

Notes from the North of Horsham development Parish Liaison Meeting

held on Friday 28th September 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 agreed Planning Application DC/16/1677. The planning consent is for 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

Ronald Bates- Horsham Society

Cllr Alan Britten – North Horsham Parish Council

Rosemary Couchman – Development Co-ordinator, Horsham Churches Together

Ruth Fletcher – Horsham Cycle Forum

Joe Fowler – Divine Homes

Richard Gatt – Rusper Parish Council

Cllr Joy Gough – North Horsham Parish Council

Jason Hawkes – Horsham District Council (HDC) Principal Planning Officer

Laurie Holt – resident

Cllr Roland Knight – North Horsham Parish Council

Derek Lloyd – Liberty Property Trust

Elizabeth Roche – Liberty Property Trust

Vic Saunders – Rusper Parish Council

Cllr David Searle – North Horsham Parish Council

Adrian Smith – HDC Major Applications Team Leader.

Cllr Ray Turner – North Horsham Parish Council

Tom Warder – Action in Rural Sussex

Lin Whiting – volunteer Tree Warden for North Horsham Parish Council

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

Chairman - Cllr Alan Britten chaired the meeting.

1. Welcome and apologies.

1.1 The Chairman welcomed all in attendance.

2. Notes from previous meeting

2.1 The notes from the meeting held on 23rd May 2018 were circulated previously and had been presented to North Horsham Parish Council's Planning, Environment and Transport Committee on 21st June 2018.

3. Chairman's Update.

- 3.1 Action in Rural Sussex gave a presentation to the Parish Council in September 2018 regarding Community Land Trusts, and the Council agreed to commence an initial investigation into setting up a Community Land Trust as a means to having greater control of affordable housing in North Horsham.
- 3.2 Cllr J Gough and Cllr R Turner attended a Bohunt Education Trust School in Worthing on 18th September 2018 to gain a greater understanding of how the partnership between the local authority and the Education Trust works.
- 3.3 The Parish Council has agreed its preference for health facilities which is a doctor's surgery on the new development if possible.
- 3.4 Following the last meeting, the CEO of the Gatwick Diamond, Rosemary French O.B.E. suggested that a name is given to the settlement north of the A264 and the business park, for example Holbrook Rural. This helps to give an identity and sense of place. She also recommended Fibre to the premises 'FTTP' which is a Government recommended scheme and which would allow home working by having fibre optic connections to each home. Her final observation was that the community spaces could be an opportunity for co-working facilities to encourage small businesses.
- 3.5 Horsham District Cycling Forum put forward a report after the meeting which was circulated. The key objectives were the early delivery of the missing link and a district wide cycle strategy.
- 3.6 Horsham Society was to deliver a Design Document to the Clerk. When received, this would be circulated. They also requested a discussion about trees and the Riverside Walk at a future meeting.
- 3.7 Rusper Parish Council will be given an agenda item at each meeting so that they can raise issues of concern.

4. General Updates from Liberty Property Trust (LPT) and Horsham District Council (HDC).

- 4.1 Liberty Property Trust is currently focusing on the design of the infrastructure works at the Rusper Road/ A264 intersection and the procurement of utilities connections to the site. The full design of the road layout should be at the stage for tender by the end of the year and Liberty are comfortable there are several contractors who would be available to carry out the work when it is required, probably spring/summer 2019. The project is running to time, but there is lots of background work still to be completed including many outline planning conditions that have to be discharged prior to commencing any work. Liberty Property Trust is trying to ensure that all those involved with the highway infrastructure work together for efficiency and to reduce disruption. Liberty Property Trust have control over the infrastructure, however the utility companies will be responsible for providing the connections to the site. It is

currently envisaged that there will be two pumping stations on site for foul sewerage. It was made clear that there were no plans for a cycle route alongside the A264 as there are routes planned through the site.

- 4.2 Topographical work on either side of Rusper Road is underway along with some ground investigation work on Sustainable Urban Drainage Systems (SUDS) on the south side of the site. Applications for Reserved Matters will be submitted and come through the planning system in the usual way.
- 4.3 Liberty Property Trust are speaking to large house builders about how the site will be delivered. It is envisaged that the land will be divided into large areas and when the house builders have been identified, the strategies for moving forward will be more focused. CBRE, a commercial real estate services and investment firm are advising Liberty Property Trust. Housebuilding should start by 2020.
- 4.4 Background work on Phase 1 has started. Ecology surveys have commenced and tree surveys co-ordinated with West Sussex County Council have been started. More work is required on both of these surveys.
- 4.5 Affordable housing will be discussed as the process develops, but should a Community Land Trust group form, then it would be advisable to engage with the process as soon as is possible.
- 4.6 WSCC has served notice to draw down the land they are purchasing for the all through school and the Education and Skills Funding Agency (ESFA) is working through a detailed design and feasibility study and carrying out ground investigation surveys. Bohunt Education Trust plan to open their school for 4 to 16 year olds in 2019. Initially it is likely that the school will be in temporary premises as they wish to open in September 2019 and construction will still be at very early stages at this point. The school can open prior to the completion of the roadworks provided there is a safe way of crossing the A264.
- 4.7 It was reported that it was too early to move forward on a Cycling Strategy and this will be dependent on who Liberty Property Trust will be delivering the site with going forward.
- 4.8 There will be a construction route strategy so that developers can keep construction traffic away from residential traffic. The developers are working with WSCC to try to ensure agreed routes are in place to allow things to run smoothly.
- 4.9 When houses are built, ducting will be provided for broadband and telephone services.
- 4.10 There is an obligation under S106 to provide a doctor's surgery or pay a contribution towards one. The contributions will be paid to the Clinical Commissioning Group (NHS). Liberty Property Trust has been working with a Horsham surgery for three years to try to progress this facility. North Horsham Parish Council has expressed a preference for a doctor's surgery on the site.
- 4.11 The bridge crossing the A264 at the Rusper Road intersection has not yet been designed.

