Notes form the North of Horsham development Parish Liaison Meeting held online on Friday 25th March 2022 at 11am

Planning application:- DC/16/1677 – Development on land North of Horsham

Purpose of the meeting:- to be updated on and to discuss the development north of Horsham as outlined in agreed Planning Application DC/16/1677. The planning consent is for housing (up to 2,750 dwellings), a business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure and has reserved matters except for access.

In attendance :

Ron Bates (RB)- Horsham Society
James Blair (JB) - Legal and General
Mark Bradshaw (MB) - Department of Education
Cllr Alan Britten (AB) - North Horsham Parish and Horsham District - **Chairman of the meeting**
Cllr Karen Burgess (KB) - North Horsham Parish and Horsham District Councillor
Ruth Fletcher (RF) - Horsham District Cycling Forum / Horsham District Councillor
Joe Fowler (JF) - Divine Homes
Nigel Friswell (NF) - Horsham Scouts
Cllr Richie Gatt (RG) - Rusper Parish Council
Joy Gough (JG) - North Horsham Community Land Trust Chairman and North Horsham Parish Councillor
Jason Hawkes (JH) - Principal Planning Officer, Horsham District Council (HDC)
Cllr Tony Hogben (TH) - Horsham District Councillor
Richard Jackson (RJ) - Horsham Churches Together (HCT)
Brian Johnson (BJ) - Langhurstwood Road Residents Association
Alex Jones (AJ) - Barton Willmore
Andrew McPhillips (AM) - Legal and General
Sarah Norman (SN) - Clerk to North Horsham Parish Council (Note-Taker)
Lynn Pack (LP) - Legal and General
Karen Park (KP) - St Marks Church
Cllr John Smithurst (JS) - North Horsham Parish Councillor
Karen Summers (KS) - Project Director, Capital Group, Department of Education
Cllr Ray Turner (RT) - North Horsham Parish Councillor
Alex Wignall (AW) - Tigerbond

Morrisons : Liz Tattersley - Corporate Services Manager, Morrisons
David Bailey - NJSR Chartered Architects
Ed Kemsley - Peacock + Smith Planning Consultants
James Athersmith - Exigo Project Solutions
Alex Wilson - Psephos Consulting

1. Welcome and apologies

Cllr Alan Britten, Chairman for the Meeting, welcomed those in attendance.

Apologies were received from Georgette Ayling - Head at Bohunt School, Cllr Andrew Baldwin (Horsham District Councillor and West Sussex County Councillor), Simon Clavell-Bate (West Sussex CCG), Rev'd Richard Caldicott - St Marks Church, Bernadette Gledhill - Principal Engineer, Highway Agreements, West Sussex County Council (WSCC), Laurie Holt - resident, Neil Hughes - Network Rail, Cllr. Christian Mitchell (Horsham District Council), Paul Portnoi - Earles Meadow Conservation Group, Mark Wild - Legal and General, Colgate Parish Council and Warnham Parish Council.

2. Notes from the previous meeting.

The notes from the previous meeting held on 17th November 2021 had been circulated with the Agenda. Nigel Friswell (NF) referred to the update regarding Scouting at Mowbray that had been circulated prior to the Meeting.

3. Chairman's Update

There were no updates.

4. Update on the development and Highway's projects

Andrew McPhillips (AM) reported that good progress had been made on the delivery of the key infrastructure and they were on target with the key spinal routes, with this work continuing into 2023. As many would be aware, the footbridge over the A264 had now been installed and was on target to open in April.

The PAW1 works would be continuing until October this year which will complete the offsite road works until Phase 2 begins which will be some way off. The focus will be turing to the onsite presentation, such as landscaping, erecting fencing etc. With regard to the approved developments, the build of the 193 permissions on the Cala Homes plot had already started with the 197 L&G Homes starting in April. With regard to forecasts for marketing, Cala Homes hoped to have their show home open in July with occupancies late summer. The L&G show home was scheduled before the end of 2022.

An application had been submitted by L&G for the East/West Green Link and another for the Sports Hub and facilities would be submitted shortly.

Water Neutrality continued to be an issue and it was envisaged that this would continue to be the case for most of 2022, resulting in no income for L&G, a situation that becomes a greater concern as the year progresses.

AM finished by reporting that as the master developer for the site, L&G would be preparing their own Sustainability Charter and resulting policies for the site.

Jason Hawkes (JH) from HDC reported that the school is now open and working well. As the group was aware, there was currently a temporary bus service in operation but with the opening of the bridge after the Easter holidays, this would cease.

