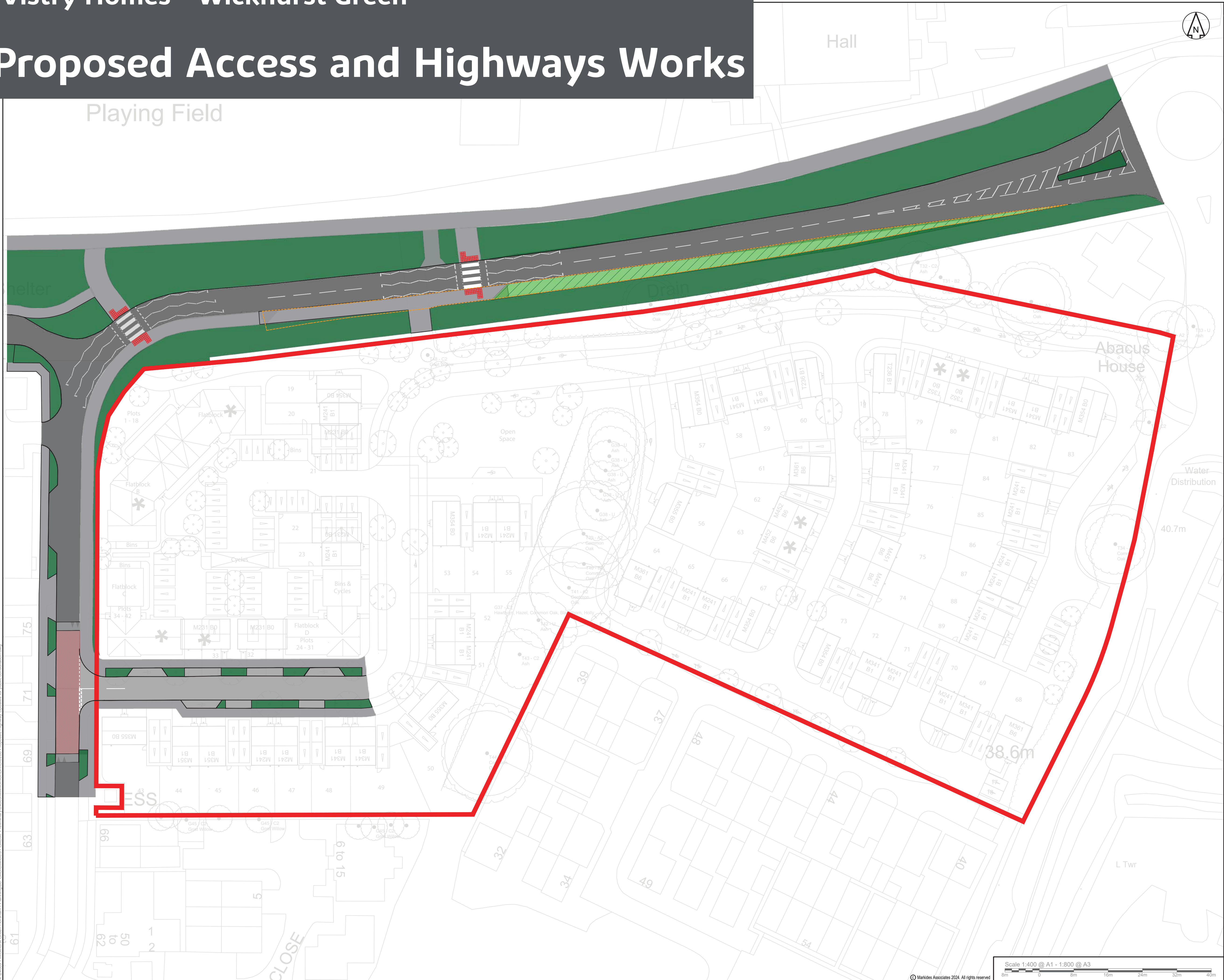
The site will achieve a biodiversity net gain of at least 10%.

- 1 Solar Panels
- 2 Battery
- 3 Heat Recovery System
- 4 Air Source Heat Pump
- 5 Hydrogen Boiler
- 6 Smart Technology
- 7 Low Carbon Materials
- 8 Electric Vehicle Charging Point



Indicative diagram of sustainability features in Vistry Homes.

Proposed Access and Highways Works



DO NOT SCALE OFF THIS DRAWING

NOTES

1. This drawing is indicative and subject to discussions with local & national highway authorities. This design is also subject to confirmation of land ownership, topography, location of statutory services, detailed design and traffic modelling

2. This drawing is based upon drawing number 24.1945.1000P Wickhurst Green - Proposed Site Layout.dwg supplied by FINC Architects Ltd and Markides Associates shall not be liable for any inaccuracies or deficiencies.

3. Markides Associates accept no responsibility for any unauthorised amendments to this drawing. Do not rely on dimensions scaled from this plan.

4. Any swept path analysis has been undertaken using Autodesk vehicle tracking software (AutoTRACK) and Markides Associates shall not be liable for any inaccuracies or deficiencies.

