

**NORTH HORSHAM PARISH COUNCIL
PLANNING, ENVIRONMENT AND TRANSPORT COMMITTEE
THURSDAY 27th OCTOBER 2022 AT 7.30pm
AT ROFFEY MILLENNIUM HALL**

**CLERK'S REPORT TO BE READ IN CONJUNCTION WITH THE AGENDA
Numbers relate to those on the agenda.**

1. Public Forum

The Public Forum will last for a period of up to 15 minutes during which members of the public may put questions to the Council or draw attention to relevant matters relating to the business on the agenda. Each speaker is limited to 3 minutes. Business of the meeting will start immediately following the public forum or at 7.45pm whichever is the earlier.

3. Declaration of Interests

Members are advised to consider the Agenda for the meeting and determine in advance if they may have a **Personal, Disclosable Pecuniary or Other Registrable Interest** in any of the Agenda items. If a Member decides they do have a declarable interest, they are reminded that the interest and the nature of the interest must be declared at the commencement of the consideration of the Agenda item; or when the interest becomes apparent to them. Details of the interest will be minuted.

If the interest is a **Disclosable Pecuniary Interest**, Members are reminded that they must take no part in the discussions of the item at all; or participate in any voting; and must withdraw from the meeting chamber, unless they have received a dispensation.

Where you have an **Other Registrable Interest** (which is not a Disclosable Pecuniary Interest), Members are reminded that they must withdraw from the meeting chamber after making representations or asking questions.

5. Decisions Taken Under Delegated Authority

Due to the cancellation of the Committee Meeting scheduled for 22nd September, it was necessary to agree comments via the Delegated Authority process on the applications received since the last meeting was held in July.

With regard to the WSCC application for Biffa, it should be noted that this was a different application to that previously submitted which related to extended opening hours. This new application was to provide for the storage of refused derived fuel (RDF) and compost like output (CLO) prior to export and with no specific comments received in this regard, it was decided to offer no comment on the application.

The summary of the comments submitted to HDC are attached as **Appendix 1** and Members are invited to ratify these.

6. Chairman's Announcements

- i. Details of Compliance cases in the Parish notified by HDC have been circulated to Members via email.
- ii. A workshop on Climate Change was organised by HDC on Wednesday 28th September. As Members had been notified by email, Cllr. Turner, as Chairman of the Committee, attended the workshop, accompanied by Cllr. Gough. Any report from the session will be provided verbally by Cllrs. Gough and Turner at the meeting. A follow up session is being held in person on 20th October, and Cllr. Gough has agreed to attend on behalf of NHPC.
- iii. A report has been compiled by a local resident on access problems encountered by users of mobility scooters in Horsham Town and a copy is available from the Parish Office.
- iv. An email was received from a resident as follows :

I have great concerns over the safety of pedestrians along Lemmington Way, Horsham, during school drop-off/pick-up times. Unfortunately, despite Bohunt school sending out several emails asking them not to, parents are continuing to choose to drop-off/pick-up their children close to bridge by Lemmington Way.

Parents are parking their cars very close to the roundabout. This is extremely unsafe for both children and adults attending the school, and other pedestrians. Yesterday afternoon, parents were also parking on the pavement!

My son who attends Bohunt school, had to push his bike home, along the pavement because he felt too unsafe to be riding on the road due to all the cars coming and going. However, he could also not get past the cars on the pavement with his bike!

It is a ridiculous situation which is extremely unsafe. It is only a matter of time before there is a serious accident.

The problem could easily be resolved by the council painting double-yellow lines from the roundabout to further along Lemmington Way.

Please can someone do something about this, I am sure we are not the only parents concerned for the safety of our child and others.

As this matter is a WSCC Highways issue, the email has already been forwarded to Cllr. Baldwin. Should Members wish to discuss the issue, it can be placed on the Agenda for the November Committee meeting.

- v. The Environment Agency has provided an update (via SLCC) on the outcome of last year's consultation on amendments to the Environmental Permitting Regulations 2016 (England & Wales) as applied to groundwater and surface water in cemeteries. Amendments to the Regulations are still working their way through the parliamentary process but, at a recent virtual meeting, it was confirmed that for most local councils with existing burial grounds and requiring no ongoing mitigation measures to protect the environment, there'll be no change and permits won't be needed. However, when applying for planning permission for a cemetery extension or for a new site, applicants will be alerted about whether to also apply for a permit. Useful government guidance on requirements for new sites and extensions that came into effect is available on the .Gov.UK website together with information about undertaking risk assessments.
- vi. The Parish Council has been included in communications with WSCC regarding the Community Highways Scheme in Pondtail Road and the new priority system under the railway bridge. There has been some concern about the lack of signage of the new layout, but WSCC have advised that the contractor will be erecting these shortly. With regard to permanent warning signs, WSCC have stated that they are restricted by the signs that are prescribed by the Traffic Signs Regulations and General Directions. There are road narrows signs on both approaches, effectively warning of an upcoming hazard, but the TSRGD does not recommend a sign that specifically warns the motorist of an upcoming priority system.
- vii. In a recent update from WSCC on Highways and Planning issues, the following were reported :

Changes to Community Traffic Regulation Orders (TROs) - In West Sussex, requests for TROs are received from communities to deal with matters such as speed limits, parking controls and moving offences. For example, width restrictions and Heavy Goods Vehicles (HGV) restrictions. These requests are known as Community TROs. Some examples would include, use of double yellow lines for junction protection, reduction in speed limits along short stretches of highway, or the introduction of HGV restrictions. Following a review of how the County Council processes and delivers applications for Community TROs, applications will be considered as they are submitted rather than once a year. This will allow more TROs to be delivered, more quickly - typically within 7 to 11 months, previously it could take well up to two and a half years.

Changes to the process of reporting road and pavement issues - From late November 2022 WSCC will be changing the process for reporting road and pavement issues, replacing it with mobile device friendly eforms. The benefit of the new process is that reports will be automatically uploaded into their Highways Case Management System and assigned to the right team. Customers who would normally make reports using Love West Sussex will receive a pop-up message signposting them to the correct eform for the issue being reported.

Signs and Lines Update - Additional funding allocated to Highway Operations for 2022/23 has enabled more sign cleaning, bollard cleaning and localised vegetation cut back (so that existing sign faces are visible). This is a Countywide project and the sites have been identified through the Local Highway Teams. All signs and highways furniture on each identified route will be cleaned and vegetation cleared. The work has been planned in batches and in the first seven-week batch, approximately 500 signs have been cleaned and made more visible. The next batch of sign cleaning work will take place in November.

7. Novartis Parish Liaison Meetings

As was noted at the last meeting, an online session was held on 11th July 2022 and the Notes are now available and attached as **Appendix 2**.

A further meeting was held online on 22nd September and the Notes of this meeting are attached as **Appendix 3**.

Neither of the Appendices include the slide presentations from the meeting due to their size but if any Members would like a copy, this may be requested from the Parish Office.

8. Planning Appeals

HDC have advised that an Appeal has been lodged in relation to DC/22/0074 - 6 Yarrow Close, Horsham, for the erection of fence to enclose land north of no. 6 and enlarge the residential curtilage. This application was considered under the Parish Council's Scheme of Delegation and ratified at the Committee at the meeting on 28th April 2022. The comment submitted was *"Objection; The enclosure of the land damages the open plan appearance of the development and creates an ungainly fence line between 6, Yarrow Close and 2, Campion Road."*

Appendix 1

**NORTH HORSHAM PARISH COUNCIL
SCHEDULE OF PLANNING APPLICATIONS DUE FOR CONSIDERATION AT THE
CANCELLED COMMITTEE MEETING ON 22nd SEPTEMBER 2022**

DETERMINED UNDER SCHEME OF DELEGATION

DC/21/2028 - AMENDED PLANS	ROFFEY SOUTH
<p>Site Address: Horsham Car Centre, 264A Crawley Road, Horsham</p> <p>Proposal: Change of use of the vacant car showroom (sui generis) to retail unit (Class E(a)) with extensions to the ground floor and associated parking.</p> <p>Reason for Amendment : This involves additional information relating to Water Neutrality.</p>	
<p>Parish Council Previous Comment: NHPC comments from 23/09/2021: No objection in principle however, it is important traffic management issue are identified and a solution to these issues are resolved prior to the opening of the retail unit. The traffic along Crawley Road and around Roffey Corner is often congested which could cause access issues to the site, including for the delivery of goods, if left unresolved.</p> <p>NHPC comments from 23/12/2021: Whilst there is no change to the previously submitted comment of No Objection to this application, the following comments have been made with specific regard to the issue of noise and the published Operational Noise Impact Statement:-</p> <ul style="list-style-type: none"> • Whilst residents of nearby houses and flats are currently impacted by traffic using Crawley Road, the use of a retail unit would add considerably to the noise levels i.e slamming of car doors, cars entering and reversing, wheeled shopping trolleys, loud conversations, shop doors opening and closing, goods being delivered and waste removal. Although efforts have been taken to record Db levels at various times of the day and night, there is concern that the closing/slamming of car doors in the car park at night could be more irritating/disturbing to residents living close by. • Agree with the Environmental Health suggested revised trading hours to reduce the impact of noise (8.00 to 22.00 Monday to Sunday and revised delivery times (8.00 to 22.00 Monday to Friday and 8.00 to 12.00 on Saturday) • Concern regarding the considerable noise during demolition, clearance and construction of the site and therefore agree with the Environmental Health suggestion that this should only take place between 8.00 to 18.00 Monday to Friday and 8.00 -12.00 Saturday) although I think that 8.00 to 16.30 Monday to Friday may be preferable. <p>Parish Council Comments 21.09.22 Whilst there is no change to the previously submitted comment of No Objection, concerns about traffic management and noise nuisance as detailed above remain.</p>	
HDC Decision	