As had been noted by AM, whilst the existing permissions for just under 400 homes by Cala and L&G were progressing, no other applications for dwellings are currently being considered.

There was nothing to report regarding the issue of Water Neutrality.

The applications for the Morrison's store had been submitted. A meeting with HDC had been held and the applicant made aware of concerns regarding the design of the building.

Finally, JH reported that the discussions regarding the Health Centre were ongoing, with a further report under Agenda item 6.

As had been noted in the apologies, Bernadette Gledhill from WSCC Highways could not attend the meeting and therefore, James Blair from L&G updated the meeting on traffic works.

With regard to the roundabout works on the A264, plans were displayed showing the current situation (**Appendix 1a**), the situation from May to August 2022 (**Appendix 1b**) and the final stage from August to October 2022 (**Appendix 1c**) after which the roundabout should be fully open.

Questions were raised and comments made as follows :-

a) Query about the completion date of the at grade pedestrian/cycle crossing for the A264.
   JB advised that the at grade crossing would be open in November when the roundabout/A264 works were due to be completed

b) Concerns about the degradation of the tarmac/sand intersection of the bridleway that had been seen in other places where this had been used.
JB advised that he hadn't seen the issues that were raised occurring in other places where he had installed the surfaces but obviously the matter would be kept under review.

c) How and by whom the maintenance of the development would be funded in the future.
AM confirmed that the management costs would be paid for by residents. This would be with full transparency, including how any surplus would have to be dealt with, and whilst a Managing Agent had now been appointed, and figures were under consideration, it was not appropriate to confirm these at this meeting.

d) Whether there would be any public engagement on the Sustainability Charter.
AM responded that there is no obligation on the developer to do this, but it will go into literature packs. It was therefore not intended to undertake any public engagement for this.

e) Suggestion that Horsham Green Spaces be invited to a future meeting.

f) During the planned works on the A264, can the central reservation be closed to limit the impact on Old Holbrook?
JB confirmed that this had already been incorporated

JH concluded the discussions on the Highways' works and stated that whilst there would be more disruption, this was inevitable but it was a positive thing that L&G were "front loading" the infrastructure works and getting them completed sooner rather than later. JH stated that he would continue to liaise with WSCC Highways to try and protect Old Holbrook from further deterioration and damage.

5. Update on the Bohunt School

Mark Bradshaw (MB) from the Department of Education (DoE) reported on behalf of Karen Summers who had advised that she would be late arriving to the meeting.

MB reported that Phase 1 of the school opening was completed on 7th January, in time for the start of the new term on 11th January 2022. Since then, children have been bussed to the school but with the bridge due to be completed on 19th April, it would be in use by the students when the return after the Easter Holidays on Monday 25th April. Phase 2 is due to be completed on 29th April after which the entire site will be handed across to the school.

6. Update on Health Facilities

As Simon Clavell-Bate could not be present as noted earlier due to another commitment, he had provided the following update :-

At present, the GP practice is in the preparation of health and service needs stage – working with myself (commissioner), developer (L&G) and council.

We are hopeful of a site adjacent to a potential health club, as this area (in phase 2), meets the size and location need (ie car parking).

We have progressed from "there is a need" and "options" to a preferred option phase. The practice, at the same time, have gone out to project support and will be making an application for funding to the CCG to assist the project work. This has all the merits to be approved (I'll know more when I see the proposal)

We have, in the interim term, just invested heavily in Horsham GP practices too:

Riverside GP – additional rooms
Park practice – additional rooms
Holbrook – additional room
Orchard – proposed for a room (CCG approved).

JH also reported the original permissions include the option to provide a health centre at the development *or* to contribute to an offsite facility. The intention is still to push ahead with the a new facility on the development but rather than in Phase 1, as had been originally planned, as per the S106 agreement, this would be in Phase 2 as that area worked better for the CCG and the practices requirements. It was noted that the Courtyard Surgery was still on board for the project and that their London Road site would remain open with the new facilities in addition to the existing. A target for completion was 2026.

7. Morrisons

The Chairman welcomed Liz Tattersely (LT), Corporate Services Manager for Morrisons together with the team; David Bailey, NJSR Chartered Architects, Ed Kemsley, Peacock + Smith Planning Consultants, James Athersmith, Exigo Project Solutions and Alex Wilson - Psephos Consulting.

The Meeting then received a PowerPoint presentation, the slide of which are attached as **Appendix 2**.

