

## **DRAFT**

# **Horsham District Deal – Horsham District Council and West Sussex County Council (2018-2023)**

### **Executive Summary**

This “District Deal” sets out a joint undertaking between Horsham District Council and West Sussex County Council to combine resources to deliver shared priorities, providing new homes and jobs in the District and seeking to secure new funds. The shared strategic growth priorities are based on those set out in the Horsham Place Plan.

1. West of Horsham and North of Horsham Developments - Implementation of the comprehensive infrastructure packages that support the delivery of housing and economic growth at those locations and integrate them with Horsham Town.
2. Horsham Town Centre- Creation and delivery of a new Town Centre Vision to promote and sustain Horsham town centre and to maximise investment opportunities for identified development sites in the town.
3. Hurst Road – Rationalisation of the public estate on Hurst Road- a joint approach to comprehensive redevelopment including, potentially, the Fire and Rescue Service, Ambulance and Police stations, Courts, Youth Centre and Training Centre to create opportunities for re-provision of existing services off-site and to utilise development potential to deliver an additional mix of uses including housing and employment.
4. Former Novartis Site, Horsham Town – redevelopment of the site.

### **Growth Deal Principles**

West Sussex County Council is keen to develop new and closer working relationships and partnerships with district and borough councils to create the conditions for economic growth and to maximise the funding available to deliver the growth.

The County Council is developing a series of bespoke deals with individual district and borough councils, which build on individual Place Plans.

This Growth Deal builds upon the priorities that were identified and agreed in the Horsham Place Plan (2016).

It supports the delivery of the Horsham District Planning Framework (adopted November 2015, with a Plan period ending in 2031); the Horsham District Economic

Strategy (February 2017); and the West Sussex Economic Strategy 2012-2020. In addition, the Coast to Capital Strategic Economic Growth Plan (2014) and the Gatwick Diamond Local Strategic Statement Refresh Statement (2016) also seek to promote growth within Horsham District.

The Growth Deal strengthens accountability between West Sussex County Council and Horsham District Council and identifies ways of working to improve communication, co-operation and efficiency. The two Councils have agreed to work together to deliver specific growth priorities (see Appendix A).

The Councils will agree ways of prioritising funding from all available funding streams to support the delivery of the priorities set out in the “District Deal”.

The “District Deal” focuses on delivering the priorities within the next five years (2018-2023). The councils will also liaise on other statutory processes (e.g. Planning), programmes and projects to attempt to deliver the most effective outcomes for local communities. The priorities highlighted in this document do not alter the councils’ statutory duties.

The Councils will support the delivery of the Growth Deal priorities. Appropriate officer support (e.g. a dedicated officer from West Sussex County Council) will be given to the management of the Growth Programme to ensure regular monitoring of progress on the project priorities.

### **Growth Deal Governance Framework**

The Governance Framework will ensure that the principles for the Growth Deal highlighted above are achieved. It will also ensure that the Growth Deal priorities, highlighted in the Executive Summary, are delivered.

#### Horsham Officers’ Group

A “Growth Group” will be formed to support the two Councils. It will comprise officers from Horsham District Council and West Sussex County Council. It will meet quarterly to:

- Provide strategic leadership for the Growth Programme;
- Ensure that investment is aligned to support delivering the Growth Programme;
- Monitor the growth projects to ensure progress is being made, and if needed provide remedial action to improve delivery;
- Examine new ways of delivering strategic growth projects, ensuring that both Councils take appropriate decisions;
- Be given reports of issues affecting project delivery, and provide potential solutions.

### Individual Project Teams

The individual project teams will drive forward the delivery of the Growth Programme. The arrangements of individual project teams and project management procedures will be proportionate to the project being undertaken. Project teams will involve a lead officer and other officers providing technical support. Stakeholder engagement and communication will also be proportionate to individual projects.

### Other Boards, Committees and Partnership Forums

A number of other Boards, Committees and Partnership Forums will have an interest in the progression of the growth projects that have been identified within the Growth Programme. Resources will be focussed on delivering the priorities identified within the Growth Programme and therefore support to these other boards will be limited to where support is critical to progress the Growth Programme.

