

Notes form the North of Horsham development Parish Liaison Meeting

held online on Thursday 12<sup>th</sup> May 2021 at 10am

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.

**In attendance**

Jamie Ashmore – HTA

Georgette Ayling – Head at Bohunt School

Ron Bates – Horsham Society

Katy Bennett – Legal and General (L&G)

Alison Best Dufour - resident

Mark Bradshaw – Project Manager, Department of Education

Cllr Alan Britten – North Horsham Parish Councillor (Horsham District Councillor) **Chairman of the meeting.**

Cllr Karen Burgess – North Horsham Parish Councillor and Horsham District Council Chairman

Cllr Peter Burgess – North Horsham Parish Councillor and Horsham District Councillor

Victoria Collett – Legal and General

Rosemary Couchman – Horsham Churches Together (HCT)

Ruth Fletcher – Horsham District Cycling Forum / Horsham District Councillor

Joe Fowler – Divine Homes

Cllr Richie Gatt – Rusper Parish Council

Bernadette Gledhill – Principal Engineer, Highway Agreements, West Sussex County Council (WSCC)

Joy Gough – North Horsham Community Land Trust Chairman and North Horsham Parish Councillor

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

Cllr Tony Hogben – Horsham District councillor

Laurie Holt – resident

Neil Hughes – Network Rail

Ian Humble – Cala Homes

Brian Johnson - Langhurstwood Road Residents Association

Alex Jones – Barton Willmore

Ines Jorge – Legal and General

Cllr Liz Kitchen – Horsham District Councillor

Joyce Lo – Barton Willmore

Cllr Donald Mahon – North Horsham Parish Councillor

Andrew McPhillips (AM) – Legal and General

Cllr Richard Millington – North Horsham Parish Council

Gary Mortimer Cook – Horsham District Council

Aaron Peake – Legal and General

David Reid – Legal and General

Vic Saunders – Rusper Parish Council  
Cllr David Searle – North Horsham Parish Council  
Cllr Alex Shine – North Horsham Parish Council  
A Simpson – Legal and General  
Karen Summers – Project Director, Capital Group, Department of Education  
Simon Toplis - HTA  
Cllr Ray Turner – North Horsham Parish Council  
Michael Wild – Legal and General  
Chris Wilson – Legal and General

### **1. Welcome and apologies**

Cllr Britten welcomed those in attendance.

Apologies were received from Revd. Richard Coldicott (St Mark's Church) and Fr. Russell Stagg (All Saints Church), Cllr Andrew Baldwin (Horsham District Councillor and West Sussex County Councillor), and Simon Clavell Bate (West Sussex CCG).

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

The notes from the previous meeting held on 18<sup>th</sup> February 2021 had been circulated with the agenda.

### **3. Chairman's Update**

There were no updates.

### **4. Update on the development**

Andrew McPhillips (AM) from Legal and General (L&G) reported that work on Rusper Road (south) from the Lemmington Way roundabout to the A264 and work on the A264 slip road had been completed within the expected timeframe (the end of April 2021). Work had now started to the north of the A264 to provide a new road, bunding work, drainage and infrastructure for 600 houses. AM had met with Mr Clavell-Bate (West Sussex CCG) to discuss service provision at the village centre which will include a health facility.

AM responded questions posed prior to the meeting:-

#### Update on the cycle strategy and the pedestrian/cycle bridge

The Cycle Strategy has been approved (ref DISC/19/0267). Work on the footbridge across the A264 consented on (DC/20/2509) will commence in July 2021. The bridge forms an important part of the pedestrian and cycle links to the Bohunt school from Horsham.

#### Summary of the current position on the number of affordable homes being planned and on carbon/energy standards for housing on the development.

The Section 106 Legal Agreement secures 21.6% affordable housing with an additional 8.3% for housing for local need. The provision will increase throughout the 3 phases with 21.1% in phase 2 and 35.6% in phase 3.

#### 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. The affordable housing provision will be reviewed every five years and a review is imminent.

Legal and General are working as the master developers on this site providing key infrastructure, but they are not developing the parcels of land. However, developers have to comply with current government guidance and there will be a move away from gas heating to electric and renewable energy.

#### Protective railings on the new section of pavement south of the A264 – Rusper Road South.

A new section of pavement has been laid on the east side of Rusper Road from the new bridge down to Giblets Way roundabout which was approved under the outline permission DC/16/1677. There is a small section which is still to be constructed. The section that has been laid has been through 3 safety audits none of which have highlighted the need for safety rails. When the additional section is finished, it will be subject to safety audits and any issues that are raised will be addressed. The width of the surface is restricted by the ancient monument to the east. It was originally going to be 1.8 metres wide, but has been increased to 3.5 metres to allow dual use by pedestrians and cyclists.

