



# North Horsham Parish Council

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## **Notes from the Novartis Parish Liaison Meeting held online on Wednesday 11<sup>th</sup> 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 ( <b>Chairman of the meeting</b> )
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 13<sup>th</sup> 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.**

WSCC was granted Outline Planning Consent on 11<sup>th</sup> February 2020, subject to Conditions and Section 106 Agreement. The Residential Reserve Matters application must be submitted by 10<sup>th</sup> 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 10<sup>th</sup> 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.

# **Annex 1**





# Horsham Enterprise Park

**Muse Developments Ltd.**

Mixed-use development and urban  
regeneration specialists

July 2022



# Introduction

- West Sussex County Council announced Muse Developments as its preferred development partner to deliver Horsham Enterprise Park (Mar 2021)
- Sustainable and inclusive new neighbourhood for Horsham, which will provide commercial space for a range of employment uses, high-quality homes and extensive public realm.
- Muse Development as master developer
- Lovell Partnerships as residential development partner

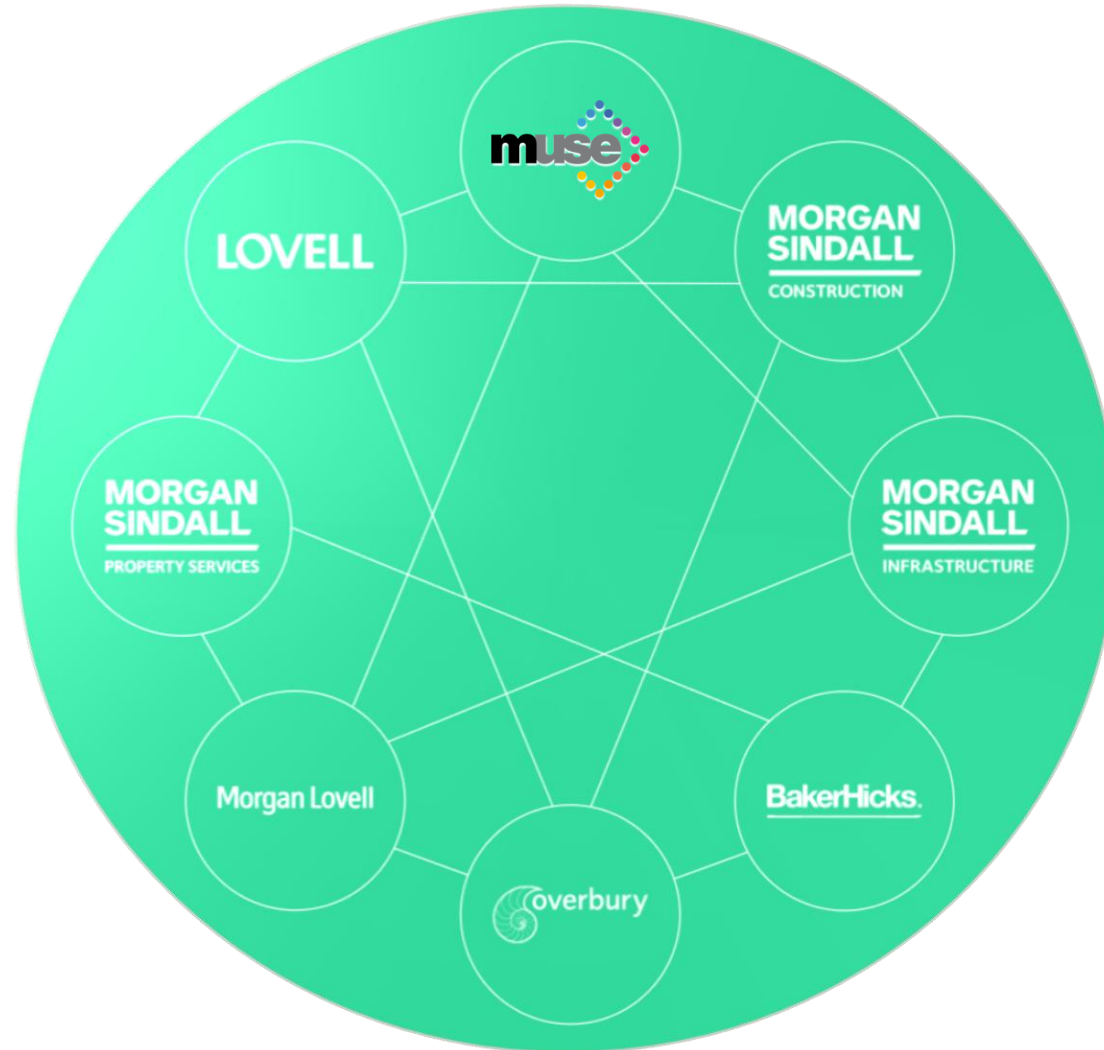


# Who We Are

An introduction to Muse Developments

