



# **Land at Wickhurst Green, Statement of Community Involvement.**

May 2025

## Executive Summary

- Vistry (hereafter referred to as 'the Applicant') has carried out pre-application engagement prior to the submission of a full application for Land at Wickhurst Green, Broadbridge Heath.
- The Applicant has prepared and is bringing forward a full planning application for the site for 89 homes.
- The Applicant appointed SEC Newgate to undertake a programme of community engagement and consultation on the proposed scheme, in line with Horsham District Council's Statement of Community Involvement (SCI) and the tenets of the Localism Act 2011. This document explains the engagement that has been carried out in relation to this application and the ongoing engagement planned as part of the post submission phase of the project.
- The Applicant has held two meetings with Broadbridge Heath Parish Council to introduce the principle of development of the site and to better understand the key issues impacting the local community.
- In addition to this, the Applicant has met with the two ward members for the site to brief them on the plans and to gain further understanding of key local issues.
- The Applicant also hosted a public engagement event to display the proposals and to speak with members of the local community on Saturday 10<sup>th</sup> May 2025. Letters to this event, including details of the proposals were sent out to 1082 households via Royal Mail delivery on April 26<sup>th</sup>.
- A project website [www.bhconsult-vistry.co.uk](http://www.bhconsult-vistry.co.uk) was created, which includes details of the site layout and on which further information will be shared post-submission.
- A dedicated project email address was set up; [info@bhconsult-vistry.co.uk](mailto:info@bhconsult-vistry.co.uk)

## Background

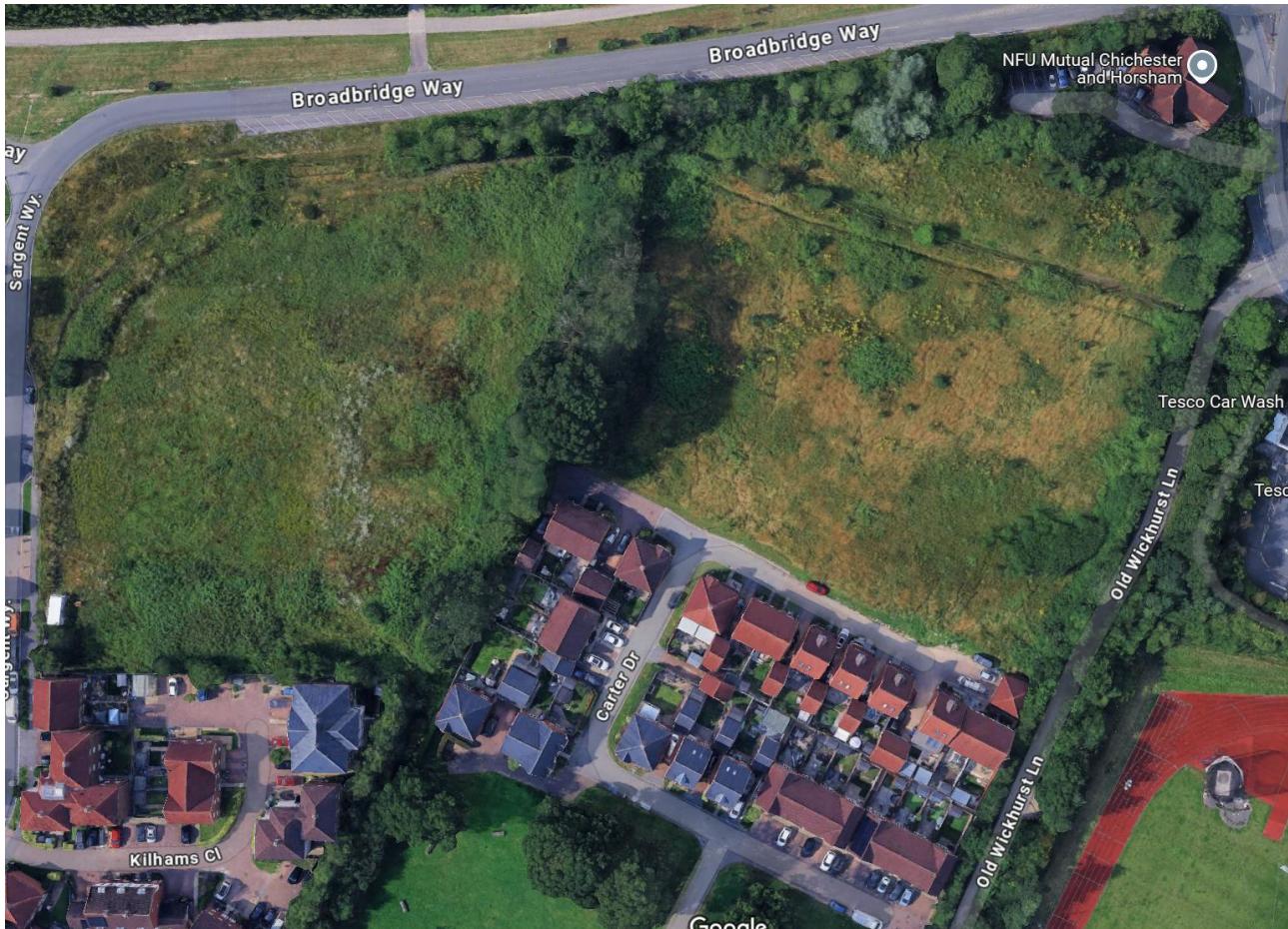
The 2.35ha site forms part of land formerly owned by Countryside as part of the 'Land South of Broadbridge Heath' development' approved in 2011 and built out to create 918 units.

The site sits to the south of Broadbridge Way, to the east of Sargent Way and to the north of Carter Drive. The site gained planning permission in 2011 for a new 420-place primary school as part of the 'Land South of Broadbridge Heath' development.

In July 2022, the Department of Education informed West Sussex County Council (WSCC) that the development 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.