Jason Hawkes (HDC) subsequently advised that the planning application relating to the reserved matters approval for the works to Rusper Road and the pedestrian / cycle access up to the school is DC/19/1488. DC/20/2509 is the reserved matters approval for the new pedestrian / cycle bridge over the A264. All applications can be viewed on the Horsham District Council website.

**AM agreed that emerging designs for the pedestrian/cycleway over the bridge and marking of the access to the bridge would be shared with Horsham Cycle Forum.**

The meeting generally expressed serious concern regarding the lack of railings to protect those using the pavement on the access to the pedestrian/cycle bridge, and whilst it was acknowledged that vehicles are likely to be travelling relatively slowly as they negotiate the turn from the A264, traffic was still able to carry sufficient speed to pose a risk.

**It was agreed that WSCC Highways would review the safety audits especially in light of the fact that the pavement would be used mainly by school children, and to take any necessary action.**

*Karen Summers (D of Ed) joined the meeting.*

Jason Hawkes advised that work was starting in June 2021 on an acoustic bund to reduce road noise affecting a parcel of land to be developed in Phase 1, to the west of Rusper Road. There has also been a pre-application from the Legal and General Build to Rent team who hoped to provide houses and flats for rental.

A Simpson from the Legal and General Build to Rent Team presented plans for the build to rent houses and flats in Phase 1 of the development. (see attached). This arm of Legal and General was established in 2018 to improve the quality and choice of affordable homes. They are Registered Providers and offer a range of properties with an emphasis on affordable, family dwellings. Pension capital is used to build the homes and rent payments restore the original investment and allow Legal and General to retain ownership and management of the properties. Legal and General are committed to long term management of the properties and the Section 106 agreement supports that, so it is unlikely that tenants will be able to buy their properties in the future.

Legal and General have undertaken considerable research into local demand for housing. Three and four bedroomed houses are mostly required at a truly affordable rent. This pocket of development will, therefore, provide long term family housing to support the establishment of a strong community. The mix of housing will support a diverse range of need. There will be 2 landmark buildings with 2 and 3 storey properties on a central street "Pear Tree Walk". Consideration had been given to 4 storey buildings but this had a negative impact on the density of parking. Legal and General has worked closely with experts and the homes will be constructed using modular technology. The units will be built and transported from Yorkshire. It was requested that careful consideration was given to the transportation to avoid causing additional damage or congestion to local roads. Legal and General and a representative of HDC had visited the factory where the modular housing units are constructed to satisfy themselves that the quality of the product was sound and so that any queries could be addressed. The proposed properties meet minimum space standards. Consideration has been given to noise encroachment and a bund alongside the A264 should break down some background road noise. Legal and General has consulted HDC Environmental Health to explore ways of designing the homes to ensure that noise levels permeating into the properties are kept to minimum. A noise analysis of the properties at garden level will be included as part of the planning application to be submitted to HDC, to provide clarity on the noise levels.

Consideration has been given to thermal comfort and air source heat pumps will be used for efficiency, to embrace green energy provision and to reduce energy consumption.

Consideration has also been given to indoor air quality. Materials will be in line with the local area and parking exceeds the WSCC guidance.

It is intended to provide sheds as part of the rental package for outdoor storage and public cycle racks are on HDC's radar. Anyone applying to become a tenant on this development would have to satisfy several criteria with the main one being that they were local people.

## **5. Update on the Bohunt School**

Karen Summers from the Department of Education provided a series of photographs of the site north of the A264, east of Rusper Road. It was noted that construction on the site was on track and that the work was being carried out very professionally. The building had internal fire protection. The facilities include a sports hall, library and research centre and ponds which provide a home for newts and an opportunity for students to study environmental issues and extend their learning.

The Head of Bohunt School was pleased with progress on the site, the safety measures that were integral to the design and the way that there were opportunities to include the students with the development of the site. For example, students had recently planted 300 trees in the grounds and the Bohunt Trust is keen to increase the biodiversity of the site.

The school is working with local transport providers to explore ways in which links can be made from around Horsham to the school using public transport so there is as little impact as possible on the local area. In response to earlier comments that sometimes, young people may be tempted to cross the busy A264 to get to the school from Horsham rather than use the pedestrian/ cycle bridge. Ms Ayling stressed that students are made very aware of the need to be aware of traffic safety, especially as they are currently sited on Hurst Road in Horsham. They are instructed only to cross where it is safe to do so and not to take unnecessary risk.

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

The representative from Rusper Parish Council echoed concerns regarding the safety of the access to the road bridge along Rusper Road south and supported the need for more investigation into the requirement for railings including the involvement of Sussex Police.