## **MORGAN SINDALL** GROUP

We are eight complementary businesses with one unified culture. We are 6,900 talented people working to create long-term, sustainable value in the built environment.



# Regional presence; national strength



## Established

Our business was established 1984



## National

National developer with local presence



## Experienced

Proven track record; 39 years



## Accessible

Three regional offices



## Operational

90 members of staff



## Portfolio

- ◇ over 25 million sq ft area
- ◇ £2.4 billion pipeline
- ◇ mixed-use portfolio



# Who we are

## Our people

As a company, we're the sum of the many great people with diverse skill sets who work here. People with a passionate, can-do attitude and upbeat outlook.

We work hard to listen and learn from everyone we work with and from every project we work on.



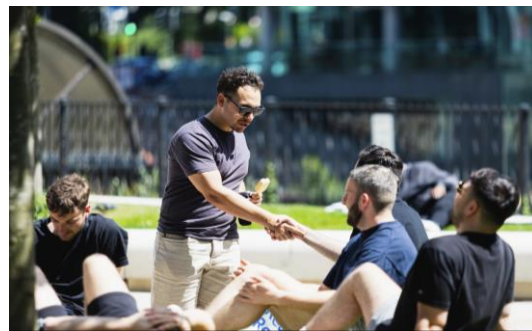


# Who we are

## Our places

We've been successfully regenerating towns and cities throughout the UK for nearly 40 years.

Our approach to place-changing regeneration is centred on strong, long-term partnerships. We'll move mountains to overcome challenges and unlock complexity, with the focus always on delivering great places to live and work.



# Experts in partnership delivery

Project partnerships include:



Salford City Council



UMBERSLADE



GREATER LONDON AUTHORITY



# Lovell

Lovell working in partnership across the UK



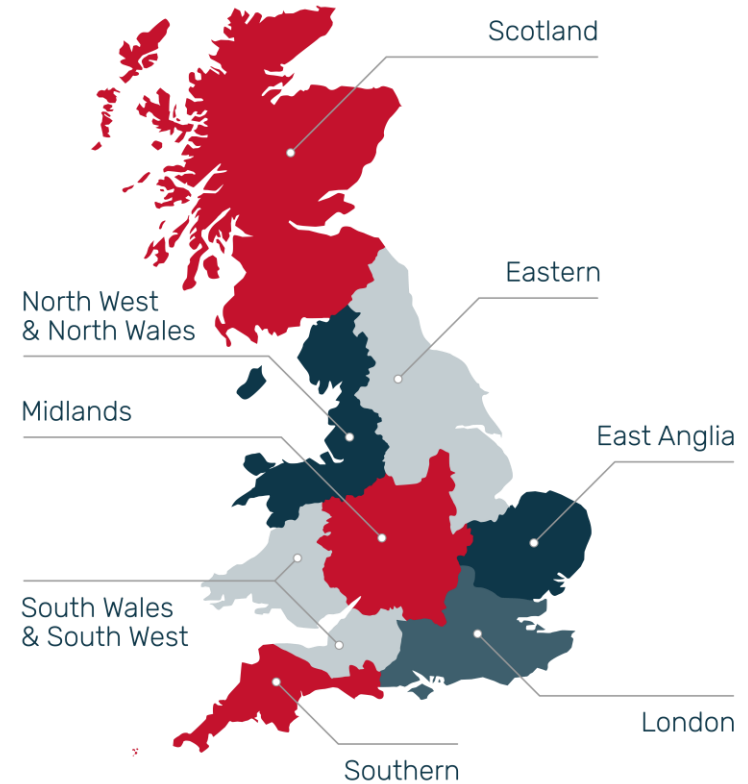
5 star builder - transforming communities since 1971