In response to an identified local need for housing, The Applicant has prepared a full planning application for the site for 89 homes.

## Site Location



## Purpose of Consultation

The Applicant recognises the potential impact that development has on local communities and believes that local people should be involved in helping shape the environment in which they live.

The importance of pre-application engagement is recognised in the Government's National Planning Policy Framework (NPPF), which 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" (Section 39, page 13).*

In accordance with the NPPF, the Applicant has undertaken a programme of engagement with the local community, to ensure that local people have the opportunity to inform the proposals

prior to the submission of a planning application. This programme is also compliant with the National Planning Policy Guidance (NPPG).

Against this background, the objectives of this engagement strategy and programme were as follows:

To meet the requirements for pre-application consultation on major planning applications set out in the Planning and Compulsory Purchase Act 2004 and supporting guidance, including the Council's SCI and the Localism Act.

To ensure that the local community and its elected representatives were informed and consulted in respect of the proposed plans.

To demonstrate how feedback has been incorporated in the revised proposals and to explain why not, if it has not been.

Effective community involvement should ensure that people:

- Have access to information.
- Can put forward their own ideas and feel confident that there is a process for considering those ideas.
- Can take an active part in development proposals and options.
- Can comment on formal proposals.
- Get feedback and be informed about progress and outcomes.

The Applicant is committed to fulfilling these principles and engaged SEC Newgate to co-ordinate the public consultation and report back on the results.

### **Horsham District Council's Statement of Community Involvement**

An extract from the development management section of the 2020 SCI  
([https://www.horsham.gov.uk/\\_data/assets/pdf\\_file/0011/89471/Statement-of-Community-Involvement-approved-September-2020.pdf](https://www.horsham.gov.uk/_data/assets/pdf_file/0011/89471/Statement-of-Community-Involvement-approved-September-2020.pdf), page 25)

#### *"Pre-application Consultation*

*3.5 Pre-application consultation is carried out by or on behalf of the applicant / developer before a planning application is submitted to the local authority. Seeking pre-application advice is strongly encouraged and is a best practice approach, as set out within Government guidance. The pre- application process can identify potential problems or improvements that could be made to proposals at an early stage.*

*We recommend that any development scheme is developed involving consultation with local residents, organisations and other key stakeholders in addition to the Council and prior to submitting any planning applications for major developments and other complex developments, which would invoke significant public interest. The applicant should consider the outcome of any public consultation to help inform the submission of any planning application.*

3.6 Local residents can benefit from this by providing their input to help ensure the development is acceptable in planning terms. It can also assist developers by understanding the communities' aspirations and reducing the scope for objections at a later stage.

3.7 Developers undertaking pre-application consultation with local communities and stakeholders 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.”

## Targeted Engagement

The Applicant held meetings with Broadbridge Heath Parish Council and the ward members for Broadbridge Heath in the lead up to submission and held a public engagement with the wider community during the pre-submission phase.

### Horsham District Council Ward Members

The HDC ward members for Broadbridge Heath, Cllr Jonathan Taylor and Cllr James Brookes, were offered a briefing on the applicant's proposals. Both members met with members of the project team during the pre-submission phase of the project.

- **16<sup>th</sup> December 2024:** Initial meeting with Cllr Jonathan Taylor, Cllr James Brookes and The Applicant. The meeting focused on the rationale for developing the site for housing, the need to ensure that the scheme was designed in a sensitive way so as not to impact neighbours and the impact that traffic from the proposals would have on Sargent Way, which is already experiencing rat running.
- **7<sup>th</sup> May 2025:** Conducted a follow up briefing for Cllr Taylor (with apologies from Cllr Brookes). The Applicant provided an update on the evolution of the plans, discussions with the Parish Council and the upcoming public engagement event. The meeting covered issues including highways, density, open space and connectivity to the rest of Broadbridge Heath.

### Broadbridge Heath Parish Council -

- **19<sup>th</sup> November 2024:** Initial email to Broadbridge Heath Parish Council to introduce the project team and to request a meeting. The meeting focused on
- **9<sup>th</sup> December 2024:** Phone call with Parish Clerk to discuss the plans and to set up a date to meet with the Parish Council.
- **13<sup>th</sup> February 2025:** A meeting with held with members of Broadbridge Heath Parish Council. This was an informal meeting and as such members of the parish were not speaking in an official capacity, nor providing any opinions on the proposals. The meeting focused on addressing concerns related to traffic, site access, and various development issues. Key points discussed included finding alternative entrances to the site to alleviate traffic on Sargent Way, addressing fences, pavements, pedestrian areas, and playgrounds, and clarifying plans for ransom strips and water drainage. The council expressed frustration with HDC's planning decisions and emphasised the need for collaboration to resolve outstanding issues.

Actions points arising from the meeting, included:

- **Legacy issues:** A request for the project team to walk the site and address fences, pavements/pedestrian areas, kids playground, and s106 outstanding items. Review correspondence, permissions/signatures, legal admin, and bureaucracy around the land parcels. Share original plans and other information with Clerk and BHPC. Contribute to the local football team to help with drainage costs.
- **Broadbridge Heath Parish Council:** Write directly to The Applicant, asking for major projects/legacy team to work through and action outstanding items from resident complaints to the s106. The Parish Council also agreed to send documents, info, and the schematic for the original community plan for the site.
- **Blocked culvert:** Draw up plans for culvert to be shared with The Applicant.
- **16<sup>th</sup> April 2025:** A meeting was held at Broadbridge Heath Parish Council with representatives from the parish council and The Applicant. This was an informal meeting and as such members of the parish were not speaking in an official capacity, nor providing any opinions on the proposals. Again, the meeting focussed on site access as well as density, drainage and the various outstanding matters from the previous Countryside development. The Applicant explained the work and progress made addressing the outstanding issues and a commitment to continue communications and dialogue between Vistry and the parish council to solve the land parcels, allotments and traffic issues on Sargent Way. The effectiveness of the bus gate and rat run through the co-op carpark and working with WSCC to calm the traffic was also raised. The meeting also discussed the pedestrian access to the recreation ground and financial support the Applicant can provide to improve the drainage.

