

Notes form the North of Horsham development Parish Liaison Meeting

held on Friday 4<sup>th</sup> October 2019 at 11.15am

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.

<b>In attendance</b>
Seb Balcombe – Legal and General (L&G)
Cllr Alan Britten – North Horsham Parish Councillor (Horsham District Councillor)
Robert Brown –North Horsham Parish Council (NHPC)volunteer Tree Warden
Cllr Karen Burgess – North Horsham Parish Councillor – (Horsham District Councillor)
Cllr Peter Burgess – North Horsham Parish Councillor – (Horsham District Councillor)
Rosemary Couchman – Horsham Churches Together (HCT)
Ruth Fletcher – Horsham District Cycle Forum (HDCF)
Joe Fowler – Devine Homes
Cllr Joy Gough – North Horsham Parish Councillor
David Holmes – Horsham Society
Brian Johnson - Langhurstwood Road Residents Association
Dan Knight - Camargue
Cllr Donald Mahon – North Horsham Parish Councillor.
Elizabeth Orchard – Legal and General (L&G)
Paul Portnoi – Earles Meadow Residents Association
Cllr David Searle – North Horsham Parish Councillor
Cllr Alex Shine – North Horsham Parish Councillor
Adrian Smith – Horsham District Council (HDC)
Cllr John Smithurst – North Horsham Parish Councillor
Mark Treasure – Horsham District Cycle Forum (HDCF)
Tom Warder – Action in Rural Sussex (AIRS) / Sussex Community Housing Hub (SCHH)
Nick Wood – Legal and General (L&G)
Pauline Whitehead – Clerk to North Horsham Parish Council and note taker.

Cllr Alan Britten Chaired the meeting.

**1. Welcome and apologies**

Apologies were received from Cllr Ray Turner (NHPC), Rusper Parish Council, Colgate Parish Council, Hannah Nicholson (Department of Education (DfE)), residents Alison Best Dufour and Laurie Holt and (NHPC volunteer Tree Warden) Lindsay Whiting.

**2. Notes from Previous Meeting**

2.1 The notes from 30<sup>th</sup> May 2019 had been circulated with the agenda and were available on the Parish Council website.

2.2 An enquiry was made regarding how the Social Value Act 2012 and the requirement to consider social value when procuring services was being taken forward as part of the building of the development. Groups and individuals were keen to understand the best way to comment on information and plans presented by L&G.

Mr Knight from Camargue, a communications agency, explained that there would be public consultation on refined plans produced by L&G in November 2019. The event would be held at the Holbrook Club within the parish and every feasible method of communication would be used to engage with the community and draw opinion from the wider Horsham District. Methods of engagement would include social media, flyers, advertising in local publications and letters of invitation to the consultation events.

The project contact details would be released to share with anyone who had queries for L&G or feedback in advance of the drop in events.

**3. Chairman's update**

There was no update from the Chairman.

**4. Update from the developer**

4.1 A presentation accompanies the notes.

4.2 L&G acquired the site in December 2018 from Liberty Property Trust.

4.3 L&G as a group has a range of expertise as demonstrated by their organisations; Cala Homes, L&G Homes, Inspired Living, L&G Affordable Homes, Homes for Rent by L&G (Build for rent), Clean Energy Investments and L&G Modular Housing. L&G work to an intergenerational Masterplan within their developments where the principles are layered to make communities, place make and promote aspirational living.