Discussion then took place regarding the following :-

i. Concerns regarding cycle access and storage.
ii. Lack of HGV specific access.
iii. Concerns regarding design, with reference made to the stores at Woking and Leamington Spa for inspiration.

Cllr Ruth Fletcher suggested that a separate meeting be held with Horsham District Cycle Forum to discuss the issues raised as there were major concerns about the current layout and plans. *(Subsequent to the Meeting it was agreed that JH, as Principal Planning Officer for HDC would facilitate and take part in this meeting).*

LT and the team thanked the attendees for the comments which would be taken on board.

The Chairman thanked LT and her team for attending and they left the meeting.

8. Questions, comments from Rusper Parish Council

The following queries from Rusper Parish Council (RPC) had been circulated to L&G/HDC/WSCC before the meeting:-

- Lack of signage stopping site traffic going up Hurst Hill.
- There is no sign of traffic calming towards Hurst Hill.
- Can they confirm the Bush Lane reopening - how will it cross the footpath to the school?
- Regarding traffic issues for Rusper, north of the school staff entrance - it was agreed by WSCC highways and the developer to install a chicane traffic island, to deter Northbound rat running and also signs directing all housing and school traffic on the new small roundabout South to A264. This doesn't seem to have been put in.

Cllr Richie Gatt noted that some of these had already been addressed such as the Bush Lane reopening but queried the chicane traffic islands. JB advised that there was no set trigger date for the installation of any chicanes and the matter would be kept under review. However, it should be noted that there had been some opposition to the installation of chicanes by equestrians who use horse boxes and farmers with their tractors.

JB also updated that he would be speaking to Cala Homes regarding the signage for site traffic up Hurst Hill.

9. Updates from other organisations

NF from Horsham Scouts referred to the update as circulated to all prior to the meeting and spoke regarding the difficulties facing new Scout Groups, including the recruitment of new leaders which on a new development such as Mowbray, would need to come from the people moving into the homes. NF confirmed that it had been agreed that they may put literature about the Scouts into the welcome packs in the hope of attracting volunteers. It was therefore hoped that the organisation would start to make contact with residents in early 2023 with Scout Groups actually starting after Easter in 2023. With regard

to a venue, there may be the possibility, subject to negotiations, of using the Bohunt school in the short term but a long-term home for the Groups would need to be found.

10. Any other comments

Thanks were expressed to the head of Bohunt School for the recent tours and to L&G for attending a meeting with the Horsham District Cycle Forum at which it jad been generally accepted that there was a solution to the missing link in the cycle way. It was noted that L&G had said that they would write a “letter of comfort” to this effect. AM apologised that this had been missed and stated that he would be happy to organise it.

Finally, NF suggested that to speed the meetings up, written updates be circulated in advance.

11. Conclusion and date for next meeting

There being no further business, the Chairman closed the meeting at 12.38pm and noted that the next meeting would be scheduled for w/c 19th September 2022. The actual date would be circulated in due course.



NOTES:

TRAFFIC MANAGEMENT:
PAW2 roundabout as normal
Rusper Road north dual carriageway single traffic lane
A264 north side- 2 traffic lanes
A264 south side- 1 traffic lane
No direct through for traffic from Rusper road north to south and vice versa

REV	DATE	DESCRIPTION	DRWN	CHECKED

STATUS: FOR INFORMATION

Natta Building Company Ltd
'Rose Court',
Rye Common Lane,
Crondall, Farnham, Surrey GU10 5DD
T: 01252 851155
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CLIENT: LEGAL & GENERAL

PROJECT AND DRAWING TITLE: North Horsham-Phase 6

SCALE	PAPER SIZE	DATE	DRAWN	CHECKED
	A3	05.03.2021	AB	AB

DRAWING NO: TM – PHASE 6

REVISION: 1



NOTES:

TRAFFIC MANAGEMENT:

PAW2 roundabout as normal

Rusper Road north dual carriageway single traffic lane

A264 north & south side- 1 traffic lane

No rigth turn at Rusper Roundabout

No direct through for traffic from Rusper road north to south and vice versa

Phase 7:

9th May - August 2022

REV:	DATE:	DESCRIPTION:	DRAWN:	CHECKED:

STATUS: FOR INFORMATION

Natts Building Company Ltd
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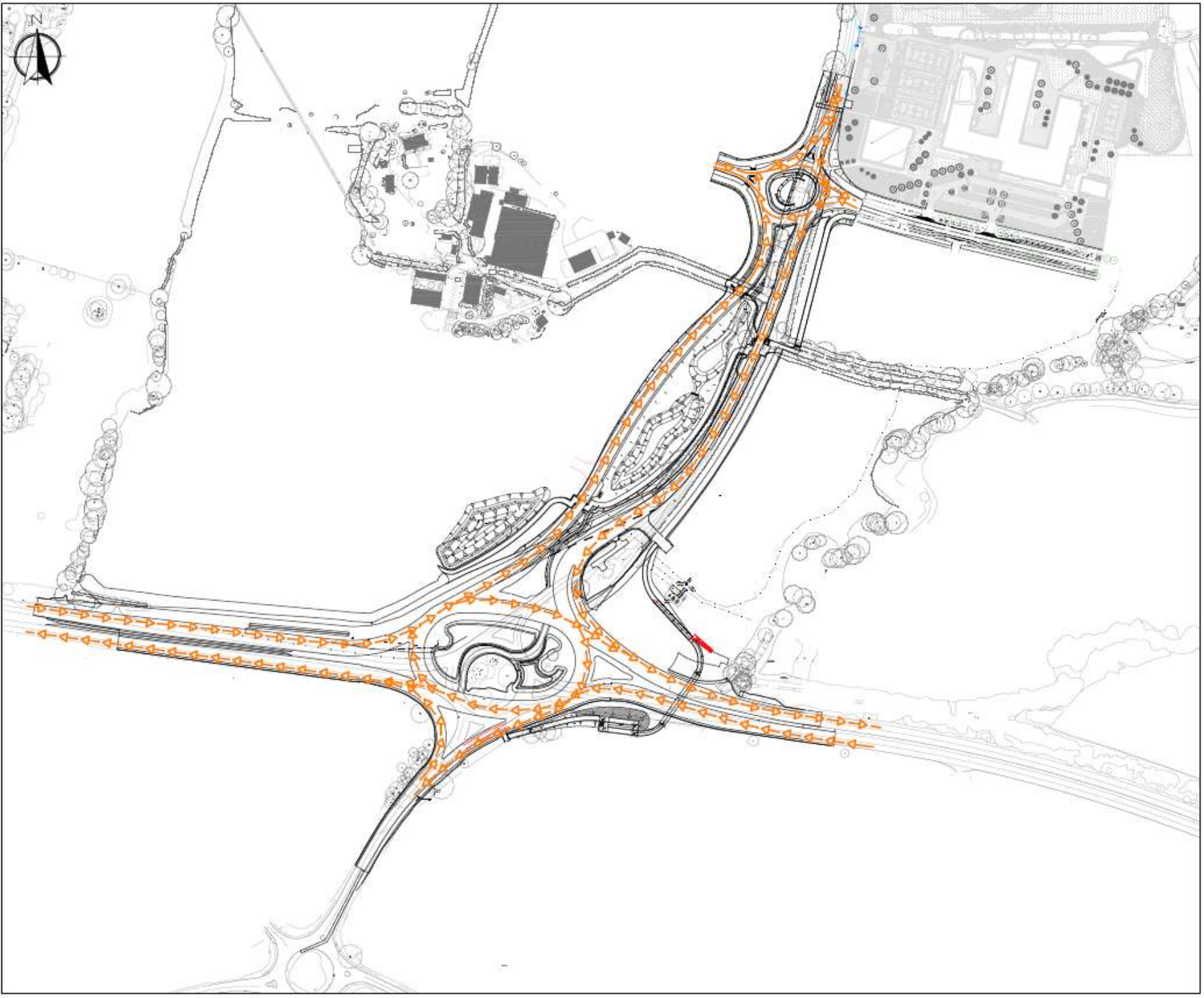
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PROJECT AND DRAWING TITLE: North Horsham-Phase 7

SCALE:	PAPER SIZE: A3	DATE: 24-02-2022	DRAWN: AB	CHECKED: AB

DRAWING NO.: TM – PHASE 7

REVISION: 1



TRAFFIC MANAGEMENT:
PAW2 roundabout as normal
Rusper Road north dual carriageway single traffic lane
A264 north side- 2 traffic lanes
A264 south side- 1 traffic lane
No direct through for traffic from Rusper road north to south and vice versa