Actions points arising from the meeting, included:

- **Legacy issues:** To continue to resolve outstanding legacy issues from the previous site ownership.
- **Broadbridge Heath Parish Council:** Share a list of outstanding items with Vistry, previous plans for drainage and site as public space. Facilitate communication with residents to share information on development.
- **Vistry:** To share the housing density chart for Broadbridge Heath. Formulate a list of tasks, stages, schedule, and agenda of business. Allowing everyone, including the solicitors, to work from the same worksheet/programme. Vistry to look at toucan rather than zebra crossing over Broadbridge Way. Make checks on ownership / adoption status and what can be done to slow traffic on Sargent Way. Vistry to consult and directly letter nearby neighbours inviting comment and feedback at a public consultation event. Sharing information with BHPC to further publicise.

### Public Engagement Event

The Applicant held a public engagement event at Broadbridge Heath Village Centre on Saturday 10<sup>th</sup> May. The event was publicised by posts across local Facebook pages, local group mailing lists, and a direct posted mailout with invite to nearby residents of Broadbridge Heath, to almost 1100 households.

A project website bhconsult-vistry.co.uk was created to host event information and content shown at the events and an online feedback form (See details of the event publicity in appendix 1 and 2). Anticipating a high level of interest, an Eventbrite was created encouraging attendees to sign up to time slots to meet the team. 27 people signed up via the Eventbrite and others walked in on the day.

The purpose of the event was to introduce the community to the project team, show details of the proposals, and invite feedback on their details.

48 people attended the event. They viewed 11 exhibition boards in the main hall of Broadbridge Heath Village Centre. There were four members of the project team available to answer questions, including representatives from Vistry and SEC Newgate disseminating a range of information from consultant engineers - on traffic and ecological considerations to architects on their design approach. The boards' contents are summarised below; see Appendix 3 for images.

Board	Focus	Information
1	Welcome	<ul style="list-style-type: none"> <li>• Introduction to the exhibition</li> <li>• Information about The Applicant's plans to bring forward a Reserved Matters Application</li> <li>• Information about the project team</li> </ul>

2	About Vistry Homes	<ul style="list-style-type: none"> <li>• About Vistry Group and its partnerships-led approach</li> </ul>
3	Access and Transport	<ul style="list-style-type: none"> <li>• Diagrams of primary access route from Broadbridge Way into the Sargent Way site entrance and highway/ traffic impact analysis of primary school vs housing.</li> </ul>
4	Housing Design	<ul style="list-style-type: none"> <li>• Information about housing design</li> <li>• Streetscapes graphics</li> <li>• Character Areas - map and description of proposed character areas</li> </ul>
5	Affordable Homes	<ul style="list-style-type: none"> <li>• Information about affordable housing provision</li> </ul>
6	Drainage	<ul style="list-style-type: none"> <li>• Information on drainage, flooding and ecological enhancements.</li> </ul>
7	Sustainability	<ul style="list-style-type: none"> <li>• Information about sustainability features on the houses</li> </ul>
8	Proposed Access and Highways	<ul style="list-style-type: none"> <li>• Technical drawings of site access from Sargent Way. Further diagrams of route from Broadbridge Way into Sargent Way with pedestrian crossings marked.</li> </ul>
9	Delivering Local Improvements	<ul style="list-style-type: none"> <li>• Contributions the site makes to the existing community</li> <li>• Community Benefits (CIL and S106)</li> </ul>
10	Site History	<ul style="list-style-type: none"> <li>• Historical site context and history of proposed development.</li> </ul>
11	Masterplan	<ul style="list-style-type: none"> <li>• Annotated site masterplan</li> </ul>

Attendees were encouraged to fill out a feedback form that they could return on the day, send back via Freepost, or fill out online via scanning a QR code or visiting the consultation website.

Residents were also able to email the project team at [info@bhconsult-vistry.co.uk](mailto:info@bhconsult-vistry.co.uk).

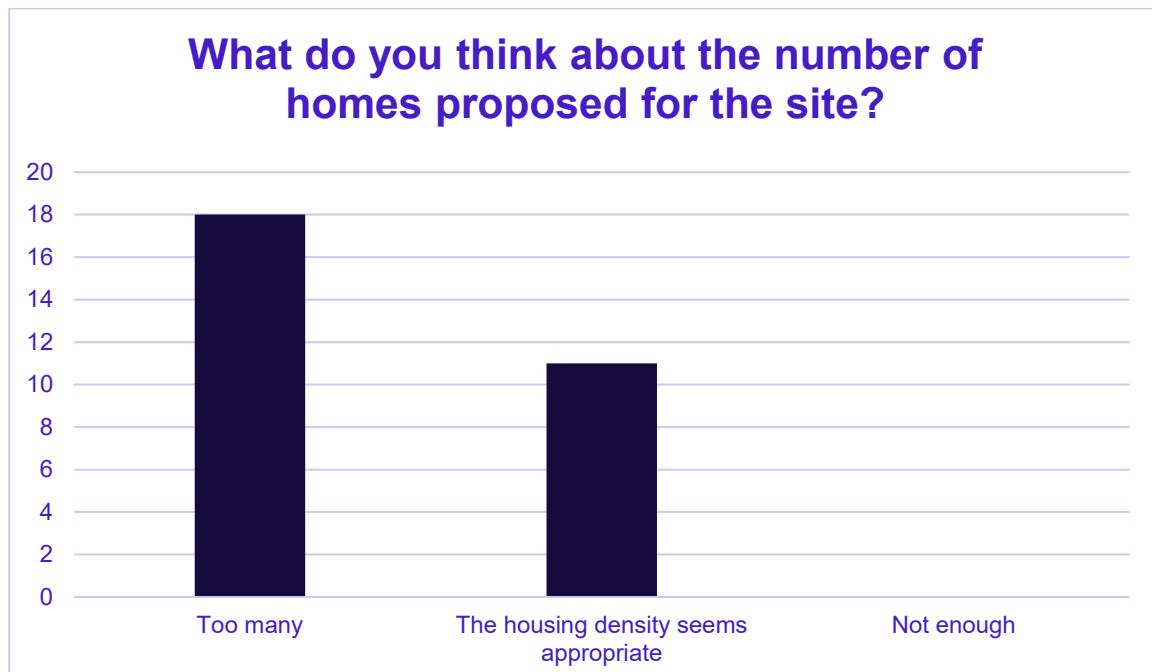
A total of 34 feedback forms were returned to the project team. 27 through the online form and 7 paper forms (See a copy of the feedback form in appendix 4).