Where appropriate, existing Members' Project Groups will be used to ensure liaison between officers and members on each of the Deal priorities. A WSCC Cabinet Member representative (nominated by the Leader at WSCC) will be invited to existing groups operated by HDC to ensure members of both organisations have the opportunity to be involved in the progression of the projects. The WSCC Cabinet Member representative will liaise, at least every 6 months, with an identified Cabinet Member representative from HDC, supported as appropriate by officers and programme information, to ensure that the progress on the Deal as a whole is effectively monitored and progressed.

### **The Growth Deal Priorities**

The Action Plan set out in Appendix A sets out the key steps to take forward the four priorities identified within the Growth Deal. The aims of each priority are set out alongside the shared approach the councils will take to manage and monitor progress on individual projects. The "Partnership Lead" will have responsibility for the progress of work. They will also ensure appropriate input is provided by other partners, where appropriate. Three of these four priorities (North Horsham, the Town Centre Vision and Hurst Road), are included in the HDC Corporate Plan. The redevelopment of the Novartis site is a WSCC-led scheme that will involve an application by WSCC and determination of that application by HDC. Appendix A identifies key decision points – projects will only be progressed when the appropriate governance arrangements have been completed within each authority.

The Growth Priorities are:

1. Provision of Infrastructure to support the delivery of the developments at West of Horsham and North of Horsham;
2. Creation and delivery of a new town centre vision for Horsham ;
3. Rationalisation of the public estate in Hurst Road;
4. Redevelopment of the former Novartis Site in Horsham Town.

## **Appendix A – Horsham District Deal- Growth Plan**

### **Priority 1: Provision of Infrastructure to support the continued delivery of development West of Horsham and support an accelerated delivery of development North of Horsham**

The priority here is to take a holistic view of the remaining elements of the West of Horsham Infrastructure Package and the infrastructure package that supports the delivery of the permitted scheme at Land North of Horsham; how housing and economic growth at those locations integrate with Horsham town; and to identify whether key items of infrastructure can be provided early to accelerate the development of Land North of Horsham.

Horsham District Council granted outline planning permission for the application at West of Horsham (East) (DC/09/2138) on 17 August 2010 for up to 1,044 dwellings including provision of employment floorspace, fire station, community centre and expanded school facilities. Horsham District Council also granted outline planning permission for the application at West of Horsham (West) (DC/09/ 2101) on 3 October 2011 for the erection of 963 residential units, including land for a primary school, neighbourhood centre, youth and recreational facilities, other formal and informal open space, landscaping and environmental works, transport and access arrangements.

In terms of developing these sites, the majority of DC/09/2101 has been completed while work is ongoing with DC/09/2138. It is important that work on these two sites is completed, so that the developments and associated infrastructure can support wider growth in both Horsham town and the north Horsham area. and provide opportunities to expand and attract enterprise and investment. The scheme DC/09/2138 links to the redevelopment of Hurst Road and the provision of a fire station on site.

In addition to the works undertaken by the developers, the infrastructure package for the West of Horsham Development includes s106 contributions towards primary, secondary and sixth form education, libraries, and highways and transport. The latter includes two traffic management schemes, bus services, and four major junction improvements including the Newbridge Roundabout on the A281 and the Farthings Hill, Great Daux, and Robin Hood roundabouts on the A24. Delivery of the Newbridge and Farthings Hill schemes is scheduled for 2019/2020 with the Great Daux, and Robin Hood schemes to follow in 2020/2021. Completion of this infrastructure package is a priority.

Horsham District Council granted outline planning permission for the application at Land North of Horsham (DC-16-1677) on 22 May 2017 for up to 2,750 dwellings, a business park (up to 46,450 sqm), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure.