- 4.4 The bulk of the work that is going on at present is testing the infrastructure and framework planned by Liberty Property Trust to check that it provides the best option possible for future development.
- 4.5 The Masterplan embraces local assets, encourages keeping and enhancing heritage features such as the listed Moat House and protecting and maintaining hedge rows, ancient woodland and tree belts wherever possible. L&G want to develop the site in a way that is sympathetic to the landscape and that gives a 'green and calm' approach onto the development. They want to retain views across to the South Downs from specific areas of the site.
- 4.6 The aim is to provide an early focus within the development, in this case 'The Moat House', as a 'culinary hotspot' to attract visitors to the site, to increase east/ west accessibility and to create a community centre with a Village Green and school.
- 4.7 Within the first phase, alongside the community centre, are homes and a sports hub.
- 4.8 There have been revisions made to the road accessing the site to separate the carriageways and to retain a more rural feel to the approach. This will negate the need to re-route a large water main leading to Rusper which would have caused disruptions to their water supply. Construction traffic will use a temporary road link so that they do not disrupt other road users when the access road comes into use.
- 4.9 There is a consented footbridge in the Masterplan, but that will not be built before the Bohunt School opens. There will be a separate application for the footbridge. (This was discussed under item 8).
- 4.10 L&G are testing the appropriateness of the functions of the mixed use area and whether this is in the right place to give the best opportunities for residents. The Clinical Commissioning Group (CCG) for Crawley, Horsham and Mid Sussex has options to provide a doctor's surgery in the mixed area, but at the moment, the CCG has rejected the offer as they consider the proposed building to be too small. The CCG suggest that the Holbrook surgery could take additional patients from the development. L&G will continue their discussions with the CCG.
- 4.11 Archaeological work has commenced and charcoal pits have been found. These will be photographed and logged. Some hedgerow clearance is imminent. It is most likely that Reserved Matters will start to come forward

next spring and that housebuilding will start in autumn 2020.

- 4.12 Those in attendance stressed the importance that local residents placed on the opportunities for employment on the north of Horsham site. There is growth in small and medium enterprises (SME) that would benefit from having places to establish themselves. There is a backlog of people who want to set up their businesses in Horsham and who are waiting for suitable space to do so. There are also lots of people who currently commute out of Horsham who would benefit from working more locally and who would benefit the local economy if they worked, as well as lived, in the town. L&G were in discussion with the Gatwick Diamond and were going to approach Network Rail to initiate discussion regarding a rail link.
- 4.13 Concern was raised regarding the Riverside Walk and maintaining its open rural aspect as much as is possible. Those in attendance were assured that the Riverside Walk was of great importance to the development and that every effort would be made to enhance it where possible.

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

- 5.1 HDC is in discussion with L&G and has regular meetings. Recent discussions have included the Cycle Strategy and Bohunt School.
- 5.2 The design code for energy efficiency within housing has a base level which must be met, but HDC and L&G are looking to improve on that and maximise energy efficiency wherever possible. It was enquired whether waste energy from the incinerator could be used to power homes on part of the site. This was being investigated, but should the incinerator go ahead, it was unlikely to be online ready for the first phase of building which made planning for the eventuality difficult.
- 5.3 The domestic electric car charging points that would be used on site would be universal and easily accessible and charging points in communal areas would adhere to directives from Government and West Sussex County Council to ensure they were as easy to access and as easy to use as possible.
- 5.4 HDC were aware that access to public transport from early in the building phase was considered of paramount importance to encourage early use of public transport and less reliance on the car.

## **6. Cycle Strategy**

- 6.1 When considering a cycle strategy, the discussion has been at a strategic level and looks to address a hierarchy of needs whereby pedestrians,

especially those in wheelchairs and those with pushchairs are at the top of the list. After pedestrians, novice, leisure and commuter cyclists are next for consideration. Horses come next followed by buses and other modes of transport such as motorcycles. Finally, consideration is given to motor vehicles.

- 6.2 L&G was appreciative of the help and support given by the HDCF in formulating the cycle strategy.
- 6.3 The existing bridleway gives good east/ west movement through the site and it is hoped that this becomes well used and a key access route. North / south routes will lead from the main east/west corridor giving a comprehensive route through the site. The route will be designed to encourage children to cycle to school and reduce car traffic in and around the school. It was stressed that there needs to be a safe passage for children to go to school by foot or by cycle at an early stage.