KEY:

Red line Boundary

Area to be infilled

Highway Boundary Extent

Carriageway

Proposed Footway

Proposed Raised Table

Proposed Layby

Infilled With Vegetation

Revision History

Rev	Comment	By	Chkd	Appr	Date
P01	FOR INFORMATION	BRG	LL	LL	14.03.25

Current Revision

Rev	Comment	By	Chkd	Appr	Date
P01	FOR INFORMATION	BRG	LL	LL	14.04.25

S2 - FOR INFORMATION

VISTRY MAJOR PROJECTS

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Project

WICKHURST GREEN
BROADBRIDGE HEATH

Drawing Title

HIGHWAY PROPOSALS
GENERAL OVERVIEW

Markides Associates reference:

24069

1:400 @ A1

24069-MA-XX-XX-DR-C-201

P01

Delivering Local Improvements

As part of our commitment to delivering positive outcomes for the local area, this development will contribute financially to support a wide range of community improvements. These contributions are made through two main mechanisms:

- **S106 agreements** are made between local authorities and developers to mitigate the impacts of a development. Contributions include financial contributions or commitments such as affordable housing and improving local amenities.
- **Community Infrastructure Levy:** CIL is a charge that local authorities can charge on new developments in designated areas to support the delivery of public services such as roads, schools, and health care.

This development is anticipated to contribute approximately £3.77m to CIL and over £330k in the S106 agreement.

We appreciate that there are several outstanding issues relating to the original Wickhurst Green development. Through our engagement as part of this planning application we are seeking to help resolve these issues through discussions with the Parish Council.

Vistry are significantly contributing to and committed to improving drainage on and near the site, particularly drainage of the football pitch and surrounding areas to allow for year round play. The recreation ground will then be properly integrated into the current development with two dedicated zebra crossings provided to link the open spaces to the new site. Vistry is also progressing with the transfer of green spaces and community allotments to the Parish Council and with the removal and replacement of the existing treeline along Broadbridge Way.

£3.77m

CIL Payment to
Horsham District
Council

£338K

S106 to
Horsham District
Council



Site History

In November 2022, Vistry Homes acquired Countryside Partnerships, the company responsible for the development of the existing 918 homes at Wickhurst Green.

As part of the acquisition, Vistry Homes inherited the responsibility for Wickhurst Green. This included the land which had previously been set aside for a new primary school on Sargent Way.

In July 2022, the Department for Education informed West Sussex County Council (WSCC) that the site had been withdrawn from its Free School Capital Programme and as such there would be no funding to deliver a primary school on this site. The S106 agreement expired in August 2022 which transferred ownership of the site to Countryside Partnerships.

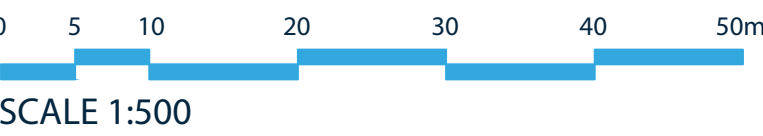
In December 2024, following changes to the National Planning Policy Framework (NPPF), the housing target for Horsham District Council rose from 917 homes per year to 1,357 homes per year. This almost 50% increase in the council's housing target has meant that sites like this one are now being considered for housing. In response to this, Vistry Homes has designed a proposal for 89 new homes, including 32 affordable homes for the site.

While Horsham District Council has indicated that it would like to see a greater number of homes delivered on this site, Vistry has taken the view that 89 represents the highest number that can be accommodated on the site.



Aerial photographs showing the progression of development of Wickhurst Green since 2012.

Vistry Homes – Wickhurst Green



- KEY
- Site boundary
-
- Public Rights of Way

1

Existing trees retained

2

Existing understorey vegetation retained

3

Asphalt access road, driveway and parking bays

4

Asphalt pedestrian path

5

SUDS filter strip with wildflower meadow planting

6

Paved parking court with ornamental planting and trees

7

Courtyard with ornamental hedge, shrub planting and trees

8

Timber fence to rear gardens

9

Self binding gravel cycle / pedestrian path

10

Proposed concrete flag paving for private front and rear access paths and bin collection point

11

Proposed tree planting

12

Ornamental shrub planting to private frontages

13

Proposed native shrub mix planting

14

Informal public open space with bench seating

B	02.05.2025	Issued for planning	CLB
A	01.05.2025	Draft issued for comments	CLB
Rev	Date	Amendment	Initials

Project:
WICKHURST GREEN
BROADBRIDGE HEATH
Client:
VISTRY MAJOR PROJECTS
Drawing:
ILLUSTRATIVE LANDSCAPE MASTERPLAN

Drawing no: 24.2114.L100 Rev: B

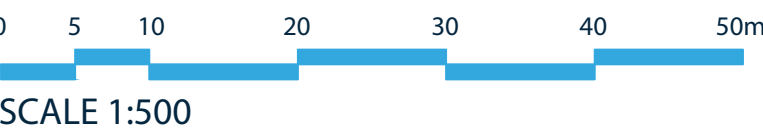
Scale@A1: 1:500 Date: MAR '25 Drawn: CLB Checked: JM

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PLANNING

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PLANNING