DC/22/0785 - AMENDED PLANS	ROFFEY SOUTH
<p>Site Address: Horsham Car Centre, 264A Crawley Road, Horsham</p> <p>Proposal: Change of use of the vacant car showroom (sui generis) to retail unit (Class E(a)) with extensions to the ground floor and associated parking.</p> <p>Reason for Amendment : This involves additional information relating to Water Neutrality.</p>	
<p>Parish Council Previous Comment: No objection</p> <p>Parish Council Comments 21.09.22</p> <p>No change to previous comment.</p>	
HDC Decision	

DC/22/1557	ROFFEY SOUTH
<p>Site Address: 25 Church Road, Horsham, RH12 4NN</p> <p>Proposal: Erection of a part two-storey, part single storey rear extension</p>	
<p>Parish Council Comment:</p> <p>No objection</p>	
HDC Decision	

DC/22/0460	HOLBROOK WEST
<p>Site Address: 7 Gorse End, Horsham, RH12 5XW</p> <p>Proposal: Fell 1x Oak</p>	
<p>Parish Council Comment:</p> <p>No objection subject to the agreement of the HDC Tree Officer and if approved, replacement with a suitable new sapling.</p>	
HDC Decision	

S106/22/0011	RURAL
<p>Site Address: Mowbray Phase 1, Land North of Horsham, Old Holbrook, Horsham</p> <p>Proposal: Details pursuant to the Schedule 4, Parts 5, 6 & 10 of legal agreement (ref: DC/16/1677) for the Mowbray site in relation to Open Access Ball Court, NEAP and Greenspace specifications</p>	
<p>Parish Council Comment:</p> <p>No objection</p>	
HDC Decision	

HRA/22/0021	RURAL
<p>Site Address: Station House, North Mercer Road, Warnham Horsham, RH12 3RL</p> <p>Proposal: Regulation 77 of the conservation of habitats and species Regulations 2017</p>	
<p>Parish Council Comment:</p> <p>No Objection</p>	
HDC Decision	

DC/22/1494	RURAL
Site Address: Land Parcel at 518538 133852, Old Holbrook, Horsham	
Proposal: Reserved matters application for the erection of 170 residential dwellings with associated parking, landscaping, open space and ancillary infrastructure pursuant to approved outline application DC/16/1677 (mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure)	
Parish Council Comment: No objection	
HDC Decision	

DC/22/1597	ROFFEY SOUTH
Site Address: 38 Oak Tree Way, Horsham, RH13 6EQ	
Proposal: Erection of a first floor side extension over garage	
Parish Council Comment: No objection - However, the Parish Council holds concerns about the effect of side extensions on link detached properties which can result in terracing of the properties.	
HDC Decision	

DC/22/1639	ROFFEY SOUTH
Site Address: 1 Pinetops, Forest Road, Horsham, RH12 4HU	
Proposal: Surgery to 1x Oak	
Parish Council Comment: No objection subject to the agreement of the HDC Tree Officer	
HDC Decision	

DC/22/1702	ROFFEY NORTH
Site Address: 3 Willow Road, Horsham, RH12 4UN	
Proposal: Surgery to 1x Poplar	
Parish Council Comment: No objection subject to the agreement of the HDC Tree Officer	
HDC Decision	

DC/22/1654	HOLBROOK WEST
Site Address: Nutfield, 28B Haybarn Drive, Horsham RH12 5JF	
Proposal: Conversion of existing conservatory with brick walls, tiled roof with side parapets and new windows.	
Parish Council Comment: No objection	
HDC Decision	

DC/22/1249	HOLBROOK EAST
Site Address: 6 Yarrow Close, Horsham, RH12 5FP Proposal: Change of use of land to residential to provide enlarged residential curtilage and erection of fencing to provide enclosure to land.	
Parish Council Comment: Objections as submitted to DC/22/0074 remain namely that the enclosure of the land damages the open plan appearance of the development and creates an ungainly fence line between 6, Yarrow Close and 2, Campion Road.	
HDC Decision	

DC/22/1672	HOLBROOK WEST
Site Address: Land Parcel at 518138 133445, Pondtail Road, Horsham Proposal: Surgery to 4 x Willow trees (TPO/0579)	
Parish Council Comment: No objection subject to the agreement of the HDC Tree Officer.	
HDC Decision	

DC/22/1682	HOLBROOK EAST
Site Address: 1 Serrin Way, Horsham, RH12 5YN Proposal: Surgery to 3x Oak and 2x Lime	
Parish Council Comment: No objection subject to the agreement of the HDC Tree Officer	
HDC Decision	

Appendix 2



North Horsham Parish Council

Roffey Millennium Hall,
Crawley Road, Horsham,
West Sussex, RH12 4DT

Email: parish.clerk@northhorsham-pc.gov.uk

Tel: 01403 750786 (Office & Hall Bookings)

Roffey Millennium Hall, North Heath Hall

Holbrook Tythe Barn

Website: www.northhorsham-pc.gov.uk

Notes from the Novartis Parish Liaison Meeting held online on Wednesday 11th July 2022 at 2pm

Planning Application: DC/18/2687 – Outline planning application for the erection of up to 300 dwellings (C3) including the conversion of existing offices buildings 3 and 36) up to 25,000sqm of employment (B1) floorspaces and provision of 618sqm of flexible commercial/community space (A1 A2 A3 D1 Creche) use classes) within the ground floor of converted building 36. Improvements to existing pedestrian and vehicular accesses from Parsonage Road and Wimblehurst Road, new cycle and pedestrian accesses from Parsonage Road, together with associated parking and landscaping. All matters reserved except for access.

Purpose of the meeting: To be updated on and discuss the development at the Former Novartis Site, Parsonage Road.

In Attendance:

Robert Allan	Muse Developments Ltd (Muse) - Development Director
Shaun Andrews	Nexus Planning – Executive Director
Jane Apostolou	Wimblehurst Road Residents Association (WRRRA)
Lawrence Archer	Lovell Partnerships Ltd (Lovell) - Development Manager
Peter Burgess	North Horsham Parish Councillor, Horsham District Councillor
David Falco	West Sussex County Council (WSCC) - Project Lead
Ruth Fletcher	Horsham District Councillor, Horsham District Cycle Forum (HDCF)
Joy Gough	North Horsham Parish Councillor, North Horsham Community Land Trust (NHCLT)
Richard Harrison	Ayre Chamberlain Gaunt (ACG) Architects - Senior Architect
Jason Hawkes	Horsham District Council (HDC) - Principal Planning Officer
Donald Mahon	North Horsham Parish Councillor, NHCLT
Ross McCartney	North Horsham Parish Council Committee Clerk (Note taker)
John Milne	Horsham District Councillor, Forest Neighbourhood Councillor
Christian Mitchell	Horsham District Councillor
Trudie Mitchel	Denne Neighbourhood Councillor
Jon Olson	Horsham District Councillor
Katya Samokhvalova	Nexus Planning - Associate Planner
Ray Turner	North Horsham Parish Councillor (Chairman of the meeting)
Paul Vicary	Development Communications (DevComms) - Director
Katy Walker	Muse - Senior Development Manager
Malcolm Willis	Horsham Society - Vice Chairman
Olly Wood	ACG Architects - Director

1. Welcome and Apologies.

Cllr R. Turner introduced himself and welcomed all in attendance to the second Novartis Parish Liaison meeting.

Apologies for absence were received from:

Andrew Baldwin West Sussex County Councillor
Ian Gledhill WSCC Highways – Principal Planner
Neil Hughes Network Rail – Level Crossing Manager

Network Rail provided an update regarding Parsonage Road's Level Crossing to be given at the meeting. The update is noted under item 6 – Updates from other organisations.

2. Notes from the previous meeting.

Notes from 13th January 2021 meeting were circulated with the Agenda and are available on the Parish Council website.

3. Chairman's Update.

Following concerns from WRRRA, which had been raised prior to the meeting, regarding the need for appropriate signage for Heavy Goods Vehicle's (HGV's) in the vicinity of Parsonage Road, WSCC have acknowledge the issues and is processing a project to resolve them.

The Parish Council is keen to see progress on this important site and is looking forward in developing an appropriate participative role in the future of the site.

4. Update from the developer.

Katy Walker introduced herself and thanked the Parish Council for arranging the meeting and gave thanks to all those in attending. Its was advised that Muse is not currently at a stage to be able to show its design features, such as masterplans. However, Muse will use this meeting as an introduction and discuss its vision and programme for the future.

a. Developer introduction.