In terms of developing the site at North of Horsham, a key priority is the early provision of the new A264 Rusper Road roundabout and roundabout North of A264 Rusper Road, as well as the new signalised junction midway between A264 Rusper Road and Moorhead Road roundabout. The early provision of these key pieces of infrastructure provision would enable the accelerated delivery of new dwellings to be provided on site, in addition to the creation and promotion of employment floorspace, and the provision of education infrastructure. To achieve early delivery, alternative sources of funding would need to be secured, in advance of S106 contributions being received from the developer.

In addition, if identified as deliverable and approved by the Secretary of State, early delivery of a developer funded new railway station would provide impetus to the development of the eastern section of the site for employment use.

Other elements of infrastructure provision (e.g. health facilities, community infrastructure, retail, commercial leisure facilities floorspace) would be provided by the developer, as required in the s106 legal agreement, to support growth in Horsham Town and north Horsham and provide opportunities to expand and attract enterprise and investment from London and the South East.

| <b>Key deliverables and activities</b>  | <b>Partnership Lead</b> | <b>Subject Matter Expertise</b>   |
|---|-------------------------|---|
| 1. West of Horsham – delivery of the remaining key elements of the Infrastructure Package including the four major highway schemes.   | WSCC                    | WSCC Planning and Highways Teams  |
| 2. North Horsham - commit to ensuring all relevant permissions are in place for development to commence.  | HDC                     | HDC Planning  |
| 3. North Horsham - commit to providing timely transport and highway advice on reserved matters applications submitted.  | WSCC                    | WSCC & HDC Planning Teams   |
| 4. North Horsham - WSCC to work with Horsham District Council, Network Rail /Department for Transport, Crawley Borough Council, and the North of Horsham/Kilnwood Vale developers to facilitate the delivery of new rail passenger facilities in and around new developments north of Horsham.  | WSCC                    | WSCC Planning Team  |
| 5. North Horsham - WSCC and HDC working together to bring forward the required off-site highways infrastructure works, where possible ahead of schedule, and, developing a bid to secure funds to enable delivery of the projects ahead of the s106 contributions being collected. Key highways works comprise: <ul style="list-style-type: none"> <li>• North of A264 Rusper Road Roundabout</li> <li>• A264 Rusper Road Roundabout</li> <li>• New junction midway between A264 Rusper Road and Moorhead Roundabout</li> <li>• New footbridge</li> <li>• Moorhead Roundabout</li> </ul> The early completion of these works, if achievable, would accelerate the delivery of homes, commercial space, and education provision on-site. | HDC/WSCC                | WSCC Growth Programme Delivery Manager<br>WSCC Planning & Highways Teams<br>HDC Planning Team |
| 6. Working with Liberty to ensure the works and contributions securing on-site  | HDC                     | HDC Planning Team   |

|   |            |   |
|---|------------|---|
| highways works, affordable housing, health facilities and community infrastructure are delivered.   |            |   |
| 7. Employment – working with Liberty to ensure the early provision of the employment floorspace.  | HDC        | HDC Planning & Economy Teams<br><br>WSCC Growth Programme Delivery Manager and Economy Team |
| 8. Working with education providers (including Free Schools Providers) to secure early provision of education infrastructure on-site. A new school is required on site for September 2020, and the new roundabout at Rusper Road/ new road to access the school would need to be in place for early 2019. If the highways works are not provided by early 2019, then a temporary solution to school provision would have to be found within the District. | WSCC       | WSCC Planning & Education Teams<br><br>HDC Planning Team                                    |
| <b>Subject to a governance decision to proceed</b>  |            |   |
| 9. Subject to the outcome of the Network Rail study, the view reached by WSCC on any options, and the decision by the Secretary of State, progress agreed interventions to secure delivery of a new developer funded rail station.  | HDC / WSCC | HDC Planning Team<br><br>WSCC Planning Team   |
| 10. Progress highways interventions identified in (6) above applying any forward funding secured through the bid.   | WSCC       | WSCC Planning and Highways Teams<br><br>HDC Planning Team                                   |
| Outcomes for North of Horsham <ul style="list-style-type: none"> <li>• New Homes 2,750 homes</li> <li>• New Employment floorspace approx. up to 46,450 sqm</li> <li>• New school provision on site</li> <li>• New railway station (subject to final decision by the Secretary of State).</li> </ul>   |            |   |

## **Priority 2: New Town Centre Vision for Horsham and Promotion of Horsham Town Centre**

Horsham District Council employed consultants in 2016 to prepare a “Town Centre Vision Statement” for Horsham town centre. The objective was to establish an aspirational, comprehensive and deliverable medium term vision (10-15 years) for Horsham town centre.

