

Notes form the North of Horsham development Parish Liaison Meeting

held on Wednesday 28th February 2018 at 10am

at Roffey Millennium Hall Crawley Road, Horsham.

Planning application:- 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 – North Horsham Parish Council

Cllr Tony Rickett – North Horsham Parish Council

Cllr Ray Turner – North Horsham Parish Council

Cllr Ian Wassell – North Horsham Parish Council

Cllr Geoff Read –Warnham Parish Council

Jason Hawkes – HDC Principal Planning Officer

Laurie Holt – resident – (left during item 4.)

Ronald Bates- Horsham Society

Thea Bredie Turnbull – Horsham District Cycle Forum

Ruth Fletcher – Horsham District Cycle Forum – (joined during item 2.)

Reverend Richard Caldicott – Vicar, St Mark's Church

Rosemary Couchman – Development Co-ordinator, Horsham Churches Together

Graham Maunders – Community and Housing Team, Action in Rural Sussex (AIRS)

Jeremy Leggett – Chief Executive Officer, Action in Rural Sussex (AIRS)

Pauline Whitehead – Clerk to North Horsham Parish Council and note taker.

Chairman - Cllr Alan Britten chaired the meeting.

1. Welcome and apologies.

The Chairman welcomes all in attendance.

Mr Derek Lloyd from Liberty Property Trust gave apologies for non-attendance due to treacherous road conditions.

2. General updates from Liberty Property Trust (LPT) and Horsham District Council (HDC)

Mr Hawkes explained that official consent for the application had not yet been granted, but it is imminent. A late objection from Wealden District Council, expressing concern about the impact of pollution from additional vehicle movements within Ashdown Forest, which is a designated Special Area of Conservation (SAC), delayed the process whilst it was fully investigated. Once agreement has been given, a period of six weeks is allowed for anyone

who wishes to challenge the decision for legal compliance and to apply for a Judicial Review.

Liberty Property Trust is still working on the Section 106 Agreement, but will have completed early next week to enable the process to move forward. The Section 106 Agreement will be published in full on the Horsham District Council website.

3. **Community Integration**

Jeremy Leggett and Graham Maunders from AIRS spoke on the importance of community integration of the whole of North Horsham civil parish, bringing together the existing built area and the new development. They applauded North Horsham Parish Council on acknowledging the benefits of early intervention. A briefing paper was circulated around the group (attached) and further assistance with community integration was offered.

Reverend Caldicott spoke of his remit from the Diocese of Chichester to help to establish an integrated worshipping community for the ecclesiastical parish of St Mark's, Holbrook which extends to the north of the A264. The approach in nearby Kilnwood Vale and Broadbridge Heath, where similar large developments have been built, has been to relocate the vicar of each ecclesiastical parish to the new development at an early stage to help to establish positive community links. In the case of St Mark's, Holbrook, the reverend, with the help of an assistant, would be able to maximise existing available resources and encourage community cohesion.

It was suggested that North Horsham Parish Council had a role in maintaining the existing civil parish boundaries to include the area north of the A264. Previously there had been suggestion that the new development would form a new civil parish.

The group acknowledged that some local residents still had deep concerns and in some cases were resistant to and angry about the new development. Some of the anger surrounded the amount of affordable housing being built. The aim of the whole group was to look forward and to get the best possible outcomes for local residents.

4. **Phase 1- Design and Access Statement July 2016 (page 144 -145).**

Mr Hawkes clarified that the phasing will run broadly in line with the phasing outlined in the Design and Access Statement.

One of the key outcomes in phase one would be the completion of the secondary school. It is noted that Bohunt Education Trust has announced that it "will be opening a new free school in Horsham, West Sussex and that it will be a co-educational, all through school, catering for four to sixteen year old students across the local area. It will open in September 2019 with 1,620 students when full in 2025" (Bohunt Education Trust website <http://www.bohunttrust.co.uk/> - accessed 01.03.18)

Concern was raised at where the control for running the school would lie and the lack of official information and consultation. This could not be confirmed or commented on by anyone present, so it was agreed to invite the Head of Education at West Sussex County Council to the next North of Horsham development Parish Liaison Meeting.

Horsham District Cycle Forum advised the group that they had been told by Liberty Property Trust that initially the access to the school would be temporary and that it would not be until 2020 that the final road layout to the school would be completed.