Phase 8:
August 2022- Oct 2022

REV	DATE	DESCRIPTION	DRWN	CHKD

STATUS: FOR INFORMATION

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CLIENT: LEGAL & GENERAL

PROJECT AND DRAWING TITLE: North Horsham-Phase 8&9

SCALE	PAPER SIZE	DATE	DRAWN	CHECKED
	A3	20-02-2021	AB	AB

DRAWING NO: TM – PHASE 8&9 REVISION: 1

Morrisons Horsham

Who we are

Our core purpose: To make and provide food we are all proud of, where everyone's effort is worthwhile so more and more people can afford to enjoy eating well

UK's fourth largest supermarket

498 stores

107,000 colleagues



From field to fork

We're both food makers and shopkeepers which makes us different to our competitors

17 manufacturing facilities

British Farming's biggest direct customer

All our fresh meat, milk and eggs are 100% British

Market Street

We buy directly from 2,700 farmers and growers

Nations Local Foodmakers programme



Working for Morrisons

Our colleagues are our biggest asset

More trained in store specialists than any other UK retailer

Award winning training and career progression

Proud of our progress as a diverse and inclusive employer

First UK supermarket group to guarantee pay of at least £10 an hour from April 2021





A sustainable future

We are working hard to reduce our environmental footprint in all areas of the business

Commitment to Net Zero greenhouse gas emissions by 2035

Range of features to make our stores truly sustainable

Commitment to 50% reduction in own brand plastic packaging by 2025

We aim to reduce food waste with our ‘Naturally Wonky’ fruit and vegetables and our Unsold Food programme





In the community

We think it's important to give something back to our communities

Dedicated Community Champion in each of our stores

Over £12m of stock donated to restock food banks early in the covid pandemic

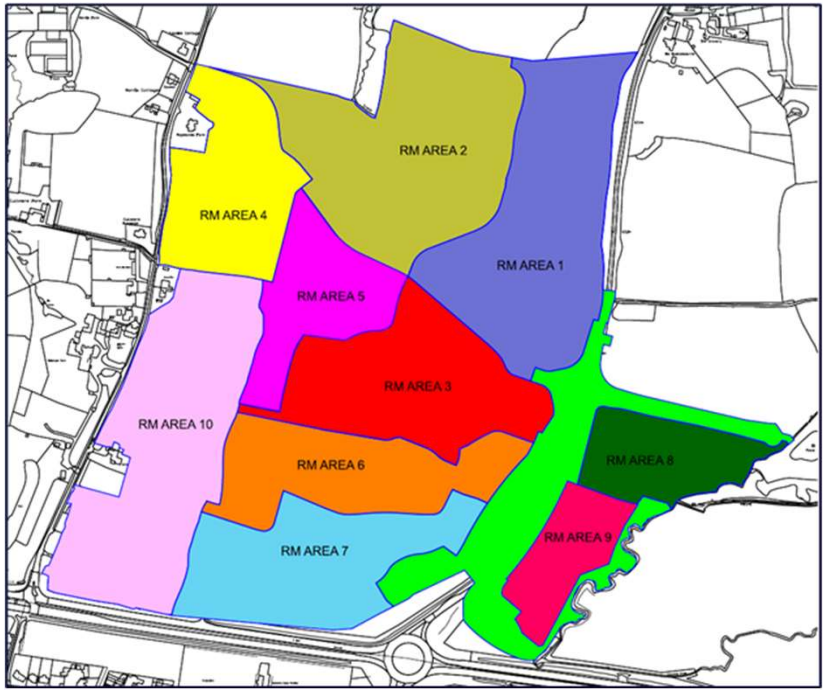
Over £10m raised for local and national charities every year

The Morrisons Foundation supports registered charities in England, Scotland and Wales - awarding grants for projects and match funding money raised by Morrisons colleagues for their chosen charities



Site / Proposal Introduction

- **Strategic allocation** ('RM Area 9') & **Outline Permission**
- Overview of the Morrisons proposals:
  - **Food store** of 5,071 sq m gross / 2,737 sq m net which will serve the future residents of North Horsham and compliment the proposed local centre
  - **Associated facilities** including servicing, home delivery, garden centre, deposit return scheme (recycling facility), ATM, as well as cycle parking (including repair station) and car parking (including electric charging).
  - **Landscaping & Ecology** – The proposals include significant planting across the site to provide an attractive setting but also to promote ecological benefits
  - **Sustainable store** – Measures to minimise energy use (e.g. low energy lighting) as well as renewable energy (e.g. photovoltaics)
- **Current application** - seeks to address a range of issues including design, highways, ecology, landscape, contamination, drainage.
- **Water Neutrality** - An assessment is being prepared given that Horsham District is situated in an area of serious water stress.