The website will remain the main point of contact with the community as the project progresses. The website has a document library where all the exhibition materials can be found for community members to refer to. The website will provide regular updates.

## Feedback Analysis

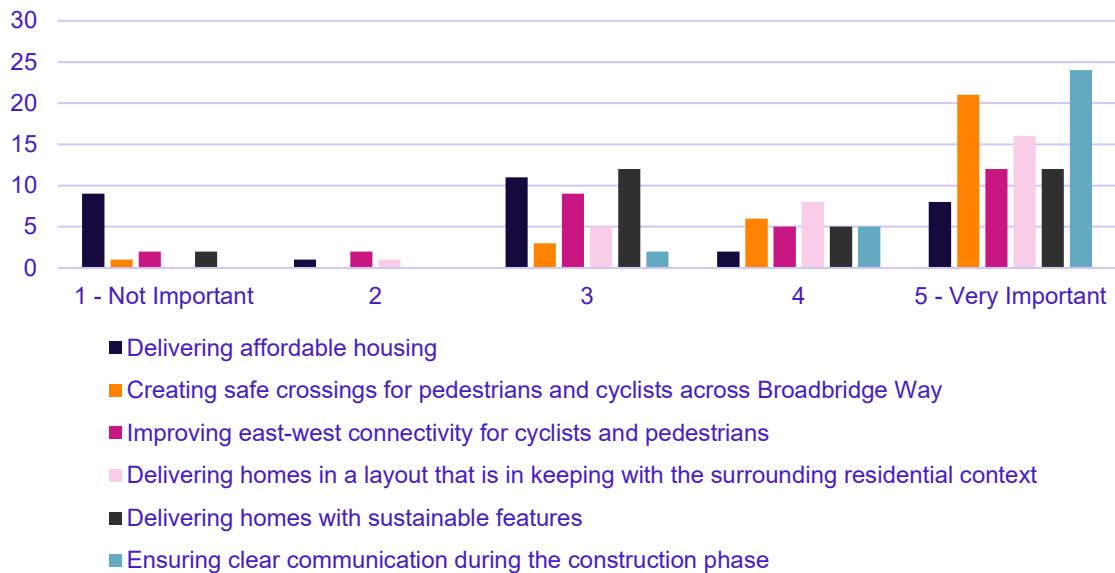
### Quantitative Overview

- 38% of respondents thought that the housing density was appropriate, whilst 62% of respondents said that the proposals were too dense.

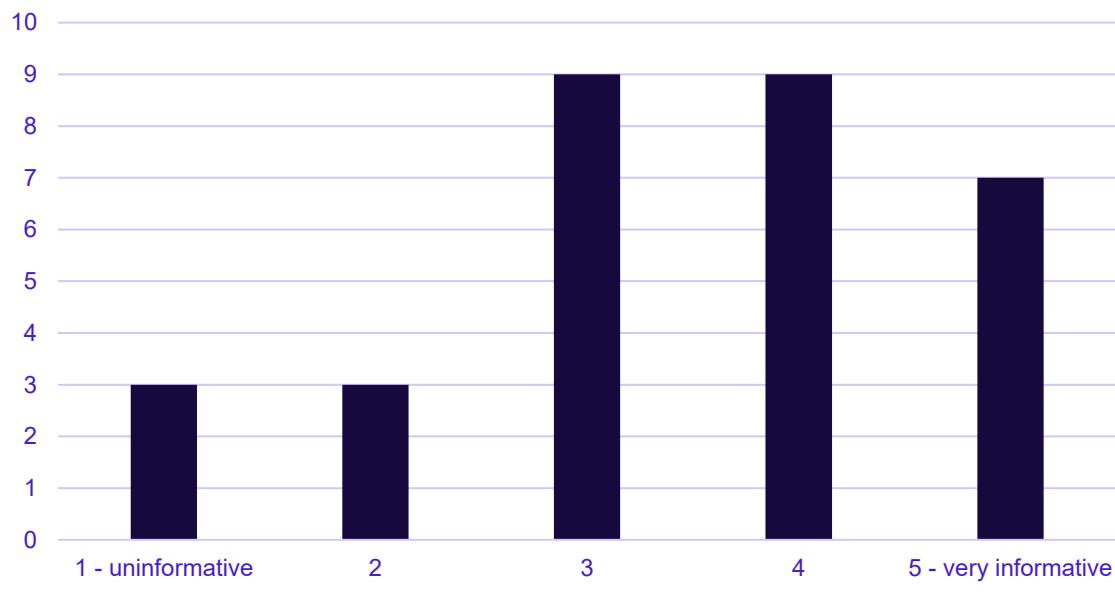


- The aspect of the scheme that was most selected as very important was 'ensuring clear communication during the construction phase' (24). This was followed by 'creating safe crossings for pedestrians and cyclists across Broadbridge Way' (21).
- 29% of respondents said that delivering affordable housing was not important, whilst 26% said that delivery of affordable housing was important.

