

Notes from the North of Horsham development Parish Liaison Meeting

held on Wednesday 12<sup>th</sup> February 2020 at 2pm

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 m<sup>2</sup>), 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>
Philip Ayerst- Horsham District Cycle Forum
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
Simon Clavell- Bate – Head of Estates -West Sussex Clinical Commissioning Group (CCG).
Rosemary Couchman – Horsham Churches Together (HCT)
Ruth Fletcher – Horsham District Cycle Forum (HDCF)
Joseph Fowler – Devine Homes
Cllr Richie Gatt – Rusper Parish Council
Joy Gough – North Horsham Community Land Trust and North Horsham Parish Councillor
Dr Greenwood – Courtyard surgery
Charlotte Handy – Wates development
Jason Hawkes – Horsham District Council
David Holmes – Horsham Society
Laurie Holt - resident
Neil Hughes – Network Rail
Brian Johnson - Langhurstwood Road Residents Association
Dan Knight – Camargue PR.
Bob Maclean- Earles Meadow Residents Association
Stuart Norton- North Horsham Community Land Trust
Elizabeth Orchard – Legal and General (L&G)
Rachael Renshaw – Primary Care Locality Manager - Horsham and Mid Sussex CCG
Cllr Vic Saunders – Rusper Parish Council
Cllr Alex Shine – North Horsham Parish Councillor
Karen Summers – Department of Education
Lin Whiting – North Horsham Parish Council Tree Warden
Pauline Whitehead – Clerk to North Horsham Parish Council and note taker.
James Williams – Vail Williams

Cllr Alan Britten Chaired the meeting.

**1. Welcome and apologies**

Apologies were received from Cllr Peter Burgess (NHPC and HDC), Cllr Michael Cockerill (NHPC), Peter Kenworthy (resident), Cllr Donald Mahon (NHPC) and Cllr Ray Turner (NHPC).

**2. Notes from Previous Meeting**

2.1 The notes from 4<sup>th</sup> October 2019 had been circulated with the agenda and were available on the Parish Council website.

**3. Chairman's update**

There was no update from the Chairman.

*The Chairman brought forward the presentation from West Sussex Clinical Commissioning Group (CCG).*

**4. Health provision**

4.1 Simon Clavell-Bate, Head of Estates for West Sussex CCG's was accompanied by Dr Greenwood from Courtyard Surgery, Horsham and Rachel Renshaw from Horsham and Mid Sussex CCG. Mr Clavell- Bate gave a presentation, slides accompany the notes.

4.2 The main strategy for health care provision in North Horsham is driven by need due to increased housing. A single doctor covers approximately 1,000 homes or 2,000 people but, for a health care facility that provides a good range of services locally to be viable and effective, there needs to be around 13,000 to 15,000 homes. Therefore, whilst it is likely that a health care facility will be provided in North Horsham, it will serve a wider area than just the new development north of Horsham.

4.3 Health care provision is multi-faceted and there are several strategic and logistical factors that the commissioning body (CCG) need to consider. Land has been set aside for a health care facility by the developer at North Horsham and this is enshrined in the Section 106 agreement. Funding to build a health care facility comes from a General Practice committing to and building the facility in partnership with the developer and CCG.

4.4 There are specific guidelines laid down for the amount of space that needs to be allocated for particular services on a health care site. For example around 1300 metres would be required for the surgery element of the health care facility at North Horsham with additional requirements for wrap around services such as mental health and exoskeletal support. It is likely that should a health care facility be commissioned, it would be

built in phases roughly in line with how quickly the houses on the development sold. However, sufficient land would need to be protected early on in the development stage for the completed buildings to ensure that any health care facility was able to operate at its optimum capacity in the future.

- 4.5 Plans for significant additional development west of Ifield has emerged relatively recently and this, alongside other significant development in and around Horsham also need careful consideration by the CCG as commissioners and the GPs as providers.
- 4.6 There will be a transition period when people move into houses on the north of Horsham development and there will not be health care facilities on site, therefore they will have to register with existing GP's in Horsham. Existing GPs have options, in some locations, to install temporary buildings to accommodate additional patients.
- 4.7 Acute services will be reviewed and monitored in the same way as local health provision.
- 4.8 Dental provision is achieved through private practice and the CCG has no involvement with this.
- 4.9 The Chairman thanked Mr Clavell-Bate and his colleagues and invited them to stay for the remainder of the meeting, but they had other time pressing engagements.