Muse understands this is an extremely important sight and there was extensive engagement during the outline planning stage. Muse will be continuing with this, committed to ongoing engagement.

Had hoped to share design – master plans + sense of where muse are on design journey. Not there yet. More of an intro today. Will talk about programme and what they are trying to achieve.

A slideshow (see Annex 1) accompanies the notes which was presented for the remainder of this item (4a.) and for items 4b. to 4e. What is also known as the former Novartis Site is referred to as 'Horsham Enterprise Park' throughout the presentation.

In March 2021, WSCC announced Muse as its preferred development partner to deliver the Horsham Enterprise Park, acting as master developer with Lovell (a sister company of Muse) as its residential development partner. Muse was appointed on the basis of its vision to deliver a sustainable and inclusive new neighbourhood for Horsham.

Muse is part of the Morgan Sindall Group; 8 complementary businesses that work together. Muse and Lovell focus on the regeneration area of business while the other 6 companies focus on the construction area of business. Muse specialises in large-scale mixed-use regeneration and Lovell specialises in partnership housing.

Muse set out that its business model is primarily to work in joint venture partnership most commonly with local authorities.

Katy Walker handed over the presentation to Lawrence Archer to give an overview of Lovell.

Lovell's work predominantly focuses on partnership development with public bodies and registered providers to deliver new homes, either as a contractor or a developer. Lovell is recognised by Home Building Federation (HBF) as a 5-star builder.

Lawrence handed the presentation back over to Katy Walker.

Members of the project team were introduced as noted above in the attendance list. In addition, Cartwright Pickard Architects Ltd were introduced as the lead master planner architects, specialising in the master plan and the commercial element of the site. DevComms have taken over from Communications Potential as the communications consultant and will be developing the communication strategy moving forward.

b. Overview of the emerging Proposed Scheme.

WSSC was granted Outline Planning Consent on 11th February 2020, subject to Conditions and Section 106 Agreement. The Residential Reserve Matters application must be submitted by 10th February 2023. If the application is not submitted the planning permission will lapse.

The Commercial Reserved Matters application has a longer time scale for submission and must be submitted by 10th February 2025.

See presentation slides regarding: Land Use, Building Heights and Density diagrams.

c. Marketing.

Muse aims create well-connected, safe and attractive buildings with an emphasis on landscape and public realm. The commercial space will not be speculatively built; containing co-created workspaces. Muse is going to market at the end of July 2022 to attract tenants and occupants, in an aim to build to their specification. It is expected those involved will want highly sustainable and green spaces to offer to their employees: After the Covid pandemic employers are seen to be thinking more about the environment they are creating for employees, with greater emphasis on co-working spaces, flexible working spaces, hotdesking, break out areas, hubs and greater health and wellbeing.

Sustainability Aim: To create a space that focuses on health and wellbeing, follows principles of circular economy, reduces waste, has a greater net biodiversity and adds social value.

d. Engagement strategy.

Devcomms will guide Muse through the Engagement Strategy process – Muse are looking to engage with all those involved in the process. It is established the Novartis Parish Liaison meetings are critical in this step. However, it was suggested, as the group doesn't meet as

regularly as may be needed, sub-groups may be required to discuss specific areas of the project further. The Novartis Parish Liaison meetings could be used to amalgamate and discuss what has developed through those sub-groups.

e. Delivery Programme.

See presentation slides regarding Muse's current Programme. Muse will make available a detailed programme as soon as possible.

5. Update from Horsham District Council.

Jason Hawkes from Horsham District Council gave updates regarding the development. Thanks was given to the NHPC for organising the group. Due to the short time scale remaining this will move forward very quickly. Moving the site forward and working with Muse is a priority for HDC and it is hoped there will be more to discuss at the next meeting.

6. Updates from other organisations.

Cllr R. Turner announced the update from Network Rail's Level Crossing Manager:
Network Rail – *'Network Rail would like to remind all that the level crossing on Parsonage Road is due to be upgraded to a much safer crossing. Increase in road and foot usage of this crossing has lead us to invest significantly in upgrading the crossing from an Automatic Half Barrier to a fully protected full barrier CCTV crossing. This means that a set of eyes will be looking to check the crossing is cleared during the process of closing the road and footpaths. At present the road gets closed when a rail vehicle strikes a treadle on the track and the barriers come down regardless of the status of the road.*

To give this level of protection the barriers will need to come down earlier, just as they do at Littlehaven station crossing. The crossing is expected to be closed notably longer than at present.

Currently the road is closed for on average around 90 seconds per train.

This is predicted to increase to just over four minutes per closure.

This means the road can be expected to be closed for just over 50% of the time for most of the day.

We will be working with our signallers to keep this to a minimum including monitoring of road closure times.

This is longer than at Littlehaven station crossing as we have stations in close proximity on both sides of Parsonage Road which affect predicted arrival time at the protecting signals for trains which call at these stations.

The new crossing, known as a CCTV crossing, will keep us all a lot safer, whether travelling by train or using the path or road to cross the railway.

Parsonage Road is due to become a full barrier CCTV crossing during the August bank holiday weekend. Also during this time Littlehaven platform in the Horsham direction becomes an operational 12 carriage platform. This means that 12 car trains will no longer straddle the crossing as happens at present with nearly all stopping trains. This will reduce the amount of time Littlehaven station crossing is closed.

Note that for these works to happen both Parsonage Road and Roffey Road (Littlehaven station) crossings will be shut to road traffic for the last two weekends in August.'

HDCF – Sustainable travel provisions for the development was recognised as being a tricky point in the past, as a result of previous conversations a nominal sum for walking and cycling route improvements around the site was granted however, no definitive solutions were identified. HDCF would like to arrange a meeting with Muse to clarify options for improvements going forward.

Concern was raised regarding travel routes around the town, including to and from the site. As parking is limited within the site, HDCF is interested in finding out more information regarding cycle parking.

HDCF were not aware about the extended Parsonage Road level crossing closure time, causing a negative impact on road users and residence. This enforces the need for a circulation plan around Horsham to reduce through traffic on residential streets.

Muse agreed to arrange a meeting with HDCF, with the inclusion of inviting NHPC.

7. Questions and comments.

Will there be issues with vehicle access due to the longer waiting times?

HDC's Principal Planning Officer needs to clarify with Network Rail and WSCC's Highway Team the situation regarding Parsonage Road level crossing and traffic movements to and from the development site. This will be reported back to members of the group.

Discussions in the past identified the main access onto the site will be via Parsonage Road, with alternate access, via Wimblehurst Road, generating significantly less traffic. Due to the unsuspecting closure time of Parsonage Road level crossing any aspects of improvements need to be identified to minimise the 4-minute closure.

HDC's Principal Planning Officer needs to clarify with Network Rail and WSCC's Highway Team the situation regarding Parsonage Road level crossing and traffic movements to and from the development site. This will be reported back to members of the group.

As Parsonage Road level crossing will have higher volumes of HGV traffic, would they look at surfacing of the crossing to make it more robust.

Cllr R. Turner – NHPC will contact Network Rail to query this.

A member offered a solution to ease traffic congestion on Parsonage Road, to introduce a no right turn onto Parsonage Road.

What is the lowest price point anticipated for the residential properties?

Have Muse considered co-living arrangements?

Muse is currently doing market testing and are unable to identify the lowest price point at this time.

Muse is committed to 35% affordable housing (as stipulated in S106) and are looking to provide a policy compliant scheme. Water Neutrality poses new issues and Muse are trying to fully understand what it entails. Local authorities are working out what developers need to

do to stay compliant. The cost to agree with Water Neutrality is not yet known at this stage. If cost is prohibitive Muse will have to assess whether they are still able to provide 35% affordable housing.

The development is not being developed as a Coliving product although will not rule it out. Coliving tends to work better in large city centres with a transient population.

Lovell have not particularly looked into creating Coliving in the development as specific parameters need to be met to make it financially viable, otherwise delivering the other positive benefits that are coming out of the development won't be possible.

Disappointment was shown that Muse was unable to share any design information.

Concern is raised as a result of the illustrations shown in the presentation slides that showed an urban style landscape, opposite to ethos of Horsham Town. Have design principles been established?

Muse had hoped to show more information but didn't want to display unfinished work.

Before the reserved matters application is submitted, a Design Principles document must be established. This will identify ideas such as: styling, materiality, character, sensitivity to the surrounding area. Working alongside this, Muse will drive to make the homes as sustainable as possible. The character of the site will have a contemporary feel.

Muse will share the design principles document with the group ahead of its submission.

As offices are being developed on both the land north of Horsham and Former Novartis site, would it be suitable to phase in the office availability between both developments?

Cllr R. Turner – An application for the commercial area on the land north of Horsham hasn't come forward yet.

HDC's Principal Planning Officer identified the land north of Horsham is only at initial stages for the commercial area of the site. It's believed the occupants between each development will generate different type of businesses. HDC's Principal Planning Officer will make both developers aware of the situation regarding office availability and the possibility of phasing it in between the developments.