## When developing Land South of Broadbridge Way, how important do you consider the following?

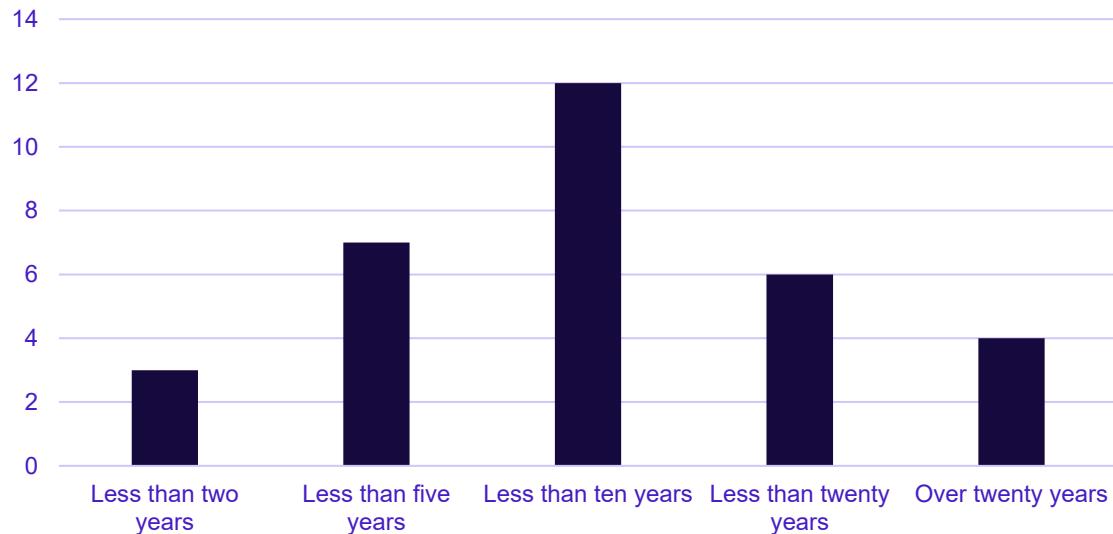


## I found the information provided to be:



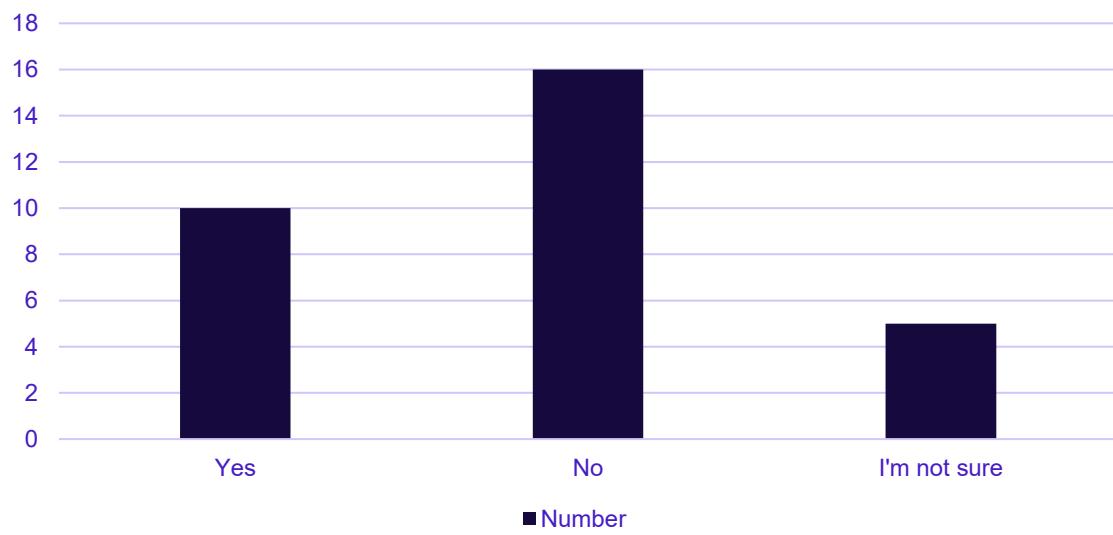
- 33% of respondents had lived in Broadbridge Heath for less than five years, while 13% had lived in the area for more than twenty years.

### If you live in Broadbridge Heath, how long have you lived here for?



- 33% of respondents supported the principle of new homes on the site, 53% said that they did not.

### Do you support the principle of Vistry Homes bringing forward new homes on this site?



## Detailed Feedback

- Residents were asked to provide their own comments on ideas for access and highways, pedestrian connectivity, housing design and mix as well as density, landscaping and drainage, and their previous experiences of residential developments in the area. They were also invited to provide any additional comments about the application.
- Comments frequently made are summarised below and grouped by topic.

Themes	Details
Access and Connectivity	<ul style="list-style-type: none"> <li>➢ Most common response questioned the access from Sargent Way.</li> <li>➢ Most (10) concerned with Sargent Way rat-run</li> <li>➢ Many (7) worried it will increase traffic.</li> <li>➢ Impact on parking/ loss of parking on Sargent Way.</li> <li>➢ Controlled and zebra crossings requested.</li> <li>➢ Improved signage to deter HGVs along ring road/ A24 before they arrive at Broadbridge Way.</li> <li>➢ Some wanted access relocated to Broadbridge Way.</li> <li>➢ 3 supported the development's approach to access and connectivity.</li> </ul>
Landscape and drainage	<ul style="list-style-type: none"> <li>➢ Support for the housing design with some approving improving the 'waste ground - an eye sore'.</li> <li>➢ Some supported the amount of green space.</li> <li>➢ Whilst others requested greater children's play provision.</li> <li>➢ Residents wanted better adopted standards of site post development and good quality maintenance.</li> <li>➢ One respondent didn't want it developed with some mention of protecting the existing trees and wildlife. Hedgehog Highway added.</li> <li>➢ Drainage on site post development and culvert clearance to prevent nearby flooding.</li> <li>➢ Screening/ mature landscaping for Carter Drive and existing resident during and post development.</li> </ul>
Housing Design	<ul style="list-style-type: none"> <li>➢ Wide support for sustainable designs e.g with all homes equipped with solar panels.</li> <li>➢ Half of respondents supported the design and quantum, half were against any homes being built. One felt housing was too close together.</li> <li>➢ Quality of development and need to be sympathetic to existing properties and Wickhurst Green vernacular.</li> <li>➢ More car parking requested (2), along with garages.</li> </ul>

