



Broadbridge Heath

Further information from Inspired Villages in relation to the proposed Inspired Villages development on Five Oaks Road

September 2022

Overview

This note has been prepared following the recent meeting of Broadbridge Heath Parish Council, which was attended by representatives from Inspired Villages. We are grateful for the opportunity to present and answer questions.

Affordable homes

During the discussion it was clear that the Parish Council would appreciate further clarity on the provision that has been made on affordable homes. Below is a summary, which we would be happy to discuss further at a future meeting;

1. **Number.** 20% (up to 29 homes) will be affordable, with the current Phase 1 Reserved Matters application providing 9 homes. These will be retained in perpetuity.
2. **Terms of occupancy.** These affordable homes will be on the same occupancy terms as the open market homes (i.e. Qualifying Persons - age restriction, receipt of minimum care package, etc) and will involve the payment of a service charge.
3. **Types of affordable.** Of these 29 affordable homes, 75% (22) will be provided as Affordable Rented and 25% (7) as Shared Ownership
 - a. Affordable Rented is a rent set at no more than 80% of the Market Rent
 - b. Shared Ownership is where a purchaser can acquire either 50% or 75% of the equity with market rent paid on the remaining equity up to 75% of the value
 - c. If no interest at the end of the Marketing Period (6 months prior to completion of a phase to the date 6 months after practical completion of the last affordable home in



that phase) then the Affordable Housing Units can be offered as Discounted Market Units (being a figure of 80% of the Open Market Value)

4. **Marketing.** During the Marketing Period, Inspired Villages will offer the affordable homes to those who can demonstrate a Local Connection (parish and district).
 - a. Local Connection (at a Parish level) includes Itchingfield, Slinfold and Broadbridge Heath parishes and the person must:
 - i. Currently live/have lived in those parishes for 6 out of the last 12 months or 3 out of the last 5 years; or
 - ii. Has immediate family currently living in those parishes and has done so for at least 5 years; or
 - iii. Has a permanent contract of employment in the any of these parishes; or
 - iv. Is a member of the armed forces or former armed services personnel or a bereaved spouse or a serving member of the reserve forces; or
 - v. Has other significant connections to the parishes
 - b. Local Connection (at a District level) – similar provisions per the parish definitions above
 - c. The marketing will be to those with a local connection to the 3 parishes including Broadbridge Heath, then the district, and thereafter more widely to a qualifying person in a housing need.

Facilities available for the local community

Please find below a list of the facilities that will provided, which we can confirm will be delivered as part of the first phase if the application is approved:

- Restaurant/café
- Meeting space

- A hairdresser
- A small shop
- Wellbeing centre – gym, studio, pool (typically on a membership basis for those over the age of 55)
- Clinical space
- Open space including the River Arun corridor (with Inspired Villages undertaking a scheme of biodiversity and nature conservation)

Access and pedestrian crossing

Vehicles. Primary vehicular access to the site will be derived from a new priority junction off the A264 Five Oaks Road, located approximately 50m to the north-east of the existing junction with Lyons Road. This was approved in detail at the outline planning stage and is currently the subject of a detailed design exercise ahead of a Section 278 application to WSCC, which is anticipated to be made later this year. Following technical approval by the Local Highway Authority, the access will be constructed during the course of 2023. A secondary, emergency access to the site will be provided by way of the existing Wellcross Farm Cottage access from Five Oaks Road. This access will be fitted with a gate to prevent non-emergency access by residents or visitors to the CCRC.

Pedestrians. A 2.0m wide pedestrian footway will be installed on the southern side of the primary site access, linking southwards to an uncontrolled pedestrian crossing (comprising dropped kerbs and tactile paving) located between the junction with Lyons Road and the existing Wellcross Farm access. This crossing will provide access to the bus stops on Lyons Road. A further 2.0m wide footway will be installed on the northern side of the primary site access, linking to a second uncontrolled pedestrian crossing of Five Oaks Road. This crossing will provide access to the existing footway on the western side of the road, which continues into Broadbridge Heath. A dropped kerb, tactile paving crossing of the site access will also be provided.

Including within the Section 106 agreement are the following financial commitments:

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- £35,000 towards public footpaths (being footpath 1628 and bridleway 1630) – increasing their width to 3 metres, improving the surface to a sub-base with limestone top as well as additional fencing
- £20,000 (to a maximum of £50,000) towards three crossing points on the A264, upgrading bus stops on Lyons Road and Five Oaks Road, footpath improvements on the north side of Five Oaks Road and other improvements as sought by West Sussex County Council.

Joseph Baum

josephbaum@mpc.email

07494781970

Or visit www.inspiredvillages.co.uk/village/broadbridge-heath