

**Notes from the North of Horsham development Parish Liaison Meeting
held at Roffey Millennium Hall, on Wednesday 26th November 2025 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 :

Toby Attwood (TA) - Cala Homes Project Manager
Robert Brown (RB) - Earles Meadow Conservation Group
Clair Fellows (CF) - Courtyard Surgery Practice Manager
Cllr Malcolm Fillmore (MF) - Rusper Parish Council
Nigel Friswell (NF) - Scout Association
Joy Gough (JG) - NHCLT Chairman and North Horsham Parish Councillor
Dr Matt Greenwood (MG) - Courtyard Surgery
Jason Hawkes (JH) - Principal Planning Officer, Horsham District Council (HDC)
Paul Hogston (PH) - Scott Brownrigg Architect
Brian Johnson (BJ) - Langhurst Wood Road Residents Association
Alex Jones (AJ) - Stantec Town Planner
Derek Pursey (DP) - L&G Construction Manager
Andrew McPhillips (AM) - L&G Managing Director
Sarah Norman (SN) - Clerk to North Horsham Parish Council (Note-Taker)
Karen Parks (KP) - St Marks Church
Cllr David Searle (DS) - North Horsham Parish Councillor
Rev'd Simon Shorey (SS) - St Mark's Church
Cllr Neil Simmonds (NS) - North Horsham Parish Councillor
Robert Thompson (RT) - L&G Development Manager
Cllr Ray Turner (RTu) - North Horsham Parish Councillor - **Chairman of the meeting**
Francis Vernon (FV) - Horsham District Cycling Forum

1. Welcome and apologies

Cllr Ray Turner (RTu), Chairman for the Meeting, welcomed those in attendance and asked that everybody introduce themselves.

Apologies were received from Georgette Ayling (Head at Bohunt School), Cllr Andrew Baldwin (WSCC), Peter Beckey (NHCLT), Alison Best-Defour, Simon Clavell-Bates (NHS Sussex), Peter Dibden (Horsham Churches Together), Bernadette Gledhill (Principal Engineer, Highway Agreements, WSCC), Laurie Holt, Sarah Kench (Earles Meadow Residents Association), Cllr Roland Knight (NHPC) and Mark Wild (L&G).

2. Notes from the previous meeting.

The Notes from the previous meeting held on 6th August 2025 had been circulated previously and published on the Parish Council website.

3. Chairman's Update

Having previously given provisional approval, at a recent Meeting of the Parish Council agreement to being HDC's Nominee for the future owner and operator of the Community Building had been confirmed.

The Chairman also noted the change regarding Water Neutrality and that the removal of this obstacle would speed up activity at the development.

4. Update on the development

The Chairman welcomed Andrew McPhilips (AM) from L&G who updated the meeting as follows.

With Water Neutrality now removed from the situation, the focus is now getting developers on site, selling land parcels and ensuring all necessary services are provided.

All infrastructure has been delivered in Phase 1, except for the end of the road (due to be completed by January next year) together with the Community Building. With regard to land sales, as reported at the last meeting, Cala Homes are bringing forward 206 homes in RM5 and RM6 but they are pausing briefly to allow the housing market to catch up. More recently, the sale of land to Dandara has been completed for a further 221 units. Dandara are intending to start immediately, with the vast majority of the site being for a private build to rent provider. They are also due to exchange on the sale of RM4 for 82 units with the necessary planning application submitted to HDC by March and then work on site starting towards the end of Autumn 2026. This means that the whole of Phase 1, except the Village Centre (RM3) and RM8 will be underway.

With regard to the Community Building, this was due to have started last month but unfortunately, it had been necessary to change contractors. Negotiations are in final stages, and it is hoped to have them start on site in February, with a build programme of 12 months.

In the village centre L&G went to the market for the 130 units with very limited interest, partly due to current market conditions but also as the outline permission is for apartments rather than houses. L&G will be going back to the market in the New Year but including RM8, and as this includes houses, it is hoped it will make the offer more attractive to developers. L&G will also be discussing the timing of the delivery of the affordable elements across the phases with HDC.

This will result in the end of L&G's involvement in Phase 1 but obviously construction on this phase will continue for a further 3 years.