A member identified queues on North Heath Lane, particularly during Holbrook Primary School pick up/drop off times. It is believed a lot of people are parking in North Heath Lane waiting to pick up children coming from Bohunt School.

Is traffic monitoring on North Heath Lane and around the land north of Horsham in line with expectations?

HDC's Principal Planning Officer – There is no requirement for traffic monitoring for the Former Novartis Site. There was a lot of assessment as part of the planning application and different scenarios had been assessed and did take into account Bohunt school. There is a requirement for a Traffic Monitoring Scheme in the future however, this needs to be agreed. This will depend on uplift of development and how many occupants there will be.

Cllr R. Turner – NHPC are aware of these concerns and are looking for improvements however, it is understood this cannot be taken forward at this time.

Further information was sought regarding Muse's plan to deal with climate change, particularly in terms of construction e.g. passive house building with heat recovery and solar energy. Is Muse solely aiming to meet minimum requirements?

Muse is the first in the country with a net zero carbon building. As part of the bidding process Muse set out metrics in what they wanted to hit. Muse will be looking at the principles of passive houses (as passive house is a trademark), heat recovery, air source heat pump technology and new regulations that will be introduced. Keeping in mind increased energy prices, Muse is aware that homes need to operate at a reasonable cost. Sustainability will be at the heart of the design and will look at options such as: photovoltaic panels, blue and green roofing. In September 2022 Muse will be able to give detailed information.

Is Muse aware that HDC's updated Local Plan will be going to a HDC Full Council meeting between the end of 2022 and the beginning of 2023?

Nexus will be keeping Muse up to date in terms of current requirements and what may be changing in the future. It is Muse's policy to hit greater targets than the minimum requirements.

8. Any other business.

Committee Clerk – WSCC highways have advised they will be happy to answer any questions that arise at this meeting.

9. Date of next meeting.

The month of September 2022.

Appendix 3



North Horsham Parish Council

Notes from the Novartis Parish Liaison Meeting held online on Monday 5th September 2022 at 2pm

Planning Application: DC/18/2687 – Outline planning application for the erection of up to 300 dwellings (C3) including the conversion of existing offices buildings 3 and 36) up to 25,000sqm of employment (B1) floorspaces and provision of 618sqm of flexible commercial/community space (A1 A2 A3 D1 Creche) use classes) within the ground floor of converted building 36. Improvements to existing pedestrian and vehicular accesses from Parsonage Road and Wimblehurst Road, new cycle and pedestrian accesses from Parsonage Road, together with associated parking and landscaping. All matters reserved except for access.

Purpose of the meeting: To be updated on and discuss the development at the Former Novartis Site, Parsonage Road.

In Attendance:

Jane Apostolou (JA)	Wimblehurst Road Residents Association (WRRA)
Lawrence Archer (LA)	Lovell Partnerships Ltd (Lovell) - Development Manager
Ruth Fletcher (RF)	Horsham District Councillor, Horsham District Cycle Forum (HDCF)
Adam Hardy (AH)	Development Communications (DevComms) - S'nr Account Exec
Jason Hawkes (JH)	Horsham District Council (HDC) - Principal Planning Officer
Neil Hughes (NH)	Network Rail - Level Crossing Manager
John Milne (JM)	Horsham District Councillor, Forest Neighbourhood Councillor
Trudie Mitchel (TM)	Denne Neighbourhood Councillor
Sarah Norman (SN)	Clerk to North Horsham Parish Council (Note taker)
David Roberts (DR)	Cartwright Pickard Architects - Project Director
Katya Samokhvalova (KS)	Nexus Planning - Associate Planner
David Searle (DS)	North Horsham Parish Councillor
John Smithurst (JS)	North Horsham Parish Councillor
Ray Turner (RT)	North Horsham Parish Councillor (Chairman of the meeting)
Paul Vicary (PV)	Development Communications (DevComms) - Director
Katy Walker (KW)	Muse - Senior Development Manager
Ian Wassell (IW)	North Horsham Parish Councillor

1. Welcome and Apologies.

Cllr. R. Turner introduced himself and welcomed all in attendance to the meeting. Apologies for absence were received from Ian Gledhill at WSCC Highways who had advised that whilst he would be unable to attend any of the meetings, he would be happy to answer in writing any specific Highways questions that were raised.

2. Notes from the previous meeting.

Notes from 11th July 2022 meeting were circulated with the Agenda and are available on the Parish Council website.

3. Chairman's Update.

On behalf of the Parish Council, the Chairman welcomed this opportunity to invite stakeholders to this meeting to hear more about the plans for the Novartis site. The only update was to report that the work to upgrade the level crossing in Parsonage Road from half to full barrier was now complete.

4. Update from the developer.

Katy Walker (KW) introduced herself and thanked the Parish Council for arranging the meeting and gave thanks to all those in attending. The Consultant team in attendance were introduced including representatives from Nexus (Planning Consultants), DevComms (Communications Consultants), Cartwright Pickard Architects and Lovell (Part of Morgan Sindall Group delivering the residential part of the scheme).

A slide presentation was displayed for all, a copy of which is attached as **Appendix 1**, with the following comments made under each of the headings :

Planning Update

No changes since the last meeting to the approved Outline Planning Consent (OPC) for up to 300 dwellings with 25,000sq.m of employment space together with commercial community space i.e. cafes, shops etc. With the OPC establishing the overarching proposals for the site, work is now on the Reserved Matters stage to work up the detail to be submitted to HDC. The first Reserved Matters application relating to the residential element has to be submitted to HDC by 11th February 2023 with the application for the employment aspect of the site having a deadline of 11th February 2025, although this may well be submitted ahead of this deadline.

Whilst the focus is therefore on the residential aspects, at the forefront, the vision of the entire scheme is comprehensive together with the place making of the wider site.

Parameter Plans

These plans are provided for completeness but were reviewed at the last meeting in July. They establish elements such as the density, the height, location and landscaping.

Vision

The site plan shows that the site is now very clear although the gatehouses have now been removed. All that remains is the central buildings which form part of the OPC and will be converted as part of any scheme.

An updated layout was displayed and it was explained that these plans seek to create clean, simple lines of development with a reduced number of individual buildings to consolidate the built form and create the clear lines through the site to allow it to accommodate the maximum amount of open space.

With the overall vision in place, the team are now working up the details such as materials/style, and David Roberts (DR) from Cartwright Pickard was introduced to the meeting to continue the presentation.

Site Wide Design Strategy

The principles of the Site Wide Design Strategy are to ensure that the site continues to feel like one site as it is developed and that it is of a high quality, locally distinctive and unique urban and landscape design. To this end there will be a checklist for planners to use as they move forward with the Reserved Matters application.

- Active Frontages - Plan presented to demonstrate where the active frontages (windows into homes, front of office buildings etc) should be. The Wimblehurst Road entrance - for residential traffic - was highlighted as was the blue cedar lined boulevard. In addition it was reported that where the existing tree line along Parsonage Road allows, there will be some active frontages onto this road also. Building 3, being retained from the previous development, will act as a transition between the residential and the commercial aspects of the site.
- Movement and Connectivity - This diagram demonstrates the vehicular movement around the site, and it was reinforced that the residential traffic will only be able to access via Wimblehurst Road and the commercial only via Parsonage Road. There will be a multi storey car park as shown in the bottom right of the layout and emergency/municipal vehicles will be able to access and egress across both entrances.
- Open Space and Play - The proposals include a significant proportion of these areas, both equipped play areas and non-equipped open spaces. There will be the tree lined boulevard and the intention is to embellish the planting around the borders of the site, to increase the biodiversity and create a wildlife zone. There is an aspiration to have a water garden in the commercial side of the development but the ability to do this will be led by the water neutrality situation.
- Residential Materiality - The feel and appearance of the residential element will be contemporary but will also take influence from the surrounding buildings, the conservation area and specifically the art deco Building 3. There will not be blank facades but will rather include feature brickwork. They will include high quality materials to detail the buildings well.
- Offices Materiality - This part of the site won't be glass boxes but will be good design whilst also sustainable, effective and efficient. Once again the quality of detailing will be key and art deco influence taken from Building 3.
- Hard Landscaping - This will tie the two sides of the site together whilst at the same time, clearly delineating between spaces through different surface treatments.
- Street Furniture - This will bring light into the spaces and will not be generic but chosen to encourage use and once again will tie into the art deco theme.
- Lighting - Really important for how a space feels - needs to be safe.

- Indicative Masterplan - The current design was presented but it was noted that this continues to evolve. All of the blue cedar trees are being retained and where there are gaps where trees have been lost, these will be replaced. Every care is being taken around the placing of buildings around trees. The plan is very green with the large open space in the top right-hand corner.

KW summarised the key points as follows :-

- ❖ Developing a palette of architecture and material
- ❖ Looking for contemporary but interesting designs
- ❖ High quality brickwork on the residential buildings influenced by the art deco building and referencing interesting geometry

Questions from the floor then followed including :-

Cllr John Milne (JM) asked whether commercial units would be bespoke as per the original proposal to which KW advised, yes this was still the plan, and they are currently going to market to look for interested parties to co create.