## **5. Update from Legal and General.**

- 5.1 Elizabeth Orchard, infrastructure Manager at Legal and General, gave a update on how the development was progressing, supported by Seb Balcombe, Senior Land and Planning Manager at Legal and General and Dan Knight Associate Director of Carmargue. Slides accompany the notes.
- 5.2 Technical approval had been given for the work at the A264/ Rusper Road roundabout by WSCC. It was understood that the speed limit on the A264 will remain at 70mph and that the new Rusper Road section will remain at 40mph. Legal and General were keen to see the speed reduced to 50mph on the A264 approaching the roundabout and 30mph on the new Rusper Road. It was suggested that those with concerns about the speed limits write to West Sussex County Council (WSCC).

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

- 6.1 Jason Hawkes, Principle Planner at HDC would take the concerns regarding speed limits back to WSCC. HDC is aware that the work at the Rusper Road roundabout will cause major disruption and will work with WSCC to alert drivers and reduce disruption as much as possible. No time

frames are available yet.

- 6.2 The reserved matters for 400 homes on the site will be submitted in August 2020 with more detailed design standards. The landscape and cycle strategy will be ongoing.

## **7. Noise pollution**

- 7.1 Legal and General had prepared a slide to explain the noise mitigation measures that they had put in place. A 'tyre slap barrier' as requested by a resident is not an official term. The resident that had raised concerns with the Parish Council has also raised them with the developers direct and received a response.

## **8. Bohunt School**

- 8.1 Karen Summers from the Department of Education explained that they were working with Wates and Legal and General to progress a final school design for delivery.

- 8.2 Delivery was being phased to absorb any delays and Legal and General had sequenced their delivery to help bring any infrastructure forward. Currently everything was on track for delivery in September 2021.

## **9. North Horsham Community Land Trust**

- 9.1 Joy Gough, Chair of the Community Land Trust gave a brief update supported by Vice Chair Stuart Norton.  
Mrs Gough thanked North Horsham Parish Council, the Sussex Housing Hub, Legal and General, Horsham District Council and local residents for their support throughout the formation of the North Horsham Community Land Trust (NHCLT) and their aspirations for partnership working in the future.
- 9.2 A Chair, Vice Chair, Treasurer and Secretary had been appointed to establish the NHCLT as a legal entity reporting back to a Steering Group consisting of 16 residents. The process is progressing with the Wessex Trust in order to become registered and approved by the Financial Conduct Authority.
- 9.3 A letter had been sent to the CEO of Legal and General (James Lidgate) requesting his support and a letter of intent from the Company, establishing any ways in which the NHCLT could work with them to provide some affordable housing in Phase 1 of the North Horsham Development. The letter was endorsed by the Chair of North Horsham Parish Council but to date there had been no response
- 9.4 In order to access funding from Homes England and other charities, the NHCLT needs to collaborate with a Registered Provider. NHCLT is

consulting with Housing Associations in the District to discuss such a collaboration based on the important principles of the CLT (perpetuity, genuinely affordable rents and our core vision of local homes for local people).

- 9.5 NHCLT is working on a website, constitution, policies and governance procedures in line with GDPR, but the key for moving forward will be access to an appropriate site within the area to provide good quality homes in perpetuity for the parish of North Horsham.

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

- 10.1 Legal and General confirmed that the baseline traffic surveys included the main routes through Rusper. It was also acknowledged that traffic calming measures should be noted on the plans