842 employees



Working in partnership with housing associations and local authorities across the UK





# Lovell

We are a **leading** and **innovative** regeneration business

**LOVELL**

A MORGAN SINDALL GROUP COMPANY



We are a  
partnership  
housing expert



Innovative residential  
construction and  
regeneration  
developments



Working across  
England, Scotland  
and Wales

# Lovell

We are a **leading** and **innovative** regeneration business

**LOVELL**

A MORGAN SINDALL GROUP COMPANY

**GREATER  
LONDON  
AUTHORITY**

**ROYAL** *borough of*  
**GREENWICH**

Paragon Asra  
**PA Housing**

**settle**

 **Camden**



**CLARION**  
HOUSING GROUP

**ENFIELD**  
Council

 **WELWYN  
HATFIELD**

 **ISLINGTON**

 **the guinness**  
partnership

 **Catalyst  
Housing**

 **THE  
HOUSING  
FORUM**

*Southwark*  
Council

  
**CITY  
OF  
LONDON**

 **Notting Hill  
Genesis**

**home  
group**

# The Project Team



**LOVELL**



CARTWRIGHT  
PICKARD

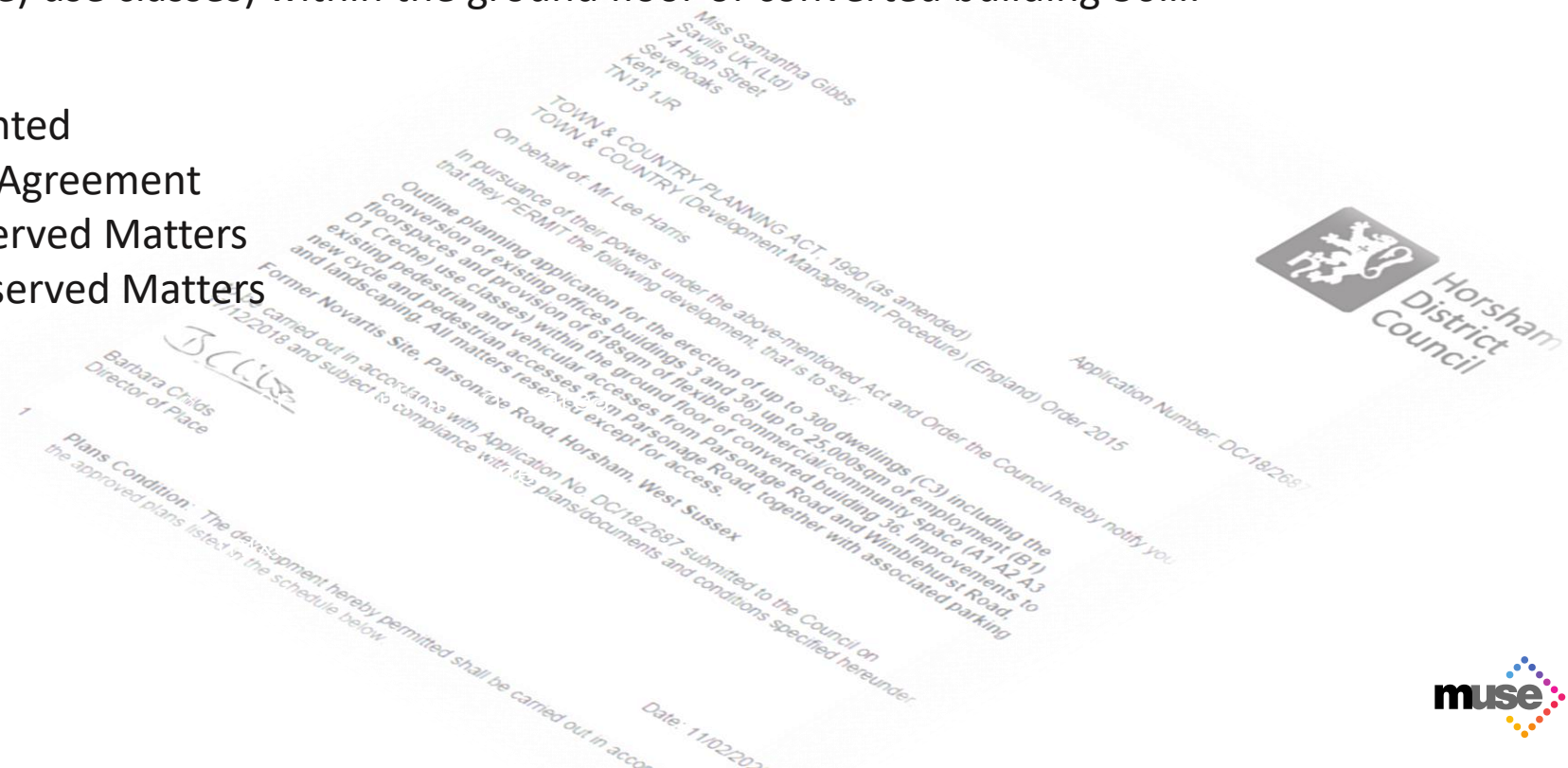




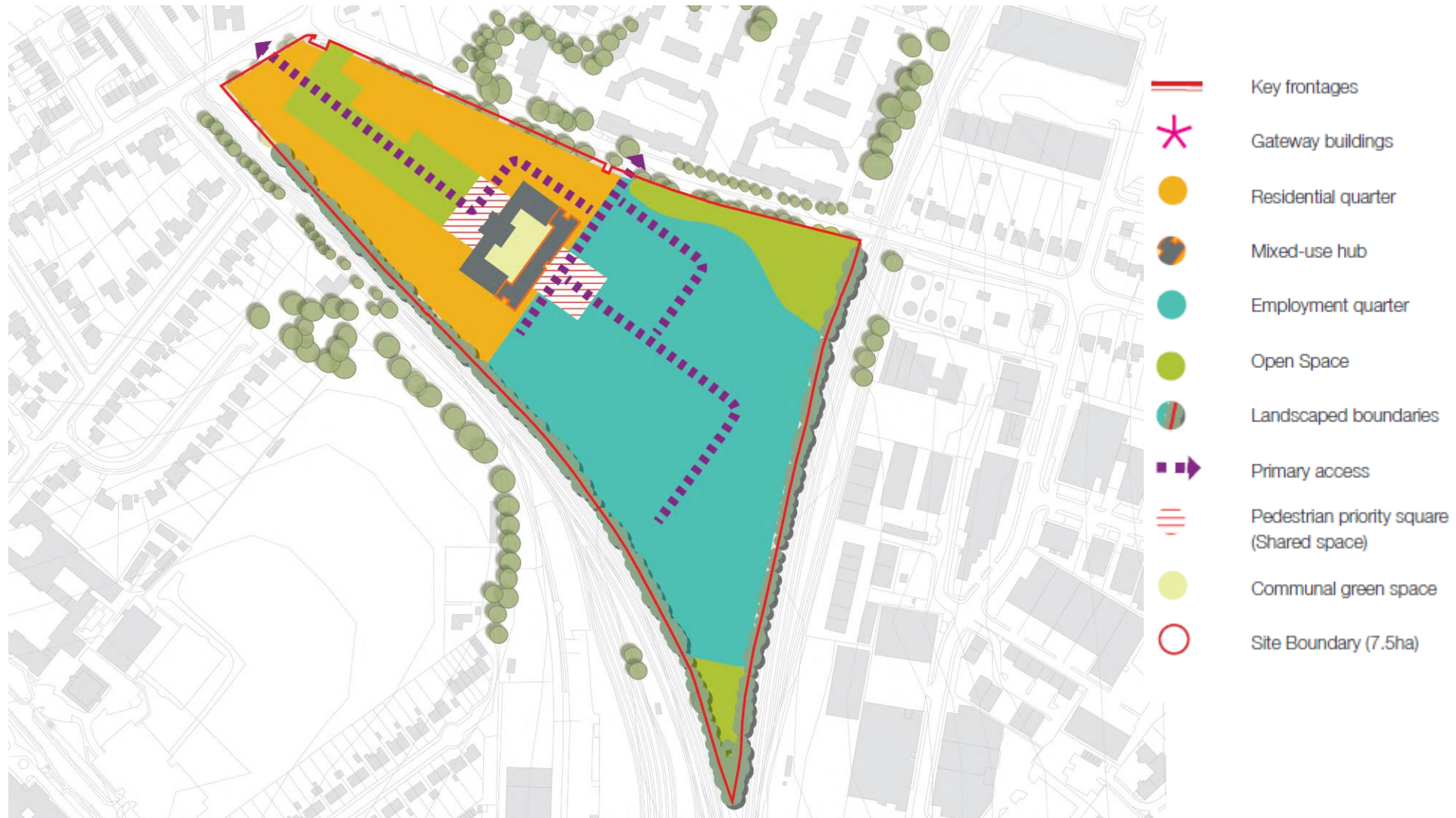
# Planning Overview

“...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....”

- 11 Feb 2020 - Permission Granted
- Subject to Conditions & S106 Agreement
- 10 Feb 2023 - Residential Reserved Matters
- 10 Feb 2025 - Commercial Reserved Matters