Cllr Ruth Fletcher (RF) firstly queried how the space layout will work for the residential area as there did not appear to be a pavement into the site on the plans and also questioned the ownership. In addition, it was queried whether the houses will have private gardens. Lawrence Archer (LA) reported that there will be more detail later in the presentation regarding the residential but these plans are very indicative and do not go into details such as pavements etc. It was also confirmed that the houses will have individual, private gardens. With regard to the open spaces these will come under a management company to whom the residents will pay for maintenance.

The Chairman asked for clarification as to whether it was proposed for the roads to be adopted by WSCC and it was confirmed that they would not. JM followed up on this point stressing how important it is for the future maintenance responsibility to be clear as historically there have been issues caused when this has not been detailed at the outset and would like to consider this further at the appropriate point to ensure that residents are protected into the future and charges are not unreasonable.

Cllr. David Searle (DS) asked for information regarding the maintenance of the green spaces after the development is completed to which LA advised that as part of the S106 Agreement, there is a requirement for a Management Company to be set up which would be funded through residents' management fees.

Finally, Jane Apostolou (JA) queried the long term ownership. KW advised that the houses will be sold freehold and the apartments leasehold (with the freeholder being Lovell). LA stated that whilst WSCC currently own the site, it will in due course be transferred to Lovells ownership and then to the management company when the works are completed.

Residential Masterplan

KW handed the presentation across to LA and referred to the upcoming public exhibition on 12th September (*subsequently rescheduled to 29th September*) at which much of the information will also be available.

- Design Ethos - Tree lined boulevard impacts the building geometry to have the old Building 3 as the focal point through the boulevard. Gateway houses will create a sense of arrival at the site. Also looking at ways to open the site to Parsonage Road to create permeability.
- Design Development - The four different design options consider different densities:-
 - Option 1 - High density apartments - bulky and wrong accommodation for the site
 - Option 2 - Similar to Muse's original submission incorporating 300 dwellings including a number of 1 bed homes. Considered quite dense.
 - Option 3 - Reduction to circa. 260 units with more houses. Allows the site to breathe a little more.
 - Option 4 - Adds an additional floor to Building 3 but this is not only considered too much for the building but also results in a struggle to meet car parking requirements.
- Preferred Option :Option 3 - Tries to retain the campus feel with units facing inwards towards the Boulevard but does adapt on Parsonage Road to tie it into the surroundings.
- Amended Gatehouses - Shows concept design that accommodates 266 dwellings. The team are still working on the Gatehouses to ensure the sense of arrival is retained.
- Massing - Illustrates indicative mapping of the massing on site.
- Aspirations : Quality - Following a question raised earlier by Cllr Trudie Mitchell (TM), LA gave a little more detail regarding the Mews Houses. These will be smaller, 2-bedroom homes potentially with bedrooms on the ground floor with living accommodation above. This will sit behind the gardens of the 3/4-bedroom, three storey town houses and will add character to the site. The scheme will be contemporary in design but draw on the art deco influence of Building 3 using high quality materials.

Following this part of the presentation, the following questions were raised :-

RF queried the number of car parking spaces available. KW reported that the design will start by complying with current policy which for 266 units would require 275/280 car parking spaces. With regard to the multi storey car park this would be for the commercial tenants' use only and will form part of their lot. Residential and Commercial parking will need to stay in their own areas. With regard to cycle storage it was noted that this will be provided but the plans have not got to that level of detail yet.

TM asked for clarification regarding the number of floors in Building 3 and whether any would be added. LA confirmed that they would not be adding to the building.

Stakeholder Engagement

The Liaison Group is considered as the core group for these engagements and in addition, Devcomms have done a detailed Stakeholder Audit to see who needs to be part of the conversation.

There is the forthcoming exhibition on 12th September (*rescheduled to 29th September*), and another is provisionally planned for 24th November. It is also intended to offer one-to-one meetings with community stakeholders such as the Billingshurst and Horsham Chamber of Commerce, Horsham Society, Wimbleshurst Road Residents Association, Horsham District Cycle Forum and North Horsham Community Land Trust. KW asked of for the details of any groups omitted to be relayed to her.

Fifteen hundred flyers have been distributed to homes and business near to the site and a press release will shortly be published in the West Sussex County Times. All information is also available on the website, www.horshamenterprise.co.uk.

Employment Marketing

KW revealed the marketing/brand name as Larksfield Place - devised from a loose connection to the poet Shelley and the Skylark. It has been taken in the abstract; lark as an early riser, seize the day and open spaces. The marketing consultants, Next Big Thing, liaised with the Horsham Society to come up with the brand. This is not a postal address as this will be in agreement with HDC.

The Chairman then invited questions with the following noted :-

JM queried whether the windows on Building 3 would remain the same and also enquired whether there was any indication of a price point for the affordable homes.

KW confirmed that the windows would be upgraded, both sensitively and sustainably but the shape of the windows would not change. DR added that there would be alterations to some floor levels in Building 3 due to the existing ceiling heights, but this would not affect the external view of the building.

With regard to the pricing, KW stated that this would be led by the local housing market. LA referred to the Affordable Housing element and stated that 35% of the dwellings would fall under this heading. Of these properties, 70% would be for affordable rental through a local housing provider with the other 30% being sold under a shared ownership scheme. The remaining 65% of the total properties would be sold on the free market.

RF questioned whether there had been any aspiration to deliver homes focussed on older people, starters or the disabled for whom this development may be ideal. LA stated that the development has been designed for a broad spectrum and there was disabled accommodation on site together with studios for younger tenants getting on the property ladder. It was noted that whilst the mews type dwellings may suit older people downsizing, there was no intention to provide over 55's housing/apartments.

RF followed up to enquire where the affordable housing element will be located. LA stated that there was no specific plan available for this meeting to demonstrate this but there would be one available at the forthcoming exhibition. However, referring to the Amended Gatehouse layout plan on page 24 of the attached slides, the two blocks flanking the main building plus one of the nearby campus blocks and two dwellings closer to the gatehouse entrance to the site are earmarked for affordable housing.

The Chairman thanked KW and the team for leading the group through the emerging strategy for this site, and whilst there may be more questions to follow, invited Jason Hawkes (JH) to give an update on behalf of Horsham District Council.

5. Update from Horsham District Council.

JH welcomed the opportunity for all to see the plans currently under discussion, acknowledging the time constraints to ensure the deadline of 11th February 2023 for the Reserved Matters submission for the residential element and stated that there was no other relevant update from HDC.

With regard to the Water Neutrality issues, any submission will have to demonstrate water neutrality as the site has been inactive for so many years and therefore had no baseline data to offset any usage against. Therefore, it may be that the application will have to rely on the strategic solution. This is progressing but is very complicated and relies on water usage being offset against a reduction of use in Council owned buildings together with Southern Water bringing forward their own strategy including fixing leaks. There is an ambition to be able to present this before the end of the year but there is nothing set in stone.

6. Updates from other organisations.

Neil Hughes (NH) updated the meeting on the upgrade from half to full barrier at the Parsonage Road level crossing, necessary to make it safer as the half barrier system doesn't fit in a busy road setting such as Parsonage Road. NH referred to questions submitted in advance of the meeting by JA on behalf of the Wimblehurst Road Residents Association and responded as follows.

It was noted that the barrier would now be operated manually by an individual rather than be automated. However, this would result, as reported at the previous meeting, in the barriers being down for longer periods of time. It was previously reported that this would now be 4 minutes per train compared to 90 seconds previously, and recent analysis suggested that between 3 and 4 minutes per train is being achieved. However, this would be longer if, due to timetabling, more than one train comes through in quick succession and the barrier remains down. It was noted that work is being undertaken with the signallers operating the barrier to see if the times can be improved but the current situation can be taken as a good indication for the future.

With regard to safety issues, NH confirmed that there was evidence of past issues including the barrier being hit and pedestrians running across. However, it is the increase in usage of the crossing that has really pushed the need to upgrade the barrier.

Finally, NH acknowledged that the contractor had removed the “Cut Your Engine - Cut Pollution” signs when carrying out the works but was pleased to report that 4 new replacements signs would shortly be erected. However, there was little that Network Rail could do to enforce this but it was hoped that with the increase in electric and stop/start vehicles on the road the impact would reduce.

NH reported that there were a few more questions from the WRRRA but suggested that to expedite the meeting, these be sent via email and appended to the Notes of the meeting for all to read.

7. Questions and comments.

Cllr David Searle (DS) asked whether there was any intention for buses to serve the development. KW responded that consideration was being given to a shuttle service for the employment side of the site.

Cllr John Smithurst (JS) queried whether CIL would be chargeable for the development, and it was confirmed that it would be in line with the HDC CIL Charging Schedule.

TM referred to the employment marketing material and the depiction of a water feature and questioned whether this was wise when considering the current situation surrounding water neutrality. KW commented that whilst this may be feasible on the commercial side, it would be much more challenging on the Residential.

JA asked whether there was any vision for the perimeter of the site and whether the black metal railings would be retained. It was also commented that the foliage on the perimeter is now becoming overgrown and that near to the entrance from Wimblehurst Road, a tree root is damaging the pavement and could pose a trip hazard. KW thanked JA for bringing this to her attention and said she would make a note but noted that WSCC, as the current owners, are responsible for the maintenance schedule. With regard to the railings however, the plans had not yet been developed to the level of detail to confirm what would happen. DR added that the treatments along the boundary may vary.