**11. Updates from other organisations**

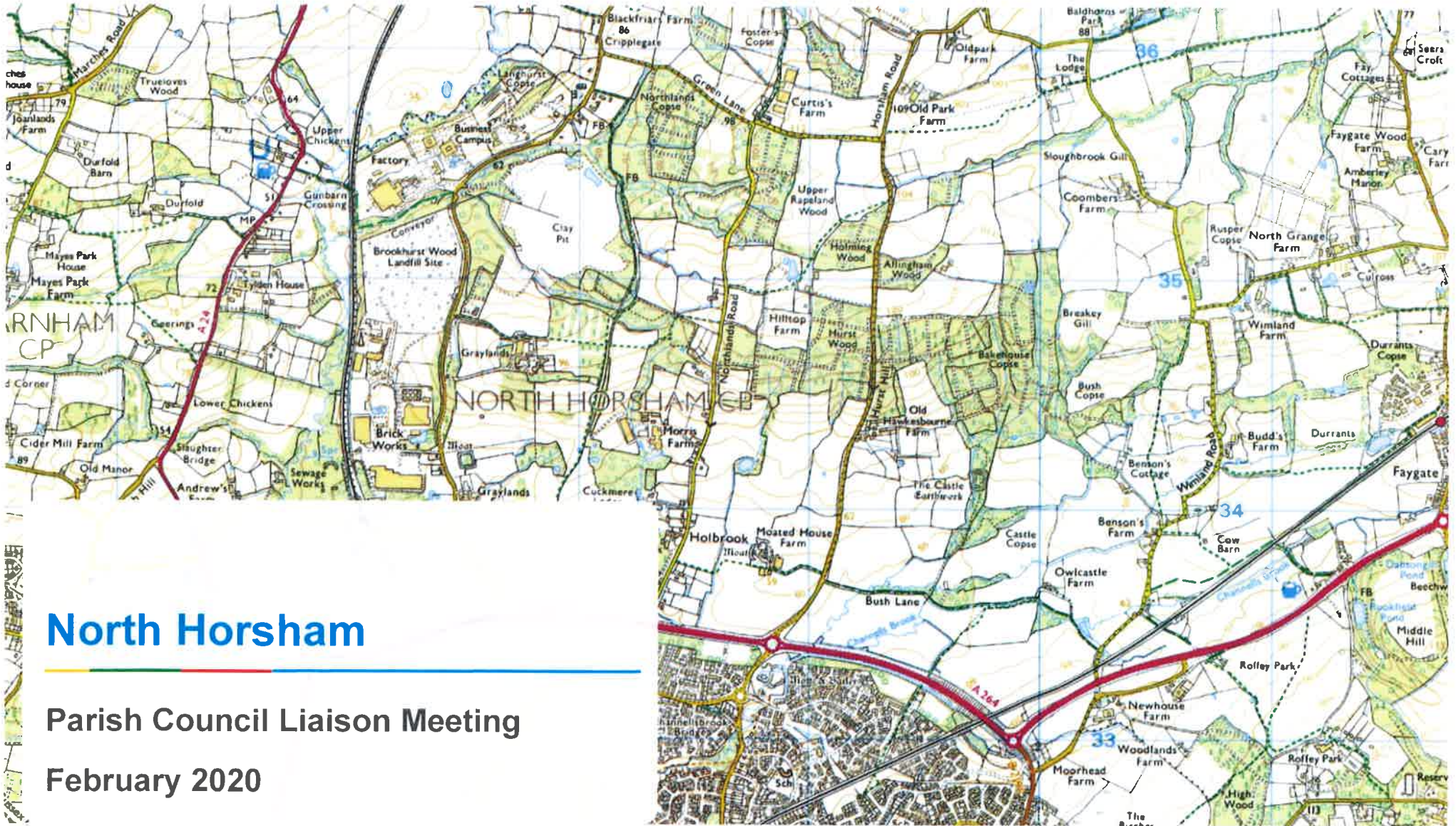
- 11.1 Mr Hughes, Route Level Crossing Manager at Network Rail expressed his appreciation for being invited to the meeting as he wanted to gain a better understanding of the development in relation to implications along the rail network. He would contact other attendees off line.

**12. Any other comments**

- 12.1 There were no other comments.

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

- 13.1 There being no other business, the Chairman brought the meeting to a close at 4pm thanking those in attendance for their contributions.
- 13.2 The date of the next meeting will be on **Wednesday 27<sup>th</sup> May 2020 at 2pm** at Roffey Millennium Hall.



