2. LAND AT LYONS FARM, BROADBRIDGE HEATH

PLANNING CONTEXT

LOCATION & PLANNING HISTORY

The site is located at Lyons Farm on the edge of Broadbridge Heath. It sits between Lyons Road and Five Oaks Road and is currently used as agricultural land. The land is generally flat and lies alongside the River Arun. An outline planning application for a Continuing Care Retirement Community on the site was refused in 2019. Since then, planning permissions have been granted for residential development at neighbouring Wellcross Farm (2021) and Lower Broadbridge Farm (2024), extending Broadbridge Heath closer to the site and changing its relationship with the existing settlement.

LOCAL HOUSING NEED

Horsham District faces a severe housing shortage, currently delivering less than half of its required homes. Following feedback on the emerging Horsham District Local Plan (2023–2040), the Planning Inspector highlighted a critical need for additional housing sites. This proposal offers a sustainable, deliverable location to help in meeting these district targets.

LANDSCAPE & HERITAGE CONSTRAINTS

Development will respect the nearby Grade II listed Lyons Farmhouse and include significant areas of open space. Key natural features, including high-quality mature oak trees and boundary hedgerows, will be preserved. These natural boundaries, along with the land's topography, will effectively limit visibility of the development from surrounding public views.

FLOOD RISK & BIODIVERSITY

The majority of the site carries a low flood risk, with potential flooding confined mainly to areas directly alongside the River Arun. A natural drainage system will manage rainwater across the site with the scheme addressing environmental impacts while delivering at least a 10% Biodiversity Net Gain.



SITE LOCATION PLAN

millerhomes