- 4.12 Concern was raised regarding any detrimental changes to the current route of the Riverside Walk. The developers acknowledged that this was an asset to the site and one that they would work to keep as natural as possible. There was concern that when the business park was built it would detract from the beauty of the walk.
- 4.13 There are often areas on new estates that are put in by the developers to enhance the site, but which are not managed and become an eyesore. In response to this, the developers drew attention to a strict section within the Section 106 agreement about estate management. Residents will pay towards it and any open area will be maintained. There is provision for HDC to monitor this and step in if necessary. Under those circumstances, the subscriptions would go to them.
- 4.14 Horsham District Council (HDC) confirm that there are no applications coming forward so far, but they are there to help if needed. They have approved one condition relating to ecology surveys and it is hoped that this will enable work to start next year. ESFA and HDC have had discussions regarding the design of the school.
- 4.15 HDC have had discussions with the animal rescue centre currently on Phase 1 land regarding potential options for re-location.

5. Community Land Trusts

North Horsham Parish Council is working with AIRS to try to set up a Community Land Trust and the developers acknowledged this advising that the group gets involved as soon as it possibly can.

6. Name for the settlement and business park

Liberty Property Trust have some ideas about the future name of the development and business park and have spoken with the curator of Horsham Museum about local historical connections, however, the final decision will be dependent on who Liberty Property Trust will be delivering the site with going forwards.

7. Trees and the Riverside Walk

The developers acknowledge that this is a fantastic landscape to work with and wants to retain that asset.

8. Questions and comments from Rusper Parish Council

- 8.1 Concern was raised regarding traffic through Rusper village and whether the design of the northern roundabout had been changed, as it was hoped that it would provide some sort of traffic calming down the hill and that the speed limit would be reduced to 30mph. It was confirmed that nothing had been amended as these works already had detailed planning permission as part of the original application.
- 8.2 A traffic survey had been undertaken as part of the Section 106 agreement. Jason Hawkes (HDC) would get back to Rusper PC after the meeting to give an update.

- 8.3 The developers were asked if they had yet approached a bus company to ascertain if there was any chance of running additional buses through Ruspur. Currently there is only 1 bus a week and the community were keen to have more. It was explained that this was too early in the development.
- 8.4 Liberty Property Trust advised that Network Rail has indicated that there is capacity for 2 new stations between Horsham and Crawley with no effect on Faygate or Littlehaven. These potentially could be North Horsham and Kilnwood Vale. Liberty Property Trust and Crest are sharing their inputs into their model business cases for the station. Whilst nothing can be changed at Horsham and Three Bridges, there is perhaps the potential to change timetables between Horsham and the coast. The final decision will be made by Network Rail, but any new station will be funded by the developer(s). There may be subsidiary items needed to supplement a station including a car park, hotel, retail etc. but that is a long way down the line. The business case for the station at North Horsham will include the easing of parking at Littlehaven Station.

9. Updates from other organisations

Questions/comments from organisations ranged as follows:-

- 9.1 A discussion regarding whether or not the new development will be part of North Horsham parish will be needed in the future.
- 9.2 Land has been reserved for a cemetery and HDC have the right to call for the land when they need it. As the land is on a slope it will need to be terraced. HDC may find a more suitable site but the parameters for all of this is in the Section 106.
- 9.3 It was felt that there should be better communication with residents. Liberty Property Trust suggested that if anyone wished to write something for the local parish newsletters or websites, they would be happy to check and authorise it.
- 9.4 Was there any further news on the business park? It was felt that it was too soon to make any real judgement on, but there were commercial, leisure and food stores who had expressed interest. The options were varied and there was interest in smaller sites.

10. Any other comments.

AIRS promoted their South East Housing Conference on 19th October 2018.

11. Conclusion and date for next meeting

- 11.1 There being no further business, the Chairman closed the meeting at 11.30am.
- 11.2 The next scheduled meeting is Friday 11th January 2019, but this will be confirmed two or three weeks prior to the meeting date.