Moving into Phase 2, the stretch of road to the Clarion parcel will now begin. Necessary tree clearance will take place in February with ecology measures, such as removal of newts, beginning in the spring of 2026. Work on the construction of the road can then start in summer 2026. With regard to the LILO, these works will be completed shortly, which will allow for the construction of the road further into the site next summer, the application for which is pending, enabling the commercial or employment side of the development to progress.

With regard to this commercial area, AM confirmed that an application would shortly be submitted to HDC to widen the uses and to enable both leisure and health elements to be provided within it. The leisure referred to would not be the statutory sports facilities but rather could include a private spa, pool, fitness facility from a national operator. The health element would be the new Doctors' surgery. To sum up, if they can proceed with consents for the road and the commercial area, this opens up the ability to work on the substation and pump station, a necessary installation for the sports facilities.

The ambition was for the earth movements for reprofiling to start in March/April to enable the delivery of the Sports Pavilion.

NF expressed concern that the development did not include a specific facility for youth activities such as a scout hall, but it was noted that the school can offer spaces for community uses and the Community Building would also be available to hire.

Moving onto the Sports Hub, L&G have been working with Roffey FC on this project with the intention of the club managing the facility. Therefore, a new application will be submitted to accommodate some of their requirements such as additional seating, outside toilets and to generally improve the standard of the facility to ensure it gets wider use from the community and generates more income.

RTu enquired about the supermarket. AM responded that whilst things were progressing, no further information could be given due to the confidential agreement. Jason Hawkes (JH) expanded that in relation to the permission for the supermarket, changes to wording and terminology were under consideration which could result in a slightly larger floorspace for the supermarket - there were anomalies between the S106 agreement and the consent that need to be clarified. Place Change have done an Appraisal of the Retail Impact for HDC and this, together with the other supporting documents, are available on the HDC website (S106/25/0013).

The Chairman then welcomed Paul Hogston (PH), architect from Scott Brownrigg, who referred to the slides in the recent webinar which are available on the Mowbray Village website using the following link - [Mowbray Employment Park Webinar - Mowbray](#).

It was noted that the plans for this area retain and reserve the area set aside for any future train station. Whilst it is not clear whether this will ever actually progress or if there remains any desire from Network Rail to build a new station, as per the S106 agreement the space needs to remain earmarked for it until such time as an application is submitted to alter the agreement. In the meantime, the area will be maintained as an open field and will remain on the access road to residential properties.

In summary, due to changes in the market for commercial space and in particular a reduction in the demand for purely office space, the plans to be submitted have evolved to include not just office but also light industrial and logistic (warehousing) alongside the previously mentioned health (approx. 20,000 sq.ft) and leisure facilities (approx. 60,000 sq.ft) which could both come forward relatively quickly once phase 1 of the estate road is completed. The visuals in the slides are to give an idea of the height, mass, quantity but are not designed buildings but rather a design interpretation, a conceptual design approach to demonstrate the potential massing of the buildings that could be available within the parameters of the original outline permission. The slides also demonstrate the quality of finish that they are looking to achieve and even though nothing is restricted within an outline planning application, L&G are proposing a design intent so ultimately it is hoped that any Reserved Matter applications would adhere to this. They are trying to embed a language and philosophy i.e. the visual shows a corten steel to the frontages of buildings which tie into an earthy, landscaped environment complimenting and taking elements from the school and residential units.

The overall aim is to make any granted permission flexible, and by consolidating the employment offer, rather than have individual parcels and plots, it has been possible to realise land for the health and leisure elements. It was confirmed that the new plan would include the diverting of the PROW as previously, and the 10m buffer zone around the edge of the site for cycling/pedestrian.

With regard to any potential logistic/light industrial units, it was noted that these would be for local, regional businesses rather than the large, national organisations with an anticipated height of around 10m to 12m. The previously approved office construction would have been 4 x 4m storeys with plant on top, resulting in units ultimately being provided with height of around 19m.

All options have been explored and from both an architectural and L&G's perspective, a multi-use masterplan would create a dynamic jigsaw that can evolve as Reserved Matters applications come forward and allow the development of the site to be market led.

In relation to path/cycleways Francis Vernon (FV) raised a question regarding the connection of the “missing link”. AM confirmed that the planned path remains, running parallel to the railway and then underneath. Trees were cleared this year to consider looking at this in 2026. PH confirmed that this is all detailed in the application for the road (DC/25/1543) which is currently with HDC.