Housing mix	<ul style="list-style-type: none"> <li>&gt; Some felt there were too many houses proposed for size of site.</li> <li>&gt; Some emphasised that the affordable housing needs to be delivered.</li> <li>&gt; Some wanted more 4 bed houses, whilst others thought the mix was good.</li> <li>&gt; One felt there was too much affordable housing and another wrote that there are 'too many flats'.</li> </ul>
Misc	<ul style="list-style-type: none"> <li>&gt; Concern that it will create additional pressure on existing services and infrastructure such as schools and waste.</li> <li>&gt; Will Carter Drive be secured and the adjoining properties boundaries protected/ improved? Window cleaning provided during build phase?</li> <li>&gt; Support Broadbridge Heath Football Club and improve the drainage of football pitch across the Way.</li> </ul>
Experience of recent residential development / what elements of Wickhurst Green have been done well?	<ul style="list-style-type: none"> <li>&gt; There was support for the look and design of the houses (6), and the provision of green spaces (6) and children's play areas (6).</li> <li>&gt; The integration of the bridleway with the Downs Link was also credited (2), alongside provision for the football club, community building, and commercial offering.</li> <li>&gt; Two noted that the new bypass has helped traffic congestion.</li> <li>&gt; Two said that their experience of recent development was positive.</li> </ul>
Experience of recent residential development / what elements of Wickhurst Green have been done less well?	<ul style="list-style-type: none"> <li>&gt; Most comments were about roads and traffic. The use of Sargent Way as a cut-through, made worse by the closure of Broadbridge Way was of particular concern.</li> <li>&gt; Unresolved issues in Wickhurst Green were mentioned such as the unadopted roads and the need to release the allotment land.</li> <li>&gt; The roads were described as badly planned (2), narrow (4), and lacking parking spaces (4). There are also lacking footpaths and safe routes across Broadbridge Way.</li> <li>&gt; Issues with management companies and poor maintenance of landscaping and street lighting were raised.</li> <li>&gt; There was disappointment that some promised facilities had not been delivered such as a pub, a school, and a GP.</li> <li>&gt; More engagement with community groups and residents was requested.</li> </ul>

What improvements/other amenities are needed in the area?

- > A solution to traffic issues on Broadbridge Way/ Sargent Way
- > Doctors (7)
- > Café (2)
- > Pub (6)
- > New school (8)
- > Hedgehog highways
- > Change of maintenance company (5)
- > Something for teenagers to do/ youth club

## Response to Feedback

Feedback	Changes made
Security / Privacy	Fencing and planting. We received many requests to protect the privacy and security of the homes along the site boundary on Carter Drive. We have committed to securing the site as well as provide quality, robust fencing and planting to provide security and privacy buffers for those properties. Dialogue has begun around specific plants/ trees to use and how vehicles can be prevented from accessing Carter Drive.
Pedestrian Access	Pedestrian/ Toucan crossing changes. It was originally suggested that two zebra crossings across Broadbridge Way would be appropriate but after discussions with members of the public and local councillors during the consultation; the Applicant is considering a controlled pedestrian crossing with potential to be safer and provide better connectivity to the recreation fields and village centre. Also committed to improving west-east link through site to provide additional routes to the retail park and Wickhurst Green shops.
Site Layout and Landscape	The Applicant is committed to adhering to its local placemaking obligations and to work with BHPC.

Misc	<p>The site was originally allocated for a primary school however WSCC and the Department of Education felt current local capacity was sufficient. The Applicant will provide significant CIL and S106 payments to support local infrastructure and is committed to working with WSCC on traffic calming measures on Sargent Way.</p> <p>Some nearby properties requested window cleaning during build phase, and we are looking into this.</p> <p>As part of the s106 commitments the Applicant will provide financial support to the football club to improve drainage and the treeline across Broadbridge Way.</p>
Community Communications	<p>Willingness to work with community groups, parish council, and ward councillors going forwards. Continued open dialogue and communication between the ward councillors and parish council. This included returning several times for individual meetings with the parish council.</p>

## Conclusion

In line with local and national guidance, the Applicant has undertaken a programme of consultation to engage with local residents and elected representatives in respect of proposals for a full application for development on Land at Wickhurst Green.

SEC Newgate, on behalf of the Applicant, undertook engagement with the local community prior to the planning application being submitted. Local stakeholders have had the opportunity to engage with representatives of the project team, as well as direct engagement via email and phone during the formal public consultation process.

The Applicant has demonstrated a willingness and desire to meet and engage with a wide range of stakeholders, and to continue this dialogue post submission, and will make every effort to incorporate comments received from the consultation where possible in the final plans.

## Appendix 1 - Public Consultation Event Publicity

### Publicity of the engagements

Posts on the  
Broadbridge  
Heath Parish  
Council  
Facebook  
Page - (wasn't  
shared by HDC  
Cllr's)

[May 9](#)

**Broadbridge Heath Parish Council's post**

 **Broadbridge Heath Parish Council** · [Follow](#) · 6 May at 10:20 · 

Vistry Homes are holding a public engagement meeting, this coming Saturday, 10th May, 1pm-6pm at the Village Centre.  
The letter and attendance details can be found on our website.



BROADBRIDGEHEATH-PC.GOV.UK  
**Vistry Public Engagement Event - Broadbridge Heath Parish Council**  
A public engagement event is being held on Saturday May 10th 1pm-6pm regarding a proposal f...