8. Any other business.

There was no other business.

9. Date of next meeting.

It was agreed to hold a further meeting in November, after the second exhibition, and then a further meeting in the New Year after the Reserved Matters application has been submitted. The Clerk to NHPC will liaise with the interested parties to agree a date and relay to all attendees as soon as possible.

The Chairman thanked all for attending and their input and closed the meeting at 3.45pm.

Appendix 4

**NORTH HORSHAM PARISH COUNCIL
SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION
27th OCTOBER 2022**

DC/22/1722 (42 day Notification & Overhead Lines)	ROFFEY NORTH
Site Address: New Moorhead Drive, Horsham	
Proposal: Overhead Lines	
Parish Council Comment:	
HDC Decision	

DC/22/1712	ROFFEY SOUTH
Site Address: Roffey Youth Centre, Godwin Way, Horsham	
Proposal: Change of use from a children's centre (Use Class F2) to a children's nursery (Use Class E(f)) with associated minor alterations, landscaping and car parking.	
Parish Council Comment:	
HDC Decision	

DC/22/1743	HOLBROOK WEST
Site Address: 26 Greenfinch Way, Horsham, RH12 5HB	
Proposal: Variation of Condition 1 of previously approved application DC/21/2273 (Extension existing front porch. Erection of single storey side and rear extensions and associated works) to allow for replacement of Juliet balcony with a fully accessible balcony.	
Parish Council Comment: <i>(For Members information No Objection was submitted in respect of the previously agreed application DC/21/2273)</i>	
HDC Decision	

DC/22/1724	
Site Address: Former Novartis Site, Parsonage Road, Horsham, RH12 4AN	
Proposal: Non Material Amendment to previously approved application DC/18/2687 (Outline planning application for the erection of up to 300 dwellings including the conversion of existing offices provision of flexible commercial/community space. Improvements to existing pedestrian and vehicular accesses from Parsonage Road and Wimblehurst Road, new cycle and pedestrian accesses from Parsonage Road, together with associated parking and landscaping. All matters reserved except for access.) to amend wording of Conditions 1 and 6.	
Parish Council Comment: Determined before comment could be made by Parish Council.	
HDC Decision	PERMITTED

DC/22/1816	ROFFEY NORTH
Site Address: 5 Fieldend Horsham West Sussex RH12 4GY Proposal: Surgery to 1x Oak	
Parish Council Comment:	
HDC Decision	

DC/22/1474	HOLBROOK EAST
Site Address: Roffey Football Club, Bartholomew Way, Horsham Proposal: Erection of canopy for standing spectators	
Parish Council Comment:	
HDC Decision	

Appendix 5

**NORTH HORSHAM PARISH COUNCIL
SCHEDULE OF PLANNING DECISIONS
21.07.2022-27.10.2022**

DC/21/2028 - AMENDED PLANS	ROFFEY SOUTH
<p>Site Address: Horsham Car Centre, 264A Crawley Road, Horsham</p> <p>Proposal: Change of use of the vacant car showroom (sui generis) to retail unit (Class E(a)) with extensions to the ground floor and associated parking.</p> <p>Reason for Amendment : This involves additional information relating to Water Neutrality.</p>	
<p>Parish Council Previous Comment:</p> <p>NHPC comments from 23/09/2021:</p> <p>No objection in principle however, it is important traffic management issue are identified and a solution to these issues are resolved prior to the opening of the retail unit. The traffic along Crawley Road and around Roffey Corner is often congested which could cause access issues to the site, including for the delivery of goods, if left unresolved.</p> <p>NHPC comments from 23/12/2021:</p> <p>Whilst there is no change to the previously submitted comment of No Objection to this application, the following comments have been made with specific regard to the issue of noise and the published Operational Noise Impact Statement:-</p> <ul style="list-style-type: none"> • Whilst residents of nearby houses and flats are currently impacted by traffic using Crawley Road, the use of a retail unit would add considerably to the noise levels i.e slamming of car doors, cars entering and reversing, wheeled shopping trolleys, loud conversations, shop doors opening and closing, goods being delivered and waste removal. Although efforts have been taken to record Db levels at various times of the day and night, there is concern that the closing/slamming of car doors in the car park at night could be more irritating/disturbing to residents living close by. • Agree with the Environmental Health suggested revised trading hours to reduce the impact of noise (8.00 to 22.00 Monday to Sunday and revised delivery times (8.00 to 22.00 Monday to Friday and 8.00 to 12.00 on Saturday) • Concern regarding the considerable noise during demolition, clearance and construction of the site and therefore agree with the Environmental Health suggestion that this should only take place between 8.00 to 18.00 Monday to Friday and 8.00 -12.00 Saturday) although I think that 8.00 to 16.30 Monday to Friday may be preferable. <p>Parish Council Comments 21.09.22</p> <p>Whilst there is no change to the previously submitted comment of No Objection, concerns about traffic management and noise nuisance as detailed above remain.</p>	
HDC Decision	

DC/22/0785 - AMENDED PLANS	ROFFEY SOUTH
<p>Site Address: Horsham Car Centre, 264A Crawley Road, Horsham</p> <p>Proposal: Change of use of the vacant car showroom (sui generis) to retail unit (Class E(a)) with extensions to the ground floor and associated parking.</p> <p>Reason for Amendment : This involves additional information relating to Water Neutrality.</p>	
<p>Parish Council Previous Comment: No objection</p> <p>Parish Council Comments 21.09.22 No change to previous comment.</p>	
HDC Decision	

DC/22/1557	ROFFEY SOUTH
<p>Site Address: 25 Church Road, Horsham, RH12 4NN</p> <p>Proposal: Erection of a part two-storey, part single storey rear extension</p>	
<p>Parish Council Comment: No objection</p>	
HDC Decision	

DC/22/0460	HOLBROOK WEST
<p>Site Address: 7 Gorse End, Horsham, RH12 5XW</p> <p>Proposal: Fell 1x Oak</p>	
<p>Parish Council Comment: No objection subject to the agreement of the HDC Tree Officer and if approved, replacement with a suitable new sapling.</p>	
HDC Decision	PERMITTED

S106/22/0011	RURAL
<p>Site Address: Mowbray Phase 1, Land North of Horsham, Old Holbrook, Horsham</p> <p>Proposal: Details pursuant to the Schedule 4, Parts 5, 6 & 10 of legal agreement (ref: DC/16/1677) for the Mowbray site in relation to Open Access Ball Court, NEAP and Greenspace specifications</p>	
<p>Parish Council Comment: No Objection</p>	
HDC Decision	

HRA/22/0021	RURAL
Site Address: Station House, North Mercer Road, Warnham Horsham, RH12 3RL	
Proposal: Regulation 77 of the conservation of habitats and species Regulations 2017	
Parish Council Comment: No Objection	
HDC Decision	

DC/22/1494	RURAL
Site Address: Land Parcel at 518538 133852, Old Holbrook, Horsham	
Proposal: Reserved matters application for the erection of 170 residential dwellings with associated parking, landscaping, open space and ancillary infrastructure pursuant to approved outline application DC/16/1677 (mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure)	
Parish Council Comment: No Objection	
HDC Decision	

DC/22/1597	ROFFEY SOUTH
Site Address: 38 Oak Tree Way, Horsham, RH13 6EQ	
Proposal: Erection of a first floor side extension over garage	
Parish Council Comment: No objection - However, the Parish Council holds concerns about the effect of side extensions on link detached properties which can result in terracing of the properties.	
HDC Decision	

DC/22/1639	ROFFEY SOUTH
Site Address: 1 Pinetops, Forest Road, Horsham, RH12 4HU	
Proposal: Surgery to 1x Oak	
Parish Council Comment: No objection subject to the agreement of the HDC Tree Officer	
HDC Decision	PERMITTED

DC/22/1702	ROFFEY NORTH
Site Address: 3 Willow Road, Horsham, RH12 4UN Proposal: Surgery to 1x Poplar	
Parish Council Comment: No objection subject to the agreement of the HDC Tree Officer	
HDC Decision	PERMITTED

DC/22/1654	HOLBROOK WEST
Site Address: Nutfield, 28B Haybarn Drive, Horsham RH12 5JF Proposal: Conversion of existing conservatory with brick walls, tiled roof with side parapets and new windows.	
Parish Council Comment: No Objection	
HDC Decision	

DC/22/1249	HOLBROOK EAST
Site Address: 6 Yarrow Close, Horsham, RH12 5FP Proposal: Change of use of land to residential to provide enlarged residential curtilage and erection of fencing to provide enclosure to land.	
Parish Council Comment: Objections as submitted to DC/22/0074 remain namely that the enclosure of the land damages the open plan appearance of the development and creates an ungainly fence line between 6, Yarrow Close and 2, Campion Road	
HDC Decision	