The other key outcome in phase one relates to highways and changes to the roundabout on the A24/ Rusper Road. Work will be progressing on the Rusper Road and Great Daux roundabouts at the same time. The co-ordination of this was questioned. It was not known if an up to date traffic survey to assess the amount of traffic travelling from the Great Daux roundabout to the Moorhead Roundabout had been completed. Mr Hawkes advised that the S106 agreement included monitoring the traffic in consultation with WSCC Highways. The Chairman observed that traffic would be slowed, but move continuously and it would give a greater opportunity for pedestrians and cyclists to cross the road.

5. Transport links - Design and Access Statement July 2016 – page 57 and 133.

Provision of bus links from/to the new development is a legal condition in the Section 106 Agreement and the Agreement provides for a subsidy to be paid to WSCC. No further details were known at this stage.

Horsham District Cycle Forum stressed the importance of having alternative transport to the car and bus and expanded on concerns they had raised previously regarding an accessible cycle route from Horsham to Crawley. It was suggested that PRoW 3565 that passes under the A264 adjacent to the railway line towards the east of the site would be the preferred crossing place and the desired route for the cycle way. Mr Hawkes explained that improvements to the link identified by Horsham District Cycle Forum were outlined in the Movement and Access Parameter Plan. The proposal would have to be in accordance with this plan. Additionally, a condition in the decision requires the submission of a Site Wide Cycle Strategy. The strategy will secure the details of the cycle ways proposed for the site and will be approved in consultation with an independent expert.

The Horsham District Cycle Forum would speak offline with Horsham District Council for clarity.

It was recommended that WSCC Highways was invited to future meetings.

6. Community buildings - Design and Access Statement July 2016 – page 116

Land has been secured for community buildings as part of the S106 agreement. There will also be money from the developer to build and maintain the buildings. The community buildings will be transferred to HDC or passed on to a nominated organisation. Land has also been secured in Phase 1 for a Police Office within the Community Centre. This will come two to three years into the build.

AIRS pointed out the value in local people getting involved in guiding the use of community buildings early in the process.

7. Doctor's surgery, medical centre.

There are three options for healthcare in the S106 Agreement.

Option 1 – a surgery on site at the community hub.

Option 2 To provide a contribution (£1.7 million) to existing facilities in the area.

Option 3 – a super surgery on site in the employment area (Business Park). It was recommended that the CCG be invited to future meetings.

8. Schools

This was covered in Item 2.

9. Affordable Housing

Under Policy 16 of the Horsham District Planning Framework 35% affordable housing is required for new development for a major scheme. In seeking affordable housing, the Policy allows provision to be made to assess each scheme's viability and take this into account.

With the submission of Viability Statements, it was accepted that the application include 30% affordable housing and housing for local need. 21.6% is true affordable housing and includes Affordable Rent, Shared Ownership and Discount Market Units. The remaining 8.3% is for Housing for Local Need which includes Private Rented Sector Housing and Custom and Self Build Housing.

The percentage of affordable housing proposed will be subject to a review every five years. This requires the submission of a Viability Reassessment Review to be agreed by HDC.

AIRS suggested that Community Land Trusts are a way in which the local community can have control of housing and a way in which North Horsham Parish Council can play a closer role in supporting affordable housing. It was suggested that this be raised with the Parish Council at the next opportunity.

10. Open spaces, allotments and cemetery

Land has already been allocated for open space within the planning application. Concern was raised that the Riverside Walk should be protected

and kept as unspoilt as possible as it is a valuable asset to the community and well used. Horsham District Cycle Forum considered the cycle routes to be substandard and asked for the support of North Horsham Parish Council to lobby for improvements. The Parish Council would expect to be involved in any Cycle Strategy that may affect residents in the parish.

11. Incinerator application

This item was to explore if Liberty Property Trust would share concerns about the incinerator with local residents to assist the local community who are working collaboratively to respond to any application that is put forward.

12. North Horsham Parish Council Initiatives

It was noted that North Horsham Parish Council is undertaking a **Neighbourhood Plan** focusing on Local Green Spaces and the character and design of new development. The Parish Council is about to go out on its first consultation.

Horsham District Council is supporting a **Year of Culture 2019** and North Horsham Parish Council has put forward a bid for £10,000 to fund a weekend festival to raise awareness of Horsham's only listed Ancient Monument, the Chennells Brook motte and bailey, which has local historical importance. The site of the motte and bailey is very close to Phase 1 of the new development. Residents have raised concern that there is insufficient room to install the proposed overhead pedestrian and cycle crossings.

The Parish Council is appealing to local residents to nominate buildings and open spaces in North Horsham that have local value and significance so that they could be designated as **assets of community value**.

All of these initiatives link with future development in the parish and work to highlight what the community would like to see in the future.