 2      11 comments 3 shares

 Like       Comment       Share

Information shared by Broadbridge Heath Parish Council through their website.

[Broadbridge Heath PC website.](https://www.broadbridgeheath-pc.gov.uk/_VirDir/CoreContents/News/Display.aspx?id=75651)

[https://www.broadbridgeheath-pc.gov.uk/\\_VirDir/CoreContents/News/Display.aspx?id=75651](https://www.broadbridgeheath-pc.gov.uk/_VirDir/CoreContents/News/Display.aspx?id=75651)



The screenshot shows a news article titled "Vistry Public Engagement Event" published on 06 May 2025. The article discusses Vistry Homes' proposal to bring forward 89 new homes at Land South of Broadbridge Way in response to Horsham District Council's raised housing target. Below the article are links to "Letter from Vistry" and "Attendance details". The website features a blue header with navigation links: News & Events, Home, Council, Finance, Planning, and Community. The main content area has a background image of a park with yellow flowers.

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Eventbrite page where attendees were invited to sign up for a particular timeslot

[Eventbrite](#)

Saturday, May 10

## Public Engagement Event - Vistry Homes, Wickhurst Green

Welcome to our booking platform.



By SEC Newgate UK

3 years on Eventbrite

[Follow](#)

### Date and time

Saturday, May 10 · 2 - 8pm GMT+1

### Location

To be announced

### About this event

### Organized by

SEC Newgate UK

3 years on Eventbrite

[Contact](#)

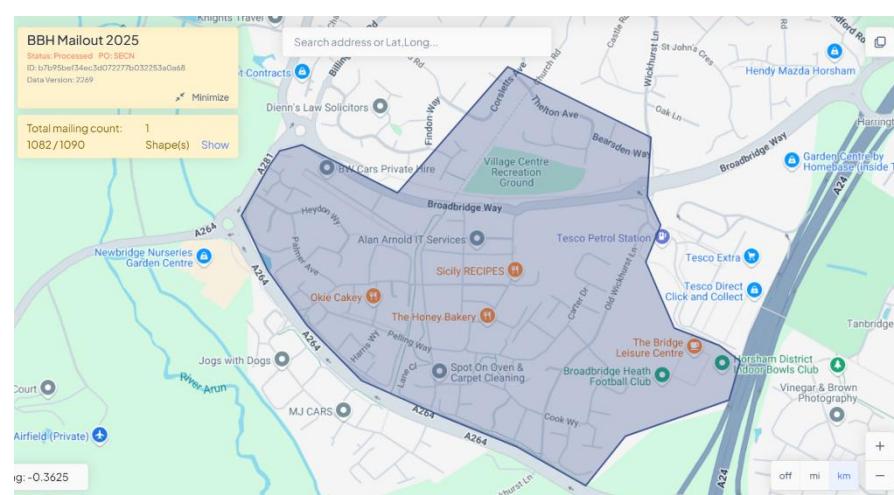
[Follow](#)



Resident/letter recipient selection diagram.

Details distribution catchment area showing 1082 homes.

[GeoList](#)



## Appendix 2 - Invitation to Wickhurst Green residents



v3Print\_BH Letter.pdf 1 24/04/2025 12:07



### Vistry Homes - Public Engagement Invitation

Dear resident,

I am writing to you on behalf of Vistry Homes, one of the country's leading providers of homes in the UK.

In November 2022, Vistry Homes acquired Countryside Partnerships, the company which had previously developed Wickhurst Green. As part of the acquisition, Vistry Homes inherited the responsibility for Wickhurst Green, including the land which had previously been earmarked for a new primary school on Sargent Way.

In July 2022, the Department for Education informed West Sussex County Council (WSCC) that the development 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.

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 upper limit of what can be comfortably accommodated.

Vistry Homes is proposing to bring forward 89 new homes at Land South of Broadbridge Way in response to Horsham District Council's raised housing target.



We will be holding a public engagement event to show the plans at:

**Date:** 1PM - 6PM  
Saturday, May 10th

**Address:** Broadbridge Heath Village Centre,  
Wickhurst Ln, Broadbridge Heath,  
Horsham RH12 3LY

All of the details will be made available on the project website [www.bhconsult-vistry.co.uk](http://www.bhconsult-vistry.co.uk) in the coming weeks, and if you have any questions, please contact the project team via:  
[info@bhconsult-vistry.co.uk](mailto:info@bhconsult-vistry.co.uk)

Yours faithfully,

John Longhorn,  
Vistry Homes



 [www.bhconsult-vistry.co.uk](http://www.bhconsult-vistry.co.uk)  [info@bhconsult-vistry.co.uk](mailto:info@bhconsult-vistry.co.uk)

**Vistry Homes**



## Appendix 3 - Exhibition Boards

**Vistry Homes - Wickhurst Green**

### 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

Vistry Group Housebuilder	<b>finc</b> Architect	ECE Planning Planning Consultant
secNewgate Community Engagement	Derek Finnie Associates Ecologist	M Associates Transport and Drainage Consultants

**Vistry Homes - Wickhurst Green**

### 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.




**Vistry Homes - Wickhurst Green**



**Access & Traffic Impact**

**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.

**Vistry Homes - Wickhurst Green**

## 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.




## Vistry Homes - Wickhurst Green

### 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)

## Vistry Homes - Wickhurst Green

### 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.

## Vistry Homes - Wickhurst Green

### 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.

## Vistry Homes - Wickhurst Green

### Proposed Access and Highways Works



## Vistry Homes - Wickhurst Green

### 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 tree line 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.