## **7. Community Land Trust**

- 7.1 Cllr Joy Gough explained that a Community Land Trust (CLT) is a scheme which is run by a board of members from the local community to provide affordable housing. It is a “not for profit” organisation and is not available for the “Right to buy scheme” The properties, built by local residents for local residents, remain in perpetuity for rental in the local area and cannot be sold on.
- 7.2 NHPC set up a working party to investigate the possibility of the formation of a CLT. It consisted of 3 local residents and 4 Parish Councillors. Their basic aim is to gain sufficient volunteers (5-10) to form a steering group to provide at least 6 community homes for perpetuity for North Horsham. These would be at lower rents for members of the local community who cannot afford the high cost of purchasing or renting properties in Horsham. Once formed the CLT steering committee will become a legal entity in itself allowing local residents and members to have direct control and influence on its operational policy. Members of the local community are an essential part of this initiative.
- 7.3 The CLT working party has received much helpful support and advice from:-
- SCHH (AIRS)
  - Angmering CLT through an informal meeting.
  - NHPC who has provided administrative support, a meeting room and initial funding for start up costs, publicity and ongoing administrative support until the CLT steering committee can be formed.

- L&G who, at an informal meeting, suggested that the CLT working party co-exhibits at their consultation meetings with the aim of encouraging local people to join the CLT and will investigate further future support.

7.4 Cllr Gough offered ways in which the Parish Liaison working party members could help develop a CLT:-

- through publicity to encourage volunteers and involvement from local residents to be part of the project,
- by becoming members of the CLT or by standing for the board of the Steering Committee.
- by offering ideas, help and fund raising.
- by identifying suitable plots of land
- by identifying sources of funding.

7.5 Cllr Gough encouraged anyone who was interested in the North Horsham CLT to get in touch with the Parish Council.

## **8 Proposed bridge over the A264**

8.1 There is a consented bridge in the Masterplan and as it is at the gateway to Horsham it is considered a significant landmark. L&G hope to hold a competition to design the footbridge, but first there is work being undertaken to ascertain the best place for the bridge to be sited. The key consideration is understanding how people will travel to the new site in order to maximise the benefits of providing the bridge. Whilst the developers can consider making changes on their site, there are limitations with the existing external infrastructure.

8.2 Whilst S106 money has been set aside for building a bridge, it will need further contributions from the developer and will be built within the first five years of the development.

8.3 Carmarge will be setting up a website to enable resident feedback on the bridge and any other proposals that come forward.

## **9. Bohunt School**

Hannah Nicholson, the Project Manager for Bohunt School at DfE had given her apologies. The Chairman read out a statement as follows:-  
 'DfE are pleased to confirm that it has completed the competitive procurement process and Wates Construction are the successful Design and Build contractor for the school delivery. The design has progressed in collaboration with the Trust in accordance with the DfE specification and educational requirements. Wates and the DfE have been working on the

co-ordinated programme and design with L&G with the objective that the school can move from its temporary location in Horsham to its new permanent accommodation at the Rusper Road site. As you may be aware the scheme has recently been submitted to the Local Authorities Planning Department and the consultation process is underway. Wates have a meeting with the planners on Monday (7.10.19) and both will be taking all comments into consideration'.

**10 Questions, comments from Rusper Parish Council**

Rusper Parish Council had given their apologies and there were no questions.

**11. Updates from other organisations**

There were no updates from other organisations.

**12. Any other comments**

12.1 Cllr Burgess welcomed the positive attitude from L&G, but was concerned that the CCG was rejecting the opportunity to put a doctor's surgery on the development. This would be relayed to the Leader of HDC. L&G explained that whilst they would welcome working with the CCG, they would need clarity soon as otherwise it would impact on the wider development.

12.2 The retention of hedgerows and trees was welcomed. It was observed that whilst there would be an estate charge to cover ongoing maintenance, it would be desirable if the local community were responsible for managing community assets through some sort of management committee.

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

There being no other business, the Chairman brought the meeting to a close at 1.15pm thanking those in attendance for their contributions, but especially L&G for their very detailed and informative presentation.

The date of the next meeting will be around week commencing 10<sup>th</sup> February 2020 and will be confirmed as soon as possible.