# North Horsham

Parish Council Liaison Meeting

February 2020



# Land North of Horsham – the L&G Way

- Site delivered by Legal & General Strategic Land & Major Projects
- L&G Housing Platforms, including:



- L&G Clean Energy

## Progress update: since October 2019

- Principal Access Works – Alternative Design (PAW2)
  - Submitted for planning approval in December 2019





## Progress update: since October 2019

- Archaeological works completed – no significant finds
- Public Consultation Events 5<sup>th</sup> & 9<sup>th</sup> November 2019:
  - PAW2 proposals well received
  - Importance of bridge strongly emphasised
  - Need for well-planned, sustainable community facilities
- Liaison with key stakeholders
- Hedgerow removal under Natural England license
- A264/Rusper Road Roundabout works Technical Approval
- Baseline Traffic monitoring complete
- Planning & S106 condition discharge submissions
- Phase 1 Ground Investigations complete
- Phase 1 detailed site survey (Topographical)
- Design and Landscape Strategy (Planning Condition 8)
  - Being finalised for submission by end February 2020

# Progress update: since October 2019

- Preparation of planning submissions (end February 2020):
  - Design & Landscape Strategy (Condition 8)
  - School Access Road
  - School & first housing phases - Servicing Requirements
    - Electricity Substation
    - Foul Water Pumping Station
    - “Utilities Corner”
    - Bridge northern landing site
- First Phase Infrastructure Procurement:
  - Tender currently being finalised
  - Full mobilisation targeted end March 2020