## Vistry Homes - Wickhurst Green



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



## Appendix 4 - Feedback Form

Land South of Broadbridge Way	Vistry Group	Land South of Broadbridge Way	Vistry Group
<b>Feedback Form</b> <p>Thank you for attending today's engagement event. We would be grateful to receive your feedback by 26 May 2025.</p> <p>You can respond by:</p> <ul style="list-style-type: none"> <li>• Filling in this feedback form today and putting it in the box</li> <li>• Taking a feedback form away and returning it to: FREEPOST SEC NEWGATE LOCAL (no stamp required)</li> <li>• Emailing info@bhconsult-vistry.co.uk</li> <li>• Go online to <a href="http://www.bhconsult-vistry.co.uk">www.bhconsult-vistry.co.uk</a> to see an online version of this form.</li> </ul> <p>Please write your name and email below to be kept up to date about the site:</p> <p>Email:</p> <div style="border: 1px solid #333366; width: 100%; height: 20px; margin-bottom: 5px;"></div> <p>Name:</p> <div style="border: 1px solid #333366; width: 100%; height: 20px; margin-bottom: 5px;"></div> <p>Address:</p> <div style="border: 1px solid #333366; width: 100%; height: 20px; margin-bottom: 5px;"></div> <p>What is your connection to the area?</p> <p style="margin-left: 20px;"> <input type="checkbox"/> I live in the area      <input type="checkbox"/> I study in the area      <input type="checkbox"/> I am a visitor to this area  <input type="checkbox"/> I work in the area      <input type="checkbox"/> I have a business in the area  <input type="checkbox"/> Less than two years      <input type="checkbox"/> Less than five years      <input type="checkbox"/> Less than ten years  <input type="checkbox"/> Less than twenty years      <input type="checkbox"/> Over twenty years   </p> <p>If you live in Broadbridge Heath, how long have you lived here for?</p> <p style="margin-left: 20px;"> <input type="checkbox"/> Less than two years      <input type="checkbox"/> Less than five years      <input type="checkbox"/> Less than ten years  <input type="checkbox"/> Less than twenty years      <input type="checkbox"/> Over twenty years   </p> <p><b>How we will use your information:</b></p> <p>This feedback will be used anonymously to provide public feedback on the community's views of the proposals. Any comments received will be analysed by Vistry and any of its appointed agents. We will request that any personal details are not placed on public record and will be held securely by Vistry and its agents in accordance with data protection law and will be used solely in connection with the consultation process and subsequent planning applications and, except as noted above, will not be passed to third parties. Further information on the privacy policy can be found on the Vistry website: <a href="https://www.vistrygroup.co.uk/privacy">https://www.vistrygroup.co.uk/privacy</a></p>		<p>What has been your previous experience of development in the area?</p> <p>What has been your experience of recent residential developments in the area? What elements of Wickhurst Green have been done well, and not so well?</p> <div style="border: 1px solid #333366; width: 100%; height: 100px; margin-bottom: 5px;"></div> <p>What improvements or other amenities are needed in the area?</p> <div style="border: 1px solid #333366; width: 100%; height: 100px; margin-bottom: 5px;"></div> <p>I found the information provided about Land South of Broadbridge Way to be:</p> <p style="text-align: center;">     Very uninformative      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">1</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">2</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">3</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">4</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">5</span>      Very informative   </p> <p><b>Please provide feedback on the proposals you have seen today</b></p> <p>Please provide any comments that you may have on the proposed access and connectivity of the site</p> <div style="border: 1px solid #333366; width: 100%; height: 100px; margin-bottom: 5px;"></div>	
1	2	3	4
Land South of Broadbridge Way	Vistry Group	Land South of Broadbridge Way	Vistry Group
<p>Please provide any comments that you may have on landscaping and drainage</p> <div style="border: 1px solid #333366; width: 100%; height: 100px; margin-bottom: 5px;"></div> <p>Please provide any comments that you may have on housing design</p> <div style="border: 1px solid #333366; width: 100%; height: 100px; margin-bottom: 5px;"></div> <p>Please provide any comments that you may have on the housing mix</p> <div style="border: 1px solid #333366; width: 100%; height: 100px; margin-bottom: 5px;"></div> <p>Do you support the principle of Vistry Homes bringing forward new homes on this site?</p> <p style="text-align: center;">     Strongly oppose      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">1</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">2</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">3</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">4</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">5</span>      Strongly support   </p> <p>What do you think about the number of homes proposed for the site?</p> <p style="text-align: center;"> <input type="checkbox"/> Too many      <input type="checkbox"/> Not enough      <input type="checkbox"/> The housing density seems appropriate   </p>		<p>Please provide any further comments about the proposals for 89 homes at Land South of Broadbridge Way that you have seen today:</p> <div style="border: 1px solid #333366; width: 100%; height: 100px; margin-bottom: 5px;"></div> <p><b>When developing Land South of Broadbridge Way, how important do you consider the following?</b></p> <p>Delivering affordable housing</p> <p style="text-align: center;">     Not Important      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">1</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">2</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">3</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">4</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">5</span>      Very Important   </p> <p>Creating safe crossings for pedestrians and cyclists across Broadbridge Way</p> <p style="text-align: center;">     Not Important      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">1</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">2</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">3</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">4</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">5</span>      Very Important   </p> <p>Improving east-west connectivity for cyclists and pedestrians</p> <p style="text-align: center;">     Not Important      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">1</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">2</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">3</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">4</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">5</span>      Very Important   </p> <p>Delivering homes in a layout that is in keeping with the surrounding residential context</p> <p style="text-align: center;">     Not Important      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">1</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">2</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">3</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">4</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">5</span>      Very Important   </p> <p>Delivering homes with sustainable features</p> <p style="text-align: center;">     Not Important      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">1</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">2</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">3</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">4</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">5</span>      Very Important   </p> <p>Ensuring clear communication during the construction phase</p> <p style="text-align: center;">     Not Important      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">1</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">2</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">3</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">4</span>      <span style="background-color: #333366; color: white; border: 1px solid #333366; padding: 0 2px;">5</span>      Very Important   </p>	
3	4	5	6



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