



Broadbridge Heath Parish Council
Telephone: 01403 900665
Email: clerk@broadbridgeheath-pc.gov.uk

The Vistry Group South East
Linden House
Guards Avenue
Caterham
CR3 5XL

Attn: Board of Directors

CC:

Jeremy Quin - MP for Horsham
Jane Eaton - Chief Executive of Horsham District Council
Barbara Childs - Director of Place Horsham District Council
Christian Mitchell – West Sussex County Councillor
Jonathan Taylor – Horsham District Councillor
James Brookes – Horsham District Councillor

28th February 2024

To whom it may concern,

I am writing to you, on behalf of the Broadbridge Heath Parish Council, to express our urgent concerns in relation to the continued delays and lack of progress on the legal transfers of the parcels of land on the Wickhurst Green to the Parish Council.

The legal works to transfer parcels of land SL5, SL6 and SL9 commenced in August 2021, however due to unforeseen legal hurdles and processes, several setbacks have significantly impacted the progress.

The acquisition of these parcels of land, in particular the allotments site (SL6), are of extreme priority to the Parish Council, in addressing the needs of our community, and indeed of high importance to the residents.

The Parish Council formerly agreed to progress these three parcels of land as a priority, and on completion of these, to proceed with the remaining expected parcels (as below):

Allotments	Part of SL6
Attenuation Basins	Part of SL1a, SL2,SL4a,SL6,
General and informal Recreational open space	SL1a,SL2,SL3,SL4a,SL5,SL6,SL7,SL8,SL9
LEAP	SL9
NEAP	SL5

According to Schedule 12 of the Section 106 agreements (S106/1943: DC/09/2101), Countryside Properties was obliged:

“Not to Occupy or cause or allow to be Occupied more than 80% of Dwellings in a Phase until the open space in relation to that Phase has been transferred”. None of these obligations were met.

As the District Council’s nominee, the Parish Council is not party to these agreements and has had no enforcement authority in relation to the unmet obligations.

Horsham District Council have confirmed that according to council tax records, the first occupations on the development date back to August 2013, and the last phase of properties were occupied around April 2017, almost 7 years ago.

In addition to the original delays of the developer in completing the parcels in readiness for transfer, there have been further unnecessary delays in the legal progress. These are continuing to hinder the Parish Council’s ability to not only meet the residents’ needs and expectations, but also in determining timescales for adequate and appropriate resource, considering that following transfer of the expected parcels, the Parish Council’s open space responsibilities will have more than doubled. This has both significant operational and financial implications for the Parish Council.

We would urge you to explore all possible actions that may expedite the process and minimise any further delays and bring the transfers to a successful completion.

Yours faithfully,

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Lucinda Edwards, Broadbridge Heath Parish Council Clerk
On behalf of Broadbridge Heath Parish Council