DC/22/1672	HOLBROOK WEST
Site Address: Land Parcel at 518138 133445, Pondtail Road, Horsham Proposal: Surgery to 4 x Willow trees (TPO/0579)	
Parish Council Comment: No objection subject to the agreement of the HDC Tree Officer	
HDC Decision	

DC/22/1682	HOLBROOK EAST
Site Address: 1 Serrin Way, Horsham, RH12 5YN Proposal: Surgery to 3x Oak and 2x Lime	
Parish Council Comment: No objection subject to the agreement of the HDC Tree Officer	
HDC Decision	

DC/22/0469 - AMENDED PLANS	Holbrook East
Site Address: 13 Trefoil Close, Horsham, RH12 5FQ Proposal: Erection of a two storey and single storey rear extension	
Parish Council Comment to be ratified: The further amendment has been noted. However, the objection remains due to the overdevelopment of the site, its overbearing nature and poor design.	
HDC Decision	PERMITTED

DC/22/1161	Holbrook West
Site Address: 7 Bakehouse Barn Close, Horsham, RH12 5JE Proposal: Erection of a single storey side garage extension	
Parish Council Comment: There are concerns regarding the proximity of the stream and the potential environmental impact the development will have on it.	
HDC Decision	PERMITTED

DC/22/1249	Holbrook East
Site Address: 6 Yarrow Close, Horsham, RH12 5FP Proposal: Change of use of land to residential to provide enlarged residential curtilage and erection of fencing to provide enclosure to land	
Parish Council Comment: Objection. The proposal grabs land that is intended to form the open plan nature of the development.	
HDC Decision	

DC/22/1332	Roffey North
Site Address: 52 Shepherds Way, Horsham, RH12 4LX Proposal: Variation of Condition 4 of DC/20/1073 (Erection of 3no. 4-bedroom dwellings with associated landscaping, vehicle access and car parking) to allow for a variation to the external materials of the front elevations to plots 2 and 3 to have a mix of facing bricks and vertical tile hanging.	
Parish Council Comment: No objection.	
HDC Decision	PERMITTED

DC/22/1341	Roffey South
Site Address: 18 Honeywood Road, Horsham, RH13 6AE Proposal: Erection of a two-storey front extension	
Parish Council Comment: Objection due to the adverse impact it will have on the street scene and the overdevelopment of the site.	
HDC Decision	PERMITTED

DC/22/1263	Holbrook West
Site Address: The Willows, 16B Cavendish Close, Horsham Proposal: Erection of a single storey rear extension and associated works	
Parish Council Comment: No objection.	
HDC Decision	PERMITTED

DC/22/1370	Roffey South
Site Address: 43 Wood End, Horsham, RH12 4NT Proposal: Surgery to 3x Oaks	
Parish Council Comment: No objection, subject to the comments of HDC's Tree Officer.	
HDC Decision	PERMITTED

DC/22/0916	Holbrook East
Site Address: 2 Brook Road, Horsham, RH12 5RT Proposal: Erection of a new boundary fence	
Parish Council Comment: Objection. The proposal grabs land that is intended to form the open plan nature of the development.	
HDC Decision	

DC/22/1274	Roffey North
Site Address: 5 Holming End, Horsham, RH12 4UW Proposal: Erection of a front porch and conversion of garage to provide additional habitable accommodation with associated external alterations	
Parish Council Comment: No objection.	
HDC Decision	PERMITTED

DC/22/1380	Holbrook West
Site Address: 41 Erica Way, Horsham, RH12 5XL Proposal: Erection of a first floor front extension	
Parish Council Comment: Objection due to the overdevelopment of the site, the negative impact on the street scene. The application could set a precedent on neighbouring properties.	
HDC Decision	PERMITTED

DC/22/0954	Roffey North
Site Address: 25 Laughton Road, Horsham, RH12 4EJ Proposal: Removal of existing conservatory and erection of a single storey rear extension. Erection of a single storey side and front porch extension	
Parish Council Comment: No objection in principle, there are aspects of the design that need improving.	
HDC Decision	PERMITTED

DC/22/1417	Roffey North
Site Address: 135 Rusper Road, Horsham, RH12 4BP Proposal: Erection of a single storey rear extension	
Parish Council Comment: No objection.	
HDC Decision	PERMITTED

DC/22/1410	Holbrook East
Site Address: 21 Byron Close, Horsham, RH12 5PA Proposal: Fell 1x Ash	
Parish Council Comment: No objection. The felled Ash tree must be replaced by a suitable native species.	
HDC Decision	PERMITTED

DC/22/1444	Roffey South
Site Address: 1 Rutherford Way Horsham, RH12 4GD Proposal: Conversion of loft to form habitable living space, incorporating creation of 2no rear dormers and installation of 3no rooflights to front.	
Parish Council Comment: No objection.	
HDC Decision	PERMITTED

DC/22/1477	Holbrook West
<p>Site Address: 139 Pondtail Road Horsham, RH12 5HT</p> <p>Proposal: Demolition of existing side garage and erection of a replacement double garage/ side extension with bedroom above, incorporating creation of 2no dormers to front and rear. Conversion of loft to form habitable living space, incorporating installation of rooflights to front and rear, with associated works to dwelling. Erection of a single storey outbuilding to rear.</p>	
<p>Parish Council Comment: No objection to the main building's alterations. The outbuilding overdevelops the site and concerns are held due to its location and its potential for commercial use.</p>	
HDC Decision	

DC/22/1364	Roffey South
<p>Site Address: 13 Oak Tree Way Horsham, RH13 6EQ</p> <p>Proposal: Replacement of timber windows with UPVC windows</p>	
<p>Parish Council Comment: No objection.</p>	
HDC Decision	PERMITTED

DC/22/1447	Holbrook East
<p>Site Address: Wagtails 14 Ropeland Way Horsham</p> <p>Proposal: Surgery 1x Oak.</p>	
<p>Parish Council Comment: No objection, subject to the comments of HDC's Tree Officer.</p>	
HDC Decision	PERMITTED

DC/22/1434	Roffey South
<p>Site Address: 3 Belloc Court Manor Fields Horsham</p> <p>Proposal: Surgery to 5x Sycamore</p>	
<p>Parish Council Comment: No objection, subject to the comments of HDC's Tree Officer.</p>	
HDC Decision	

DC/22/1468	Roffey South
<p>Site Address: 74 Wallis Way</p> <p>Proposal: Surgery to 1x Oak</p>	
<p>Parish Council Comment: No objection, subject to the comments of HDC's Tree Officer.</p>	
HDC Decision	PERMITTED

DC/22/1497	Roffey South
Site Address: 25 Forest Road Proposal: Conversion of loft to form habitable living space, incorporating creation of a rear dormer and installation of 7no rooflights to front.	
Parish Council Comment: Concerns are raised regarding the number of roof lights that are to be installed. This will cause an unattractive effect on the street scene.	
HDC Decision	

DC/22/1336	Holbrook East
Site Address: Foxlea 3 Quarry Close Rusper Road Proposal: Erection of a detached garage to front.	
Parish Council Comment: The location of the proposal is acceptable however, the design is inappropriate to its location. The Parish Council wish to see an improvement in the design.	
HDC Decision	

DC/22/1490	Horsham Rural
Site Address: Land Parcel at 518618 134195 Old Holbrook Proposal: Non Material Amendment to previously approved application DC/21/0066 (Reserved matters application for the erection of 197 residential dwellings with associated parking, landscaping and open space following approval of outline application DC/16/1677, relating to layout, scale, appearance and landscaping) to allow for amendments to boundary walls.	
Parish Council Comment: No objection.	
HDC Decision	PERMITTED

DC/22/1220	Holbrook West
Site Address: Fivens Place Proposal: Surgery to 1 x Oak	
Parish Council Comment: No objection subject to the comments of HDC's Tree Officer.	
HDC Decision	PERMITTED

DC/22/1231	Horsham Rural
Site Address: Land Parcel at 519043 133540 Rusper Road Proposal: Installation of a non-illuminated post mounted stack sign.	
Parish Council Comment: No objection in principle, but Members would like to see a reference to this development being in Horsham on the sign.	
HDC Decision	PERMITTED

DC/22/1257	Holbrook East
Site Address: Land On North Side of St Marks Lane Proposal: Fell 3x Ash, and 1x Field Maple, and Surgery to 2x Oak, 2x Field Maple, and 1x Cherry	
Parish Council Comment: No objection to the surgery, but objection to the felling unless the trees are diseased or dangerous.	
HDC Decision	PERMITTED

DC/22/1318	Roffey North
Site Address: 2 Southdown Close Proposal: Removal of existing detached garage and erection of a single storey side and rear extension.	
Parish Council Comment: No objection.	
HDC Decision	PERMITTED

DC/22/0766	Holbrook West
Site Address: 118 Cook Road Proposal: Erection of a front dormer extension.	
Parish Council Comment: No objection.	
HDC Decision	PERMITTED

DC/22/0888	Roffey North
Site Address: 2 Foxleigh Chase Proposal: Erection of a first floor side extension.	
Parish Council Comment: No objection.	
HDC Decision	PERMITTED

