

Notes from the North of Horsham development Parish Liaison Meeting

held on Thursday 14<sup>th</sup> February 2019 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**

Lauren Aichison - Legal and General Capital – Head of Strategic Land and Major Projects.

Philip Ayerst – Resident

Ronald Bates- Horsham Society

Robert Brown – volunteer Tree Warden for North Horsham Parish Council

Cllr Karen Burgess – North Horsham Parish Council/ Horsham District Council

Rosemary Couchman – Development Co-ordinator, Horsham Churches Together

Ruth Fletcher – Horsham Cycle Forum

Joseph Fowler – Divine Homes

Richard Gatt – Rusper Parish Council

Cllr Joy Gough – North Horsham Parish Council

Cllr Frances Haigh – North Horsham Parish Council

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

Laurie Holt – resident

Derek Lloyd – Liberty Property Trust

Clare Mangan – HDC - Head of Economic Development

Bob McLean- Earles Meadow Residents Association

Elizabeth Roche – Liberty Property Trust

Vic Saunders – Rusper Parish Council

Cllr David Searle – North Horsham Parish Council

Cllr Ray Turner – North Horsham Parish Council

Francis Vernon - Resident

Tom Warder – Action in Rural Sussex Sussex Community Housing Hub

Lin Whiting – volunteer Tree Warden for North Horsham Parish Council

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

**Chairman** - Cllr Ray Turner chaired the meeting.

**1. Welcome and apologies.**

1.1 The Chairman welcomed all in attendance.

- 1.2 Apologies were received from:-  
North Horsham Parish Council - Cllr Alan Britten, Cllr James Davidson, Cllr Roland Knight,  
Colgate Parish Council.  
Gatwick Diamond – Rosemary French M.B.E.  
Horsham District Cycle Forum – Thea Bredie Turnbull  
Residents – Peter Kenworthy, Alison Best Dufour  
Volunteer Tree Warden for North Horsham Parish Council – Mike Smith  
Langhurstwood Road Residents Association – Brian Johnson  
St Mark’s Church – Rvd. Richard Coldicott, Rvd Mike Nelson  
All Saints Church Roffey and Colgate – Fr. Russell Stagg  
West Sussex County Council Highways – Ian Gledhill (WSSCC Highways have met separately with Legal and General Capital)

## **2. Notes from previous meeting**

- 2.1 The notes from the meeting held on 28<sup>th</sup> September 2018 were circulated previously and had been presented to North Horsham Parish Council’s Planning, Environment and Transport Committee on 25<sup>th</sup> October 2018.

## **3. Chairman’s Update.**

- 3.1 The Parish Council is working to find out more about the need for setting up a Community Land Trust for North Horsham parish. An initial meeting was held with Action in Rural Sussex (AIRS) and the Parish Council is looking to arrange a meeting with HDC.
- 3.2 When the North of Horsham development was originally proposed, the Parish Council strongly opposed it, however, once the decision to allow it was made, the Parish Council has worked proactively with the developer to try to get the best for the parish and its residents.
- 3.3 The Parish Council enjoyed a positive working relationship with Liberty Property Trust. Now that the ownership of the site has passed to Legal and General Capital, it is hoped that the strong working relationship and communication link will remain.

## **4. Update from developer**

- 4.1 Liberty Property Trust has been working on the north of Horsham site for around 8 years, however, during that time the business, based in the USA and listed on the New York stock exchange, has changed its focus to become predominantly industrial and warehousing development. A long term residential led strategic land project no longer fits with Liberty Property Trust’s business

profile, and with the development right at the start of the delivery phase, the decision was taken to sell the interest in the land to a company that would be able to take on such a long term and high profile scheme.

- 4.2 Legal and General Capital were selected as the purchaser, and very much share the ethos of Liberty Property Trust as they are long term investors that want to offer high quality, sustainable development.
- 4.3 Liberty Property Trust will have a hand over period with Legal and General Capital to try to give a smooth transition and share as much knowledge as possible, but Legal and General Capital will now drive the project forward.
- 4.4 Legal and General Capital is pleased to have this rare opportunity to deliver the vision set by HDC and Liberty Property Trust. Legal and General Capital's strategic land division has bought the site. Legal and General has a unique suite of companies associated with delivering housing. Cala Homes covers the premium housing market, whilst Legal and General Homes looks at mid market housing focusing on the customer's journey. Legal and General also own a registered provider of affordable homes, a build to rent platform and two later living brands that look at retirement accommodation. Their vision is for multi generational, multi tenure development.
- 4.5 Legal and General Capital's role will be master development, land design and delivery of infrastructure where they use their own developers or third party contractors. They will exercise quality governance and control over the site. They are in the process of appointing landscape architects and master planners who put forward the design on the ground and who are experts in their own fields.

## **5. Update from Horsham District Council**

- 5.1 HDC expressed regret that they would no longer be working with Liberty Property Trust, but welcomed Legal and General Capital and looked forward to working with them and seeing applications and reserved matters coming through the system.
- 5.2 Work would start on the Bohunt School this year with a view to it opening in 2021. The Bohunt School has temporary accommodation in Hurst Road for the next two years.

## **6. Questions and comments from Rusper Parish Council**

- 6.1 Rusper Parish Council hoped that the school would be delivered on time as the facilities in Hurst Road were not ideal. They were reassured that there was a focus to deliver by 2021.

6.2 It was observed that Horsham lacks outdoor sports facilities. Sports fields are being built on and more people are moving into the area, therefore schools which can include their own sports fields are desirable. The Bohunt School will have its own sport facilities on site and as part of the Section 106 agreement there is the intention that they will share the facilities at the newly created sports hub and the community will be able to share the facilities at the school.