AM stated that a commercial application for the widening of uses would come forward before the end of the year and the final decisions about layout, type etc of the individual parcels would depend on the interest received on the various uses from the market. However, the current indications are certainly for a mixture of uses rather than all offices. Furthermore, future ownership types will depend on the offers from the market. It is anticipated that the first occupations on the employment land would be in 2028/29.

The Chairman thanked L&G and in particular PH for the informative presentation regarding the employment side of the development.

Turning to the report from HDC, JH followed up on the discussion regarding the employment land stating that HDC were generally supportive of the idea of being more flexible, acknowledging the difficulties in delivering useful and marketable employment space.

5. Questions, comments from Rusper Parish Council

A question had arisen from the recent Rusper Parish Council land about a non-statutory asset within the L&G development that will go to Rusper Parish Council. AM responded that he was not aware of anything.

As was discussed at the last meeting there had been great concern about the use of local, small roads by construction traffic and following the last meeting it had been confirmed that the construction management plan that had been approved for Phase 1 (DISC/21/0006 & DISC/21/0276) stated that construction traffic will be routed via the A264 to avoid the use of more sensitive roads.

Toby Attwood (TA) from Cala Homes advised that approx. 2 months ago they diverted the boundaries at the top of the site to prevent any vehicle turning left towards Rusper - all vehicles would have to turn right when exiting, and they do have a camera monitoring this. Furthermore, deliveries to the site already come up from the main road. It was noted that HGVs for another development go north on Rusper Road, but this is outside of the remit of this liaison group.

6. Updates from other organisations

With regard to the Health Centre, HDC have been working with the Courtyard Surgery and L&G on this more challenging to deliver project. It is hoped that works on the centre could commence in 2027 and delivered in 2029, but this is not set in stone.

A gap in delivery had been identified whilst the building was under construction, and the Courtyard Surgery were keen to explore the possibility of using the rooms allocated in the Community Building to the Library and the Police as a temporary facility until the new building was complete. The main issue would be that the library room would require a water supply to enable it to be used as a consulting room. It was agreed that a meeting should be held with the Parish Council and L&G to see if this was a viable option.

Dr Matt Greenwood (MG) was very positive about the future Health Centre and work has been going on in the background for the last 5 to 6 years on modelling populations and assessing the difficulties faced by residents accessing healthcare. Mowbray as a community will result in an extra 8,000 to 9,000 patients and demonstrates the scale of need.

A question was raised about whether portacabins could be used as a temporary facility, but MG stated that these were not ideal due to parking and CQC requirements.

It was confirmed that the Courtyard Surgery would be remaining and ultimately when the new facility is up and running, potentially background staff could be moved into the new facility to free up downstairs space at the existing surgery for consulting rooms. MG confirmed that when the new facility is fully occupied there will be an increase in the number of GPs available.

Discussion took place about the reach of the catchment for the new facility and whether this included Rusper village. MG responded that it was understood the practice would cover the new estate and Kilnwood Vale but would not go as far as the main Rusper village. However, it was noted that discussions with the ICB could take place in the future about redefining the catchment boundaries.

With regard to WSCC, SN read the following provided in their absence *"We are coming to the end of the construction of the LILLO on the A264 and have no further active Highway Agreements at present with work on the Highway. If there are any issues around construction vehicle or other Highway issues, I suggest these are pasted to the Area Team."*

7. Any other comments

NF referred to his previously circulated report on scouting, a copy of which is available on request to the Parish Council. With an estimated additional 2,000 young people once the development is completed, this could require one or two new scout groups, and the fear was there would be nowhere to accommodate these groups. RTu acknowledged that this is a much wider problem than just in North Horsham. TA commented that the nearby Greylands estate has this type of provision so this may be worth investigating. JH stated that this would be considered as part of the purposes of the Community Building and whilst the desire for a dedicated building is understood, it is not a statutory requirement for Mowbray. It was also suggested that should development on the land west of Ifield progress, this could be a consideration there.

8. Conclusion and date for next meeting

It was agreed that the next meeting should be at the end of April/early May 2026.

There being no further business, the Chairman closed the meeting at 12.25pm.