Site layout plan



Artist's impression of the new store

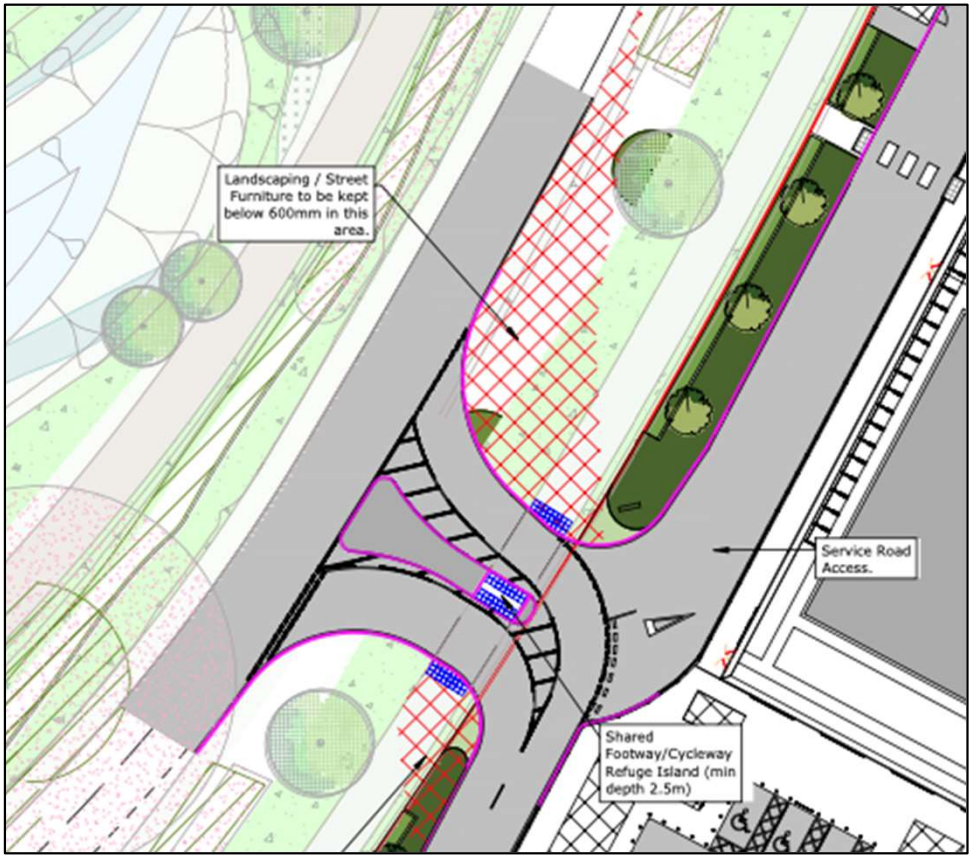


Artist's impression of the new store



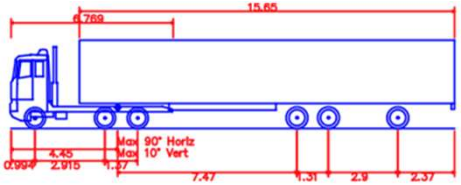
Vehicular Access

- The access arrangement proposed as part of the outline planning application required amendments to PRoW, which were unlikely to be supported due to West Sussex CC criteria.
- The proposed access arrangement removes traffic directly from the highway network. It will reduce travel distances and avoid additional traffic on streets where there are greater levels of pedestrian and cycle movement (i.e School Road).
- The access has been subject to an independent review by required stakeholders (i.e. West Sussex CC / Land Owner). In addition, a dedicated Road Safety Audit was undertaken and all recommendations accepted by the design team.
- Recent changes to the Highway Code further protect pedestrians and cyclists crossing the proposed site access.



Servicing

- Proposed site access designed to accommodate all vehicles, including the 18.5m articulated delivery lorry (as shown).



18.5m New longer Semi-trailer (trial version only) Volvo

Overall Length	18.500m
Overall Width	2.550m
Overall Body Height	3.693m
Min Body Ground Clearance	0.331m
Max Track Width	2.550m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	7.450m

- A typical Morrison's store of this size would expect up to six deliveries per day.

- Morrison's have agreed to avoid deliveries during school peak periods to reduce the chance of interaction at the access, this is controlled by a Service Management Plan.

- A Service Management Plan is to be conditioned as part of any planning permission, which gives West Sussex CC control.