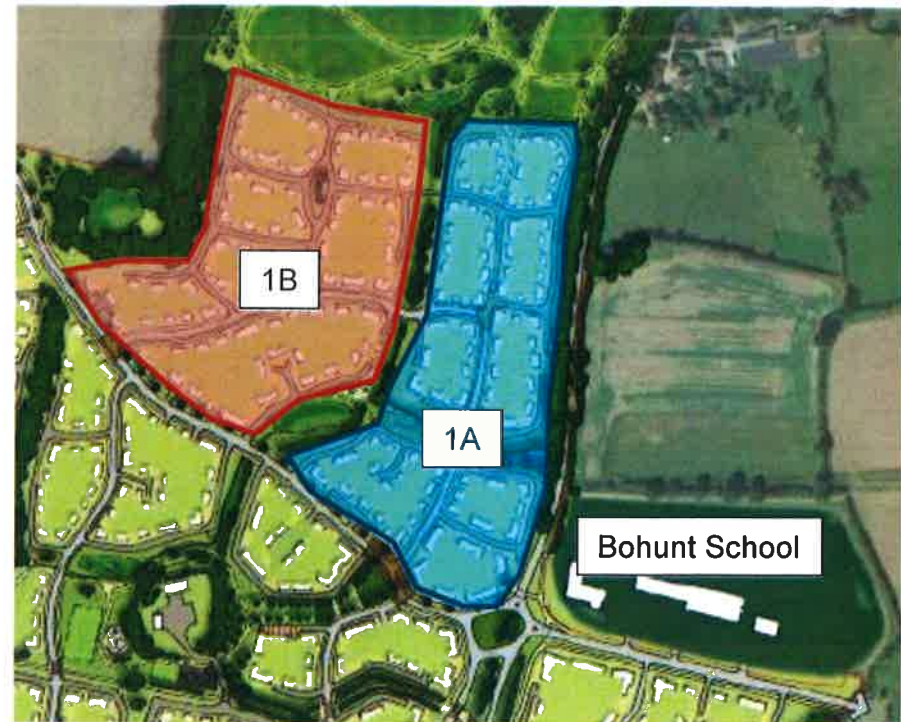






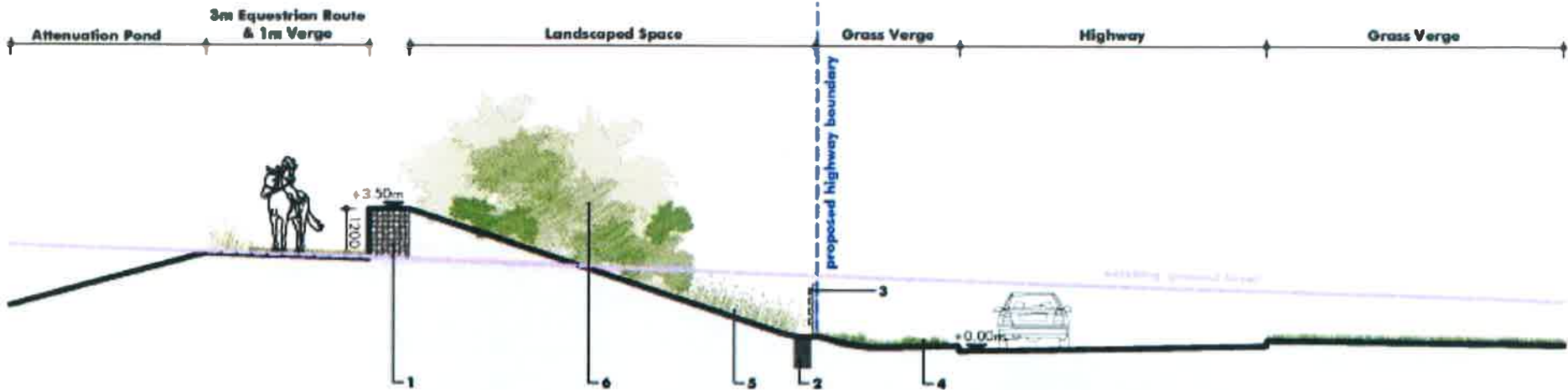
# Looking forward

- Commencement on site – Spring 2020
- On-going detailed design of Infrastructure
- Bridge design & procurement
- First Housing Phases:
  - RMs to be submitted Summer 2020
  - Housing start on site targeted Spring 2021
- On-going consultation with key stakeholders



# Noise mitigation

## A264 Noise Barrier





**Sussex**  
Clinical Commissioning Groups



# West Sussex CCG's report for Horsham Parish Council

**Simon Clavell-Bate**  
Head of Estates  
West Sussex CCG's  
12<sup>th</sup> February 2020

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# CCG Strategy

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- Housing expansion is the main driver of NHS estate need (**Primary Care/GP**)
- Main sites are to the north of Horsham
- Additional site, and some new sites, are planned for south of Horsham
- West of Horsham, toward Billingshurst has new applications (and new clinical rooms building in progress)

# North Horsham

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- National policy drives local solutions
- Plans have evolved with regard to total housing build numbers  
(from initial Kilnwood, to new site etc)
- Horsham DC provided a plan revision Nov/Dec and the CCG & developer were invited to review  
(Practical review of sites looked at)

# Role of Commissioner (CCG) and Provider (GP)

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- **Commissioner** – sets out the strategic plan for the area (GP wise, not Acute / Community).
- NHS England (commissioner) – were responsible for strategic planning until recently. CCG's were given delegated remits
- **Provider** – in this case GP. The GP makes a formal request to the commissioner for increasing their estate
- The process is an application, which also requires NHS England to approve

# Process for NHS Estate

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- **Project Initiation Document (PID)**

This is the start point for the Provider to apply. The PID covers the need, options, requirement and preferred option

- **Business Case**

From the PID outcome, the Business Case drives the detail for a review and decision by the Commissioner.

The Commissioner looks in detail at need, services and clinical fit.

The Business Case is then reviewed by NHS England on a more 'build detail' aspect, and review of CCG responses.

# Where is Horsham at

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- A GP practice has an interest for the new site (very positive) – with some initial clinical ideas. This is for the north (and south areas)
- Horsham DC and L&G, arranged by HDC, met to look at site options
- There are emerging details in process that will enable the PID (Project) request

# What about now!

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- The CCG recognises the demand on services now
- The CCG has met with NHS Property Services with regard to shorter term estate opportunities
- GP leads (2 at present) have been contacted in early Feb with regard to opportunities (having met in Nov / Dec for an initial planning meeting)

# What are the critical aspects

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- **Quality and safety** – it is important that any service is at an optimal size. This can not be small single handed GP sites.
- **S.106 / CIL funding** – The main driver for NHS estate is new housing. This has to run alongside funding sources – which is mainly the developer contributions
- **The Application** – This is needs to capture many stakeholders

# Summary

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- New Housing is part of national policy
- The NHS will support need coming from housing growth
- Recruitment and scarce resource (doctors / nurses) are a key issue
- Building at scale is the central NHS drive (to optimise recruitment, but importantly quality aspects regarding strong service)