13. Any other comments?

There are no available details on the Business Park which will be part of Phase 2 of the development. The S106 agreements states that there is a requirement to market the Business Park and should there be no interest, a new planning application would be needed to change the use of the land.

Land for the proposed railway station will be safeguarded for 18 years. Network Rail has 15 years to commit to development, and then 3 years to get a contract in place. Should the railway station not go ahead it would have to remain for employment use unless a new planning application were submitted to change the land use.

HDC had committed to a station at North Horsham should Network Rail be minded to provide one between Horsham and Crawley.

It was suggested that a 'summit meeting' be held and to invite Coast to Coast Local Enterprise, Gatwick Diamond, CCG, WSCC Education and Highways, HDC and Local MP Jeremy Quinn.

14. Conclusion and date for next meeting

There being no further business, the Chairman closed the meeting at 11.50am.

The next scheduled meetings are:-

Wednesday 23rd May 2018

Wednesday 22nd August 2018

Wednesday 14th November 2018



Building houses or creating community?

Proposals to plan for and address the impact of new, large scale development in existing settlements in Sussex.

Objectives

It is well understood that when large numbers of new homes are built it is also important to plan for the infrastructure that the occupiers of these new homes will need. Often this is seen in terms of built infrastructure ie roads, schools, health facilities and community buildings such as a village hall or sports pavilion. In recent years the concept of 'green infrastructure' has also become recognised and allowance made for access to the natural environment as well as open space, dog walking, sports etc..

However, initiatives to create social infrastructure, or social capital, within a new settlement has not always been recognised. Some of the first generation New Town Development Corporations placed as much importance on this as on physical infrastructure. Since then the vital importance of helping a new community to 'gel' has not always been given the recognition it deserves. The end result can be tension between old and new communities, 'new estate blues', high calls on mental health services, absence of voluntarily run support services etc.. On the other hand, if new engaged communities are given help to form they can be key to both the quality of life and health and wellbeing of the area.

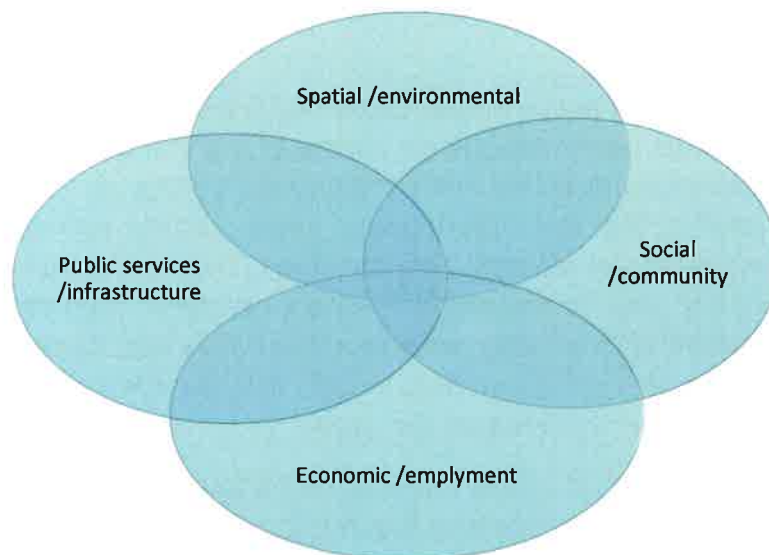
Given the very large numbers of houses planned for a few strategic development sites in Sussex, AirS is actively proposing that the local planning authorities, developers and Local Councils consider initiatives to help foster social capital in these new settlements. AirS stands ready to use its extensive experience in community development, family support work, governance and management of community buildings and track record in supporting Neighbourhood Planning Groups and affordable housing schemes to facilitate these initiatives and act as an initial 'accountable organisation'.

Approach

With many communities in Sussex (rural and urban) expecting large new developments in the coming months and years there is a need to take account of this and undertake some community development and planning activity to ensure that such a significant expansion of an existing community is met with positivity rather than the all too often sense of being imposed upon. There are plenty of examples of where little thought has been given to how best to integrate a new development into an existing settlement, which can lead to long term problems in terms of community cohesion and the essential functionality of a place.

Existing residents have their questions and fears and newcomers also have their concerns. For these communities to, progress and thrive, everyone with a stake in the future should be given the opportunity to influence how the new development assimilates with the existing structure both physical and social. Existing residents need assurance that their lifestyles, identity and patterns of community interaction are not under threat and this will require a continuing effort to include, involve, integrate and harmonise social relations.