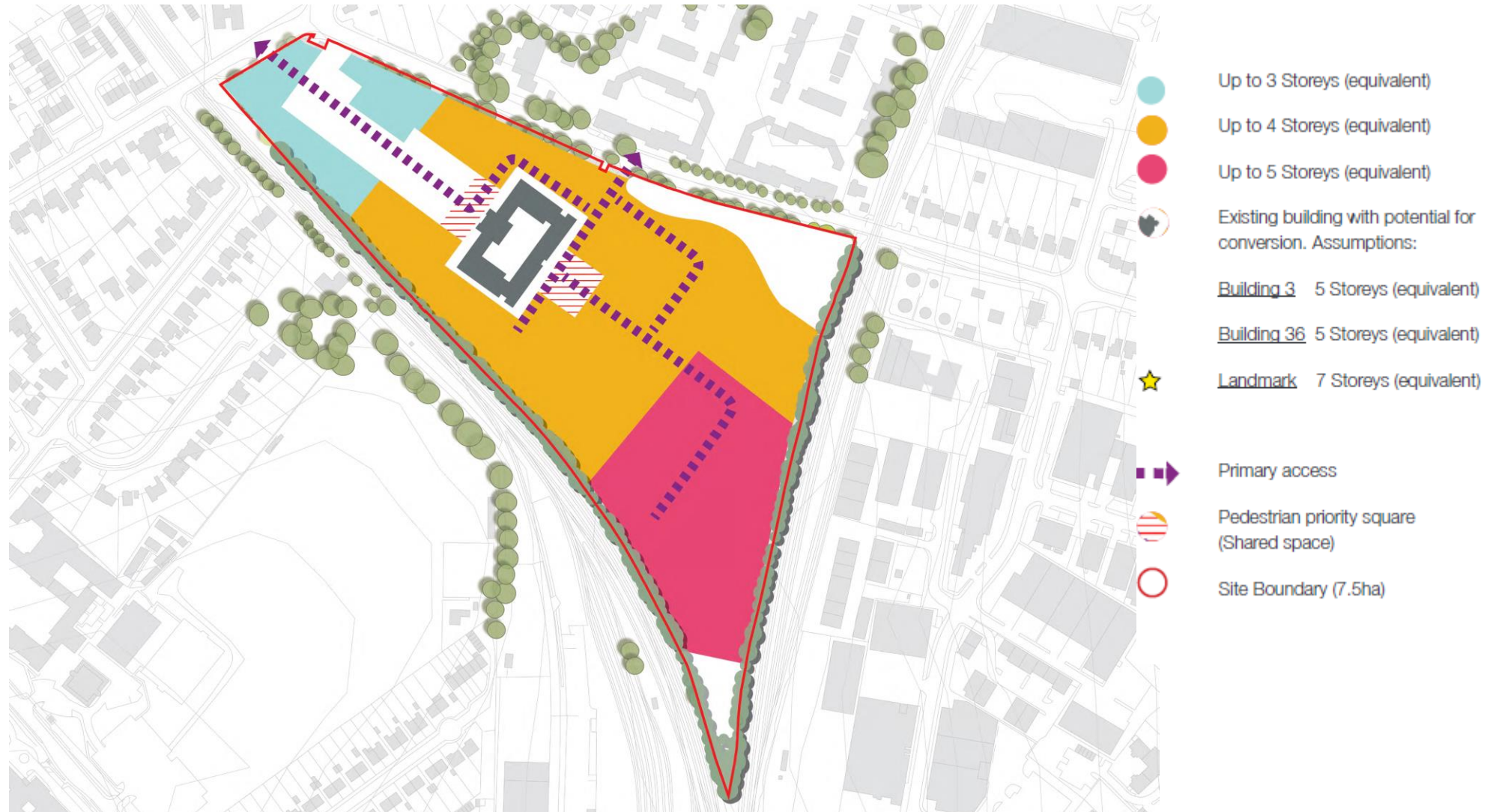


# Land Use

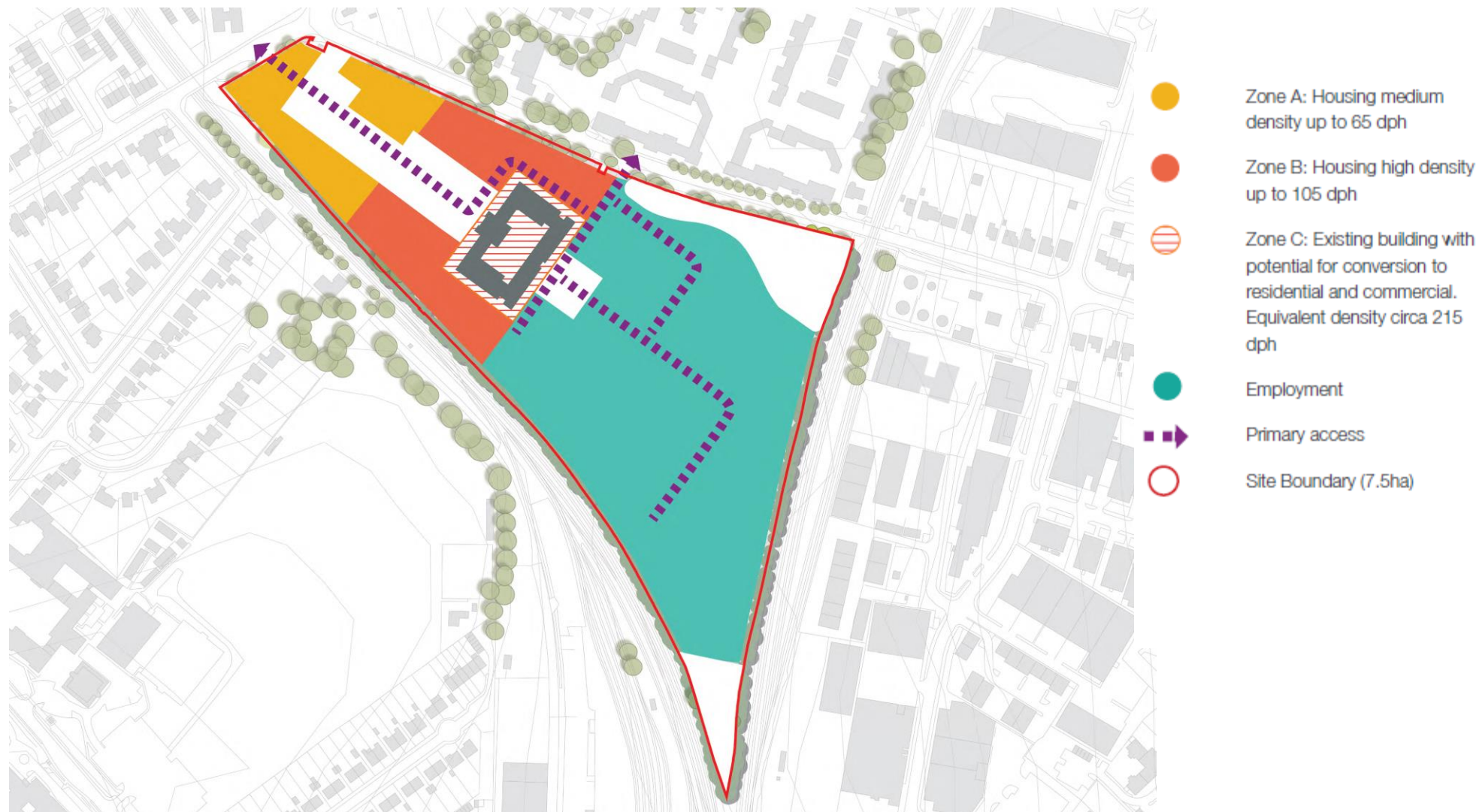




# Building Heights



# Density





# Design Vision

*"We aim to create a well connected, safe, walkable and beautiful townscape of attractive buildings, in which the landscape and public realm are prioritised to create a strong sense of identity with a unique character..."*

**...with co created workspaces and an exemplar sustainable development.**

**...Healthy outdoor spaces and a focus on health and wellbeing.**

**...an inspiring new place to live, work and play, that will provide beautiful homes and attractive, flexible workspace for the innovative businesses of the future.**