6.3 There was concern regarding traffic travelling through Rusper. There is provision within the S106 for traffic counts and traffic calming. It was observed that Rusper has wider traffic issues than those associated with the new development.

#### **7./8. Updates from other organisations/ Any other comments**

These two items rolled into one.

7/8.1 Legal and General Capital has retained the services of Liberty's consulting engineers Peter Brett Associates who currently are working with WSCC Highways on the technical approvals required for the first phase of infrastructure (being the A264/ Rusper Road roundabout and new roundabout entrance into the development). These technical details are being submitted in accordance with the design that already has detailed planning permission.

7/8.2 to Legal and general Capital is currently working on the programme for the development and this should be ready towards the end of March. As such, the details of when the work would start and mitigation for disruption to those using the road networks had not yet been formulated, but it was quite complex. Many of the changes to Rusper Road roundabout are off line and so work can be done without disruption for some part.

7/8.3 The footbridge has also been approved and Legal and General Capital will be working through this with WSCC Highways.  
It was suggested that Ian Gledhill from WSCC Highways was invited to a future meeting.

7/8.4 Legal and General Capital bought the site in full knowledge that there was a planning application for an incinerator on the adjacent site and that the refusal by WSCC had been appealed by Brittaniacrest Ltd. They have nothing to add to the very comprehensive submission of objection made by Liberty Property Trust to the original application.

7/8.5 The incinerator could give an opportunity for 'District Heat' or energy from waste. Previous exploration by Liberty Property Trust revealed that District Heat was not sustainable because of the distance between the plant and the houses (2 miles) however, Legal and General are committed not only to invest in

housing, but to invest in clean energy, so they would review any opportunities that having an incinerator close by may provide.

- 7/8.6 Horsham District Cycling Forum enquired about Legal and General Capital's commitment to a Cycling Strategy and working with them to make the site an exemplar. The response was positive and the Cycle Forum were asked to contact the case officer at HDC to set up a meeting.
- 7/8.7 It was originally indicated that the Arun Valley could only sustain one more railway station. The proposed railway station at Kilnwood Vale has planning permission and the proposed railway station north of Horsham both have outline planning permission. Having worked on time-tabling with Network Rail's report has concluded there is capacity for both new railway stations with no effect on Littlehaven. The aim is to maintain an hour's service from Horsham to London. There is no funding at the moment, but the next stage is to work up a business case. HDC supports the station at land north of Horsham, but would be happy to see both stations come forward. It was noted that any new station could impact on the stopping frequency of trains at Faygate.
- 7/8.8 Horsham Society would like to be involved with any development associated with the Riverside Walk. The Horsham Society were asked to contact the case officer at HDC to set up a meeting.
- 7/8.9 It was observed that the development seems to have lots of large detached property but less for those buying starter homes and those who would like to downsize. It was clarified that the mix of private housing has not yet been agreed and this would be determined with each reserved matters application.

The affordable housing is as follows:-

The Legal Agreement secures 21.6% affordable housing with an additional 8.3% for housing for local need.

#### Affordable Housing

Affordable rented units – 12.73% (350 units)

Shared ownership units – 5.27% (145 units)

Discount market units – 3.64% (100 units)

#### Housing for Local Need

Build to rent units – 7.27% (200 units)

Custom of self build units – 1.09% (30 units)

The scheme would provide a maximum of 595 affordable housing units with 230 housing units for local need.

Land is not available for social rented housing, but HDC is hoping to establish an affordable housing company to reduce the number of those accommodated in bed and breakfast in the area.

- 7/8.10 A query was raised regarding the development encouraging flooding in Horsham town. Liberty clarified that a full flood risk assessment had been carried out as part of the outline application and that the Environment Agency had reviewed this. Following these extensive surveys, the Environment Agency reduced the size of the flood plain at the land north of Horsham. Individual parcels of land will be responsible for their own drainage, but there will be interconnected collection ponds. As a result, when the water comes through the culverts the run off rates will not be increased.
- 7/8.11 There is a requirement in the S106 for the developer to provide land and a financial contribution towards health facilities. Initial discussions have been held with a local GP Practice, however funding for the NHS is still extremely challenging.
- 7/8.12 Noise, light and air pollution was assessed for the outline planning application and there is an obligation in the S106 agreement regarding mitigation measures.
- 7/8.13 The Horsham Society commended their publication “Good By Design” and hoped there would be an opportunity to discuss it with the newly appointed landscape architects.
- 7/8.14 Liberty Property Trust were thanked for their positive working relationship from Churches Together. Churches Together had visited Crowthorne near Bracknell which is the first full development overseen by Legal and General Capital. The aim of Churches Together was to share community space on the development or space in the school. Churches Together represents the Christian faiths, but not the other religions such as Jewish or Muslim.
- 7/8.15 The Earles Meadow Residents Association would like to be involved in any discussion about the Moorhead roundabout, however, work has already been approved in the outline planning application. A certain number of properties built will trigger the work.
- 7/8.16 There has already been interest in the Business Park and there is an obligation within the S106 for the access to be completed within the first five years.

The Economic Development Officer from HDC explained that there are regular enquiries for expansive space or new business space, therefore the Business Park is positive from an economic development aspect.

7/8.17 Devine Homes is still involved and control a small area of land within the development. They don't believe that the incinerator will impact on their development plans or schedule.

9. **Conclusion and date for next meeting**

9.1 Liberty Property Trust thanked everyone for their input. North Horsham Parish Council reciprocated as did Rusper Parish Council.  
Lauren Aitchison expressed her appreciation for the meeting and felt that it would be a useful platform moving forward.

9.2 There being no further business, the Chairman closed the meeting at 11.25am.

9.3 It was suggested that the next meeting be w/c 27<sup>th</sup> May 2019, but it was hoped this could be moved forward. The final date will be communicated to the group in due course.