In the appendix that follows there are examples of the tools that can be employed to bring people together. Most of these will need a community development 'catalyst' who can also bring in other specialist resources when needed. This is someone who will become known to the community, who can broker community relations, foster cohesion and encourage a positive sense of the community. This will be essential to the integration of these communities:



Different people from both the existing and new community will become engaged through different issues and initiatives; carefully handled in an integrated way this can both build social capital in the new community and foster positive links between existing residents and those moving into the new homes. There can be a very strong synergy created by helping an emerging community to address local issues in a joined up way.

Resources

Individual activities would range from no cost or low cost, through to long term infrastructure improvements which could help to inform the Community Infrastructure (CIL) list of locally identified priorities.

Resources for the initial appointment of a 'catalyst' or community development worker and a small budget to help initiate activity in the existing and emerging communities would need to be agreed between the partners involved in the development. There may also be sources of government and other money that AirS can assist those partners to apply for.

Action in rural Sussex

February 2018

Appendix – Examples of initiatives / tools to help to build community

- Researching previously identified aspirations and proposals from action plans, and from discussions with our colleagues who have been involved in local neighbourhood planning. This will provide a clear evidence trail showing what is precious to the local community, and what should be maintained, protected and preserved.
- Map out meeting points (parks, play areas, cafes) and community facilities for meetings, events, social activities, faith based activity and training and lifelong learning.
- Generating strong leadership to respond positively to change - Put together a Community Sounding Board (made up of representatives from the existing community, new development, parish/town council, services providers, local businesses, and other community based organisations) – this group will aim to develop and deliver programmes and activities that will benefit the wider community and bring them together
- Capacity Building – Identify key players (residents, service providers and other local stakeholders) to assess the perceived challenges and decide on priorities and the resources that will be needed to address the issues identified. For example, ensuring there is adequate nursery provision within a new community building.

- A training programme to establish a trained pool of community researchers to enable them carry out ongoing community consultation and facilitation within their communities, using effective techniques such as participatory appraisal to maximise public participation.
- Facilitate Social Integration – Organise talks and programmes to promote equality, diversity and inclusion, including the use of video making and other creative techniques to promote the strengths of the community and celebrate successes. Promoting a diverse, vibrant and creative local culture which encourages pride, community cohesion and a strong sense of place.
- Promote Volunteering - Encourage new residents to volunteer with existing groups and clubs within the community to facilitate integration. Build a network of volunteers from old and new residents, bringing them together for training and brainstorming activities. (Involve local councils, churches, charities and voluntary organisations)
- Target Group Activities – young people, older people, local businesses, etc. All ages, classes and groups need to have a stake in local decisions and the real opportunity to help shape what happens. Delivering activities targeted at various age groups (youth forums, older people, people with limited mobility, single parents etc.) who have things in common to share issues and ideas, create visions and promote unity.
- Explore the setting up of a community project / social enterprise such as community shop, café, pub, allotment, community garden, etc. to bring the community together and support the local economy.
- Inter – generational work – hold a residential day or week– to facilitate an exchange of ideas and skills; newcomers sharing what they have to offer (i.e. skills, businesses, time, ideas) with the rest of the community and vice versa. Explore options for intergenerational support for the elderly population, those with a need for family support and childcare and young people in need of some additional income or work experience. This could demonstrate to the community the breadth of opportunities at their disposal.
- Working with the existing community, the new residents, business leaders, and developers to ensure that local heritage is referenced throughout the new development – e.g. naming of streets; parks, and community buildings.
- Facilitating the creation of a Hub group. This group would be inter-generational and open to both existing and new residents and people coming to the area for employment, who would work to an agreed Terms of Reference. The aim of the Hub Group would be to ensure that any new projects, activities or facilities were in line with either previously identified

aspirations e.g. action plans, neighbourhood plans, or that a clear evidence trail was provided to ensure no 'white elephants'.

- Working with local groups and societies, and bringing in support organisations for specialist advice, for example to assist with a 'Green Circle extension' (a green infrastructure initiative implemented as part of the Southbourne NP). This would also include consulting and working with neighbouring parishes, affected by the Green Circle extension.
- Working with local groups and bringing in specialist support for the creation of allotments - facilitating a whole community tree plant and hedgerow ID event.
- Working with community and commercial transport providers, facilitate a consultation to ensure that transport links across and beyond the area are sustainable and properly integrated and fit for use by all.
- Working with local groups and societies, schools and businesses, introduce a holistic sustainability assessment process which can be applied to all aspects of the new development, to measure the impact on economic, environmental and social sustainability.
- Create a toolkit for implementing measures aimed at improving economic, environmental and social sustainability.