# Sustainability



## Health & Wellbeing

Creating healthy and comfortable spaces, promoting productivity and wellbeing



## Circular Economy

Eliminating waste and improving resource efficiency through circularity



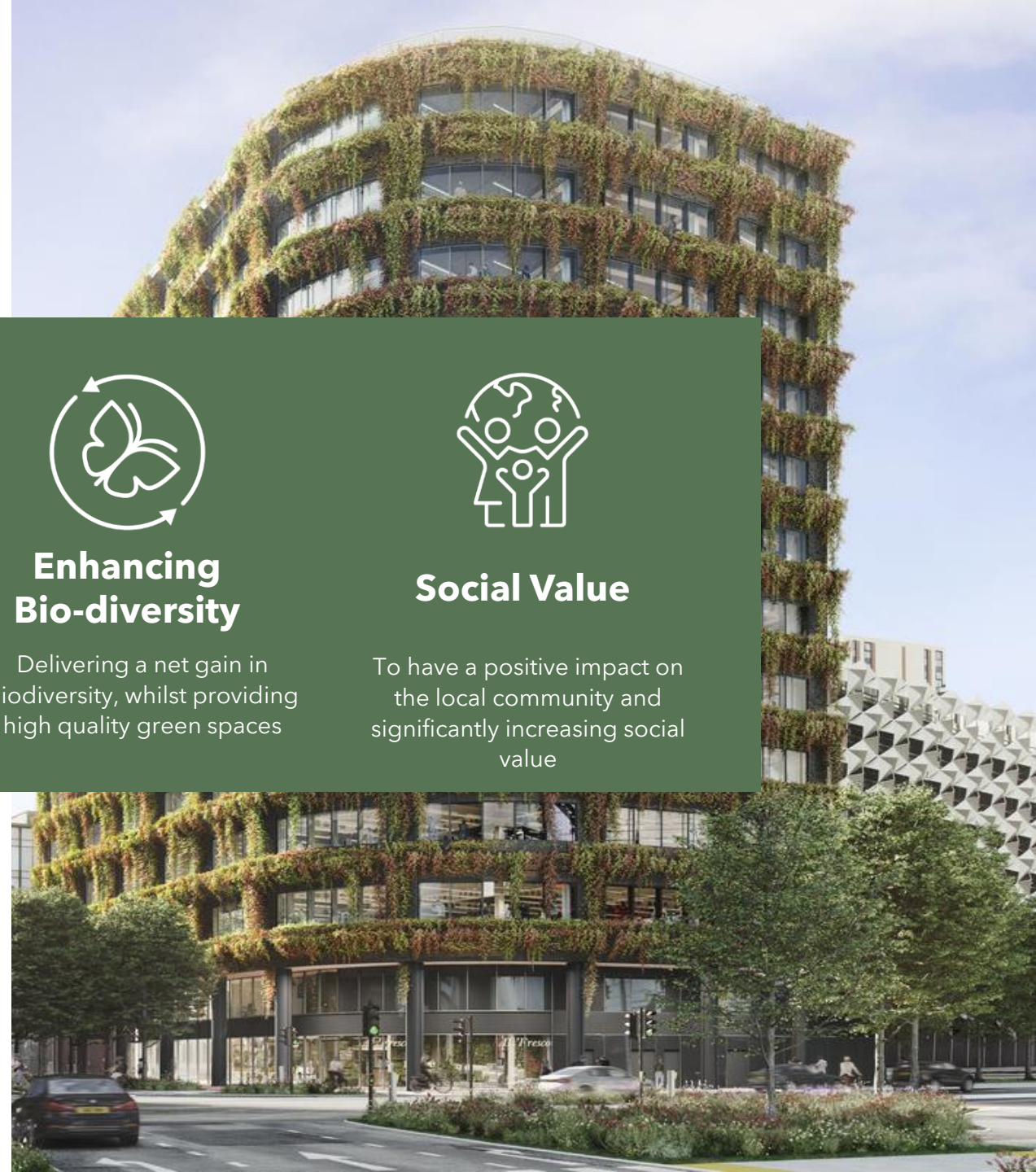
## Enhancing Bio-diversity

Delivering a net gain in biodiversity, whilst providing high quality green spaces



## Social Value

To have a positive impact on the local community and significantly increasing social value



# Engagement Strategy

Muse believes that understanding the views of, and actively engaging with, local residents and other stakeholders is **paramount to ensuring that Horsham Enterprise Park is an excellent place to live, work and enjoy...**



# Programme

Item	When
Novartis Parish Liaison Meeting #1	11 July 2022
LPA Pre App	18 July 2022
Commercial Pre Let Marketing Commences	July 2022
Ongoing Engagement Session	July – Nov 2022
LPA Pre App	Sep 2022
Novartis Parish Liaison Meeting #2	Sep 2022
Public Exhibition #1	Sept 2022
LPA Pre App	Nov 2022
Public Exhibition #2	Nov 2022
Submission of Reserved Matters (Residential Phases)	Jan 2023
Submission of Reserved Matters (Commercial Phases)	Q2 2023
Decision - Reserved Matters (Residential Phases)	Q3 2023
Decision - Reserved Matters (Commercial Phases)	Q4 2023