DC/22/0976	Holbrook East
Site Address: 5 Brook Road Proposal: Erection of a single storey front extension, creation of a rear veranda and fenestration and door alterations.	
Parish Council Comment: No objection.	
HDC Decision	PERMITTED

DC/22/1026	Horsham Rural
Site Address: Land Parcel at 519268 133518 Wimland Road Proposal: Reserved Matters Application for the provision of a Sports Hub including access, a substation, landscaping, foot/cycle paths, car and cycle parking, and drainage including drainage basins, realignment of Chennells Brooks and a foul pump station, pursuant to Condition 5 of approved outline application DC/16/1677 (mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure)	
Parish Council Comment: No objection, in principle, but NHPC support the concerns and reservations raised from other responders and would like to see due regard to archaeological elements that might be revealed. Members also noted the highways issues, including cycle requirements, raised by WSCC.	
HDC Decision	

DC/22/1121	Holbrook East
Site Address: Land Parcel To The Rear of 40 Ropeland Way Proposal: Fell 1x Oak	
Parish Council Comment: No objection subject to the comments of HDC's Tree Officer and Members would like to see the tree replaced with a native species tree.	
HDC Decision	PERMITTED

DC/22/1172	Roffey North
Site Address: 175 Farhalls Crescent Proposal: Surgery to 1 X Oak Tree (TPO/0941)	
Parish Council Comment: No objection subject to the comments of HDC's Tree Officer.	
HDC Decision	PERMITTED

DC/22/1181	Holbrook West
Site Address: 3 Cavendish Close Proposal: Surgery to 1 x Oak (TPO/0312)	
Parish Council Comment: No objection subject to the comments of HDC's Tree Officer.	
HDC Decision	PERMITTED

DC/22/1191	Horsham Rural
Site Address: Graylands Manor Graylands Estate Langhurst Wood Road Proposal: Prior Notification for Change of Use of buildings from Commercial (Use Class E) to residential (Use Class C3) to form 10no self-contained flats.	
Parish Council Comment: Objection – the access road needs to be improved, the highway infrastructure is inadequate and there is a lack of public transport. Members noted it was not clear of the impact of water neutrality and there is no reference to electric charging points.	
HDC Decision	PRIOR APPROVAL REQUIRED AND PERMITTED

DC/22/1230	Roffey North
Site Address: 4 Coniston Close Proposal: Surgery to 1 x Lime	
Parish Council Comment: No objection subject to the comments of HDC's Tree Officer.	
HDC Decision	REFUSED

S106/22/0006	Horsham Rural
Site Address: Mowbray (formerly Land North of Horsham) Part of RM Area 3 Proposal: Details pursuant to the Schedule 5, Clause 2.3 of legal agreement (ref: DC/16/1677) for the Mowbray site in relation to specification of the community centre.	
Parish Council Comment: No objection, but NHPC feel it will be appropriate for the Parish Council to be involved more and would like more information from HDC on the role and nature of the nominated 'Community Centre Consultant'.	
HDC Decision	

DC/21/1208	Roffey North
<p>Site Address: Les Searle Plant Hire and Sales Ltd Parsonage Farm Industrial Estate Parsonage</p> <p>Proposal: Erection of side and rear extensions to existing industrial building.</p>	
<p>Parish Council Comment: No objection.</p>	
HDC Decision	

DC/21/1427	Horsham Rural
<p>Site Address: Land North of Horsham - Rm Area 7 Horsham</p> <p>Proposal: Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Area 7 comprising 221 (Class C3) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure. Relating to access, appearance, landscaping, layout and scale.</p>	
<p>Parish Council Comment: No objection in principle however, there is major concern that the designs do not appear to include electric vehicle charging points for all houses, which is essential when taking into the account the government ban of new petrol and diesel cars being sold by 2030.</p>	
HDC Decision	

DC/21/2808	Holbrook West
<p>Site Address: 129 Pondtail Road</p> <p>Proposal: Erection of a detached double garage to the front of the dwelling and erection of a wall to front and side boundaries.</p>	
<p>Parish Council Comment: It was noted the plans include an upper floor to the garage. The Parish Council has no objection in principle, provided the garage would not be used commercially or as an additional dwelling. There are further concerns that, due to the proximity and height of the boundary wall, the line of sight for highway users emerging from Cottingham Avenue could be compromised.</p>	
HDC Decision	

DC/22/0133	Horsham Rural
<p>Site Address: Land North of Horsham</p> <p>Proposal: Construction of a 'Morrison's' food store including means of access from Ruser Road, associated service yard, car park (including supporting facilities), pump house, sprinkler tanks, plant and home delivery area.</p>	
<p>Parish Council Comment: No objection in principle however, it was noted the design was uninspired. In addition, the car parking must be monitored to avoid long stay parking and mitigation measures, such as height barriers, need to be in place to avoid overnight occupation. Basement parking would also be beneficial to the site.</p>	
HDC Decision	

DC/22/0426	Roffey South
<p>Site Address: Horsham Car Centre 264A Crawley Road</p> <p>Proposal: Variation of condition 7 previously approved application DC/21/2028 (Change of use of the vacant car showroom (sui generis) to retail unit (Class E(a)) with extensions to the ground floor and associated parking) Relating to amendment of condition to require the installation of passive provision for two future EVCPs</p>	
<p>Parish Council Comment: No objection.</p>	
HDC Decision	

DC/22/0493	Horsham Rural
<p>Site Address: Station House North Mercer Road Warnham</p> <p>Proposal: Change of use of building for the use as a church for worship on Sundays only and as a creche for babies, Bible training classes, Counselling services and Discipleship on weekdays.</p>	
<p>Parish Council Comment: Objection, due to the inappropriate location of the proposal, serious parking concerns, a potential for the creche to be seen as a precedent to form a day nursery in the future and the serious safety concerns for the children as the close proximity of the railway line is an inescapable hazard. The proposal would be better suited in an alternative location.</p>	
HDC Decision	WITHDRAWN

DC/22/0785	Roffey South
Site Address: Horsham Car Centre 264A Crawley Road Proposal: Change of use of the vacant car showroom (sui generis) to retail unit (Class E(a)) with extensions to the ground floor and associated parking	
Parish Council Comment: No objection.	
HDC Decision	

DC/22/0879	Holbrook East
Site Address: 20 Bartholomew Way Proposal: Erection of a single storey rear extension. Part garage conversion to form habitable living space and installation of door to side.	
Parish Council Comment: No objection.	
HDC Decision	

DC/22/0932	Holbrook East
Site Address: Tanners Hatch 12 North Heath Lane Proposal: Fell 12 x Ash Saplings, Surgery to 1 x Cherry, and Surgery to 1 x Ash	
Parish Council Comment: No objection, subject to the comments of HDC's Tree Officer.	
HDC Decision	

LI/21/0690/PREM	Roffey North
Site Address: Pizza Plus, Enterprise House, 80 Lambs Farm Road Proposal: Sale by retail of alcohol for consumption on and off the premises: Sunday to Thursday 11:00hrs to 22:00hrs Friday and Saturday 11:00hrs to 23:00hrs Premises open to the public: Sunday to Thursday 11:00hrs to 22:00hrs Friday and Saturday 11:00hrs to 23:00hrs	
Parish Council Comment: No objection to the premises being used as an off-licence however, objection to the premises being used as an on-licence. The initial planning consent was only granted for a takeaway, with onsite food consumption being precluded. This preclusion should be upheld and it would be unacceptable to encourage any form of alcohol consumption inside the premises. In any case, the premises is small and already has limited space available for customers waiting to collect meals.	
HDC Decision	

S106/21/0018	Horsham Rural
<p>Site Address: Land North of Horsham RM Area 7 Old Holbrook</p> <p>Proposal: Details pursuant to Schedule 3, Part 2, paragraphs 4-9 (Affordable Housing Delivery Scheme) of the legal agreement (ref DC/16/1677) for Reserved Matters Area 7 within Phase 1 of the North of Horsham development site.</p>	
<p>Parish Council Comment: No objection.</p>	
HDC Decision	

S106/21/0019	Horsham Rural
<p>Site Address: Land North of Horsham Phase 1 Old Holbrook</p> <p>Proposal: Application pursuant to the s.106 Obligation under ref: DC/16/1677 for the North of Horsham strategic site requiring the submission of a plan specifying the location and layout for the Open Access Ball Court and NEAP for Phase 1.</p>	
<p>Parish Council Comment: No objection however, the size of the ball court looks small for its purpose. As displayed in other developments of this size, there has been a lack of provision for young and older children in the early stages of development, leading to a variety of issues in the neighbourhood. The provision of the ball court and neighbourhood equipped areas of play (NEAP) should be made available for young and older children at the beginning stage of the development.</p>	
HDC Decision	

WSSC/044/21	Horsham Rural
<p>Site Address: Biffa West Sussex, Langhurst Wood Road</p> <p>Proposal: Construction and operation of a Hydrogen Generation Facility.</p>	
<p>Parish Council Comment: Objection due to the increased traffic movements the proposal will generate, including the increase in heavy good vehicles that would eventually need to access the site through the north Horsham development. Further concerns were raised on the possible impact on water supply and its effect on water neutrality.</p>	
HDC Decision	