

Notes of a meeting with Liberty Property Trust
held on Wednesday 22nd November 2017 at 10am
at Roffey Millennium Hall Crawley Road, Horsham.

DC/16/1677 – Development on land north of Horsham

Purpose of the meeting:- to be updated on and to discuss the development north of Horsham as outlined in Planning Application DC/16/1677 (subject to agreement of s106 and conditions). The application includes housing (up to 2,750 dwellings), a business park (up to 46,450 m²), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure and has reserved matters except for access.

In attendance:-

Cllr Alan Britten – NHPC
Cllr David Searle - NHPC
Cllr Ray Turner – NHPC
Jason Hawkes – HDC Planning
Emma Parkes – HDC Planning (for part of the meeting)
Derek Lloyd – Liberty Property Trust
Liz Roche – Liberty Property Trust
Laurie Holt – resident
Vic Saunders – Rusper Parish Council
Thea Bredie Turnbull – Horsham District Cycle Forum
Rosemary Couchman – Horsham Churches Together
Pauline Whitehead – Clerk to NHPC and note taker.

1. Welcome and apologies.

Apologies were received from Ruth Fletcher, Horsham District Cycle Forum. David Searle and Emma Parkes apologised for arriving late at the meeting.

Chairman Cllr Alan Britten welcomed everyone to the meeting and invited all in attendance to introduce themselves.

2. Update from last meeting

Following the resolution to grant planning consent in May 2017, Liberty Property Trust (LPT) has been working with HDC and WSCC to agree the working of the S106 Agreement. This is a complex process and is the sole focus from Liberty's perspective. It is hoped that the S106 can be finalised by the end of the year. Work has been done alongside the S106 on the many planning conditions that will accompany the planning consent. Delivery of the project cannot start until the s106 agreement has been agreed and signed by all parties. It is hoped that planning consent will be issued by the end of December 2017.

3. Topics for discussion

Timetable for the phasing – particularly phase 1

Phase 1 will comprise significant highways works on the A264 and Rusper Road which will need to have the detailed design completed, and a date for undertaking the works agreed with WSCC. It was acknowledged that this could take some time to get off the ground as it also looked to encompass some of the work on services to the new development and at this stage the full conditions that will be imposed through the S106 agreement aren't fully known.

LPT will be looking to open up the school site and the first parcel of residential land in the first phase. It is anticipated that construction on site will commence in the latter part of 2018.

HDC advised that the phasing of the development is written into planning conditions and that HDC has maintained a high level of control over the development through the conditions.

Whilst there had been no progress on the cycle route, there is a commitment from HDC to employ a specialist to advise on the best options available. In addition, LPT had committed to provide cycle/pedestrian links at the appropriate time.

Concern was raised regarding the protection of Horsham's only listed ancient monument – the motte and bailey. HDC advised that it already had protected status through Planning policy and Historic England, but that there would be detailed design of how it will be preserved into the future which will undergo scrutiny by a variety of appropriate bodies.

LPT advised that the development will be landscape led and that 50% of the site will be green space. They are aware of potential house building companies who are interested in the development and are sympathetic to local design and local enterprise. LPT pride themselves in the high quality design of their developments and their strong involvement and management throughout all stages to provide a quality finished result.

Whilst the final housing design has not yet been approved, LPT is looking for a mix of housing and an element of flair and individuality to reflect a sense of the local area. Whilst HDC would look for flexibility within the design, the final product would need to be in line with the conditions within the planning application. HDC will be looking for around 200 units per annum from 2019/2020 to fill their housing quota.

HDC advised that WSCC is updating their parking standards, therefore, when schemes come forward with reserved matters the standards will be reflected in the design. Concern was raised that whilst car parking spaces are often given at the rear of a property, access to them means that car owners prefer to park at the front of their property often causing congestion or difficulties for others. HDC and LPT were aware of these issues.

LPT will be working with Rights of Way Officers to ensure that the Riverside Walk maintains its route through green areas as much as possible and are aware of current difficulties where the Walk crosses the A264. .

Proposals for bus links to reduce the impact of additional traffic and enable the first residents to have public transport links into Horsham.

LPT advised that due to the complexity of bus timetabling and determining appropriate provision they are relying on WSCC to help them in their discussions

with bus companies to achieve maximum connectivity between the existing and new developments. It is likely that funding will be given to WSCC to be ringfenced for setting up public transport. Nothing has yet been agreed with any bus operator and the only outline proposals are those included in the application in the Transport Assessment.

HDC advised that land has been reserved for a railway station but there is no guarantee that it will be built.

LPT confirmed that there will be two food stores on the development and local retail units, but these will be anchor stores in proportion to the development and not be of sufficient size to draw people out from Horsham.

Concern was raised regarding the availability of parking in Horsham Centre due to development in the surrounding areas and supported the use of the land set aside for a railway station for a Park and Ride.

Community buildings.

The S106 and planning conditions will secure the parameters of the community buildings but, there will be conditions to secure more consultation to ascertain what the community wants.

Horsham Churches Together wanted to register their interest in working in partnership on providing and running the community buildings. Rusper Parish Council were also interested in taking control of community buildings even though at present they are not in their parish.

Arrangements for a doctors' surgery/ medical centre.

The S106 will have an obligation for Liberty Property Trust to provide a financial contribution as agreed by the CCG but no further information is known.

Schools

There is a move to deliver the school early in the development to satisfy demand as it is understood that local senior schools are over subscribed. An enquiry was made as to whether or not the new school would be big enough to ensure that local students get places. It is believed that students travel from Crawley to Horsham schools. Discussions continue with WSCC and HDC and the S106 will detail the obligations.

4. Any other comments

There was concern that so many students travel from outside of the parish which strengthens the need for good cycle links. Traffic parked on Rusper Road is still of great concern to cyclists, although it is accepted that it acts as traffic calming. It would seem that having bus links to the new development was very important and HDC would talk with WSCC as in general WSCC was moving away from bus subsidies and supporting bus operators. It was hoped that there would be an opportunity to establish good travelling habits by bus or bicycle early on in the development.

5. Conclusion and date for next meeting

The meeting closed at 11.30am.

The next meetings were as follows:-

28th February 2018

23rd May 2018

22nd August 2018

21st November 2018.

