

Land north of Horsham – Parish Liaison Group

Notes of a meeting with Liberty Property Trust held on Friday 8th September 2017 at 12pm at Roffey Millennium Hall.

Purpose of the meeting:- To initiate discussions following the approval of planning application DC/16/1677 (subject to agreement of Section 106 contributions and conditions) for development north of Horsham. 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 :-

Liberty Property Trust (LPT) – Derek Lloyd, Katie Ireland

North Horsham Parish Council - Cllr Alan Britten, Cllr Roland Knight, Richard Millington, Cllr Ray Turner, Cllr Ian Wassell, Cllr Sally Wilton.

Horsham District Council (HDC) – Trevor Beadle

Resident – Laurie Holt

St. Mark's Church – Rachel Stoffel, Mike Nelson

Horsham Cycling Forum (HCF) – Ruth Fletcher, Thea Bredie-Turnbull

Notes – Pauline Whitehead

Cllr Alan Britten chaired the meeting.

1. Welcome and apologies

Cllr Britten invited all present to introduce themselves.

Apologies were given by Cllr D Searle.

2. Initiation of discussion

Development and buildings

LPT reported that discussion between the legal teams at LPT and HDC regarding the complex, legal aspects of Section 106 and planning conditions associated with the application are still in progress.

At the same time LPT is working to progress how the development will be phased and working through the conditions and strategies associated with the application for compliance with the necessary, appropriate policies. Work is being progressed to make differences in terminology consistent. Some changes had been made to areas of open space and LPT was waiting for official feedback from HDC.

HDC was working to secure infrastructure in line with recognised modelling tools and working to ensure that the Section 106 document was sufficiently robust to avoid difficulties in the future.

LPT will retain control of the land during its development. The Design and Access Statement submitted as part of the planning application broadly sets out the character areas, but there will be an element of flexibility. LPT will not build the houses, but will provide the primary infrastructure including the provision of utilities to facilitate building on various parcels of land which will then be marketed. LPT may apply for reserved matters so that housing developers will have to build to their specification. LPT will control the density and housing mix and the distribution of housing for local need which will be built throughout the scheme.

Sewerage pipes will be installed in the verge of the A264 and they will lead into existing pipes in Pondtail Road where some upgrades may be required.

LPT is responsible for work on the Rusper Road / A264 roundabout, which will start early in the development, the green links through the development and the cycle/bridleways. The roads to enable the senior school and Business Park were also to be included in the early phasing. It was hoped the senior school would open in 2020.

LPT had undertaken traffic surveys in 2015/16 and used traffic modelling that allowed for growth including traffic movement associated with the additional development at Kilnwood Vale and Broadbridge Heath. Further traffic surveys were likely throughout the project.

It was noted that all car parks and houses on the development would have an electric charging point for electric vehicles.

LPT has had discussions with public transport providers and took on board suggestions of operating a private bus service. Whilst it was hoped that public transport could be established early on in the development, it was dependent on the bus operators and commercial viability.

There was no update on the train station from LPT. Land was safeguarded for a station at Kilnwood Vale and on the development in north Horsham. National Rail will look at both possibilities on a level playing field and decide on merit.

Green spaces and cycle network

There is no specific cycling infrastructure in the planning application. The proposed east west link is shared use for cycles, equestrian and pedestrian use. LPT support a Cycle Plan for north Horsham. HDC could put this forward as a condition and there could be something within the Section 106 agreement, but as yet this was not known. LPT will be setting up a reference group and would like key players to attend to progress issues such as cycling.

Cllr Sally Wilton left the meeting.

Community buildings

HDC had submitted some proposals for community buildings on the development but negotiations are ongoing. Some local organisations have already contributed to discussions around what the community buildings will provide, but liaison with the Parish Council would be greatly valued and negotiations are at an early stage. There were opportunities for the Parish Council to manage community facilities either alone or in partnership with another organisation.

Allotments/ Cemetery

Due to time constraints and lack of Information there was no discussion on allotments or a cemetery.

3. Parish Liaison Group

A Parish Liaison Group will be set up to meet quarterly to include LPT, HDC and other key community groups plus representation from residents.

4. Any other comments

It was suggested that an update on whichever topic of discussion was scheduled be sent with the agenda prior to any future meeting so that everyone is aware of any background information as a platform for discussion.

5. Conclusion and date for next meeting.

There being no further business the Chairman thanked all of those that attended and closed the meeting at 1.20pm. The date of the next meeting is to be at the end of November 2017/ start of December 2017 and to be advised.