#### **11. Updates from other organisations**

Neil Hughes from Network Rail reported that work to lengthen the platform at Littlehaven Station would be undertaken in August to reduce the time the barrier was down. This was tied in with work to install full barriers at Parsonage Road. A trail warning system would be in place at Spooners Rail crossing (Amberley Road) but there were no scheduled changes for Wimland Road.

#### **12. Any other comments**

Jason Hawkes (HDC) responded to concerns regarding an urgent need to secure a health facility on the site. He reported that this is a priority for HDC and that it was being pursued with the CCG. This was of major concern to many residents in North Horsham as the facility provided by the existing Holbrook Surgery could become swamped by additional people wanting to register. **Guidance on ways in which local residents could influence any outcomes associated with this were requested.**

An enquiry was made as to how the local community could generally influence outcomes. **AM agreed to set out the terms in the s106 agreement for the next meeting which may offer greater clarity.**

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

There being no further business, the Chairman closed the meeting at 12.00pm and noted that the next meeting would be scheduled for w/c 13<sup>th</sup> September 2021 online. The actual date would be circulated in due course.



**North Horsham, RM Area 7**  
Parish Council Presentation, 12th May 2021

# Introductions & Structure

## Our Team

L&G Affordable Homes

L&G Suburban Build to Rent

## Site Overview

## Proposals Overview

## Modular Overview

## Summary





AFFORDABLE HOMES

L&G Affordable Homes is tackling the severe shortage of affordable housing in the UK by providing safe and secure homes from which households can build their future.

Our mission is to become the leading developer and operator of affordable homes in the UK by investing long-term capital at scale and significantly increasing the supply, design quality and choice of affordable homes.







SUBURBAN BUILD-TO-RENT

Legal and General Suburban Build-to-Rent has been established to be the institutional vanguard in the rapidly growing suburban Build-to-Rent sector.

Our vision is to build and own high quality, future-ready suburban homes, for rent, for everyone.

Our mission is to create the first choice suburban rental housing business across the UK.

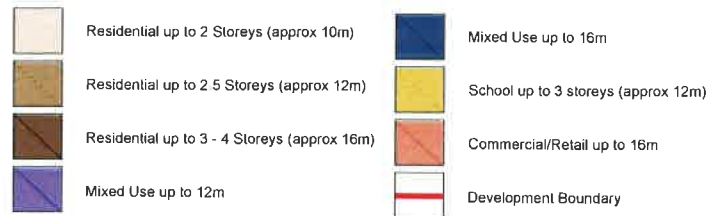
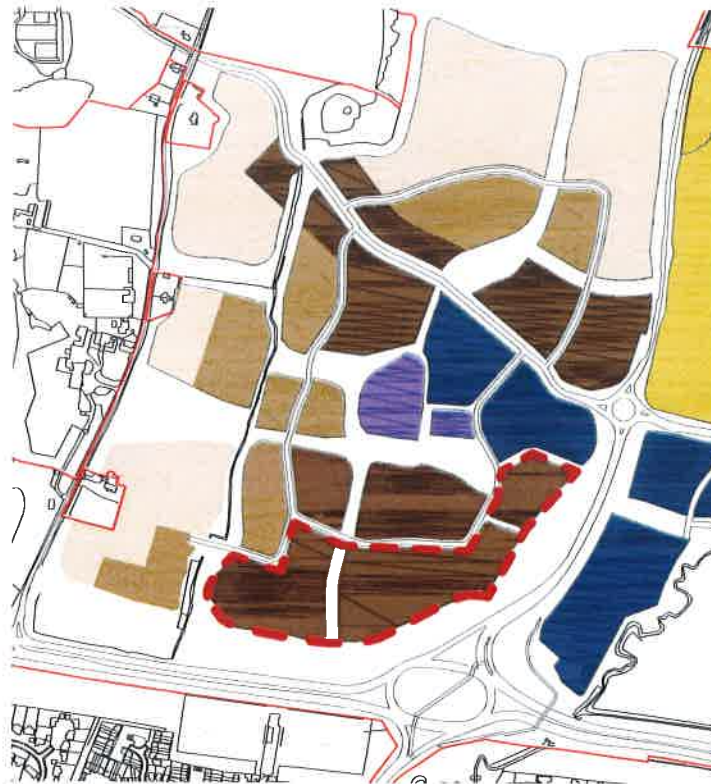


# OPP Parameters

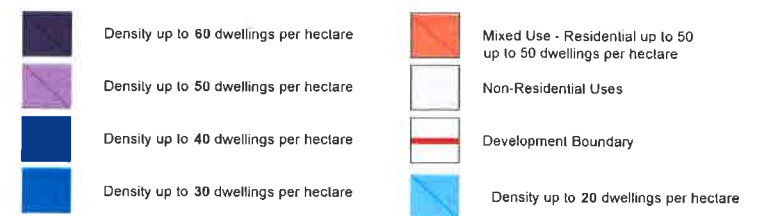
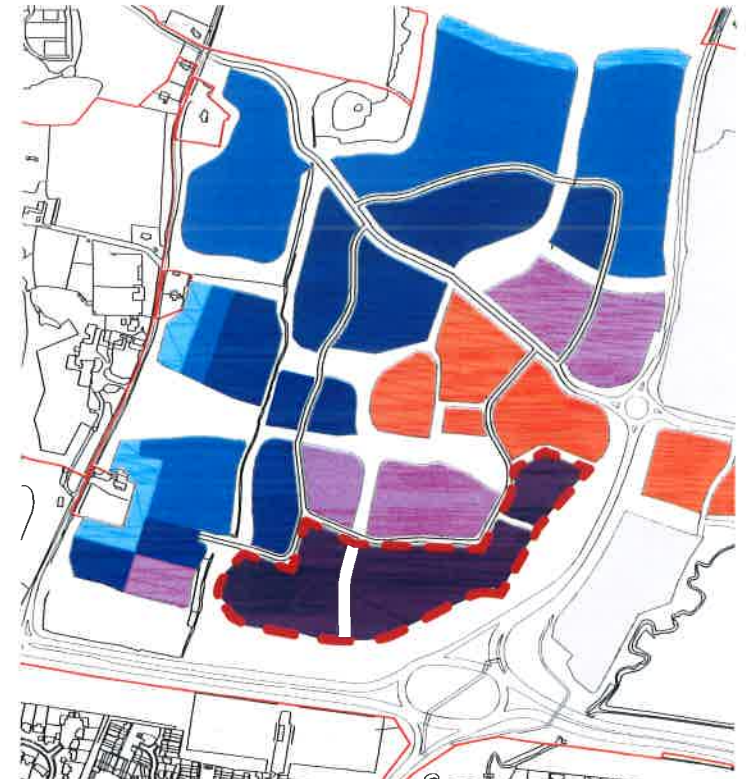
The Parameter Plans and S106 allocate the RM7 for residential development with heights of up to 4 storeys and density for up to 247 homes on the site.



## Height Parameter



## Density Parameter



# Overview of Proposed Masterplan

- 221 homes
- 124 private rent, 97 affordable (affordable rent / shared ownership)
- 70% Houses / 30% Flats
- Mix of 2 & 3 storeys
- 420 parking spaces (exceeds WSCC guidance)
- Modular with Airsource Heatpumps
- High quality landscape setting



# Heights & Key Frontages

## Key

-  Development parcel boundary
-  New roundabout to Arterial Road
-  Internal Access Road
-  Secondary Connections
-  Pond
-  Green parkland frontage including noise protection landforms
-  Main road noise
-  Regular street trees
-  Predominant 2 storey
-  Regular Formal Frontage
-  Semi Formal Frontage
-  Key corner building
-  Marker buildings identified in DLS



Site Opportunities Diagram

# Rusper Road Approach



# Rusper Road Frontage



# 'Pear Tree Walk'

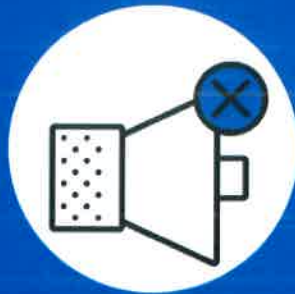


# Benefits of Modular



## Space Standards

Our current space standards exceed Nationally Described Space Standards, thus providing a good level of occupant density and comfort



## Acoustics

We ensure a good level of acoustic performance within the building and between party walls



## Thermal Comfort

We assess all of our schemes to ensure that a comfortable thermal environment will be achieved



## Indoor Air Quality

Our specification minimises the use of materials that will impact on indoor air quality



## Speed of Delivery

We can deliver developments with less disruption and around 40% quicker than traditional construction



## Sustainability

Our homes can achieve an EPC rating of A and provide improvement over the performance levels in the Building Regulations



# A Modular Process that is Site Specific



**Factory Production**  
CLT modules are produced in a safe factory environment



**Facade built on site**  
Brick facade built on site allows each site to be unique and respond to context



**Placemaking**  
Together this approach of precision factory engineering and on site detail creates unique places



# Summary



- Our proposals follow the Outline Consent to create a striking new gateway to the development
- It provides a new rental community offering choice and affordability
- An exemplar in using modular construction for Place Making and Sustainability while accelerating delivery and reducing disruption
- Target RMA submission early Summer 2021. Decision later Summer/ early Autumn.



Thank you