The consultants undertook a review of the context of Horsham, looking at broad population characteristics, retail, residential, officer and hotel market factors, and an analysis of the town centre’s current weaknesses and opportunities. This was developed into an analysis of broad opportunity areas within the town centre and specific examination of potential development sites. The consultants attempted to establish the nature of the existing town and its population, and to identify key drivers to understand how the town centre needs to change to adapt to compete with neighbouring retail centres, and to deal with key issues such as planned residential growth; demographic change; shifting retail and leisure patterns; protecting and enhancing Horsham’s historic environment; and taking advantage of potential development and improvement opportunities.

The Horsham Town Centre Vision Statement was approved at Cabinet on 23 November 2017. The Vision identifies a number of key projects and development sites that were included within a “Horsham Town Centre Vision Delivery Schedule” that was also approved at Cabinet on 23 November 2017. Key sites include:

- Station Quarter – scheme to enhance public realm between Horsham Station and town centre. Possible hotel redevelopment of Park House in conjunction with development of Hurst Road.
- West Street/Forum Link – Improve connectivity and appearance including the Blackhorse Way crossing (Develop waste/servicing strategy or develop scheme to reduce traffic flows and improve pedestrian facilities).
- Forum/Library 1 Western Area Explore scheme to improve use of site with a Civic hub combining library, health and advice facilities and improve links to Worthing Road/ Bus station
- Forum / Piazza 2 Southern area Explore potential to partially enclose with additional retail/residential uses.
- Bishopric 1 Eastern Area (Albion Way- west Street Detailed scheme to improve public realm and increase connectivity to John Lewis @Home and Waitrose)
- Bishopric 2 Western area Albion Way- Rushams Road Progress a detailed scheme to enhance public realm, western gateway and support retail function.
- Town Centre – East: progress Queen Street/Iron Bridge improvements, eastern gateway and links to East Street.
- Horsham Station/Royal SunAlliance car parks- explore options and develop schemes to increase parking capacity and potential for additional residential provision and for public use of car park

| <b>Key deliverables and activities</b>  | <b>Partnership Lead</b> | <b>Subject Matter Expertise</b>   |
|---|-------------------------|---|
| 1. Examine funding opportunities to deliver the projects identified in the “Horsham Town Centre Vision Statement”.  | HDC                     | WSCC Growth Programme Delivery Manager and Planning Team<br><br>HDC Planning Team |
| 2. Develop a Programme and Investment Strategy identifying key project priorities to be delivered between 2018 and 2023. The Programme and Investment Strategy will include consideration of each of the sites included in the “Town Centre Vision” alongside the benefits of progressing: <ul style="list-style-type: none"><li>• a town centre public realm strategy</li><li>• a walking and cycling strategy</li><li>• a car parking strategy</li></ul>  | HDC                     | WSCC Growth Programme Delivery Manager and Planning Team<br><br>HDC Planning Team |
| <b>Subject to a Governance decision to proceed</b>  |                         |   |
| 3.Delivery of the agreed Town Centre Vision Programme and Investment Strategy   | HDC                     | To be confirmed dependent on priorities identified.                               |
| <b>Outcomes</b> <ul style="list-style-type: none"><li>• Potential for over 2,400 homes to be delivered in the wider Horsham town area, some of which will be due to the conversion of commercial premises to residential use under permitted development</li><li>• Employment trajectory identifies provision of approximately 9,040 sqm of employment floorspace delivering 220 jobs in town centre</li><li>• Provision of public realm and highways improvements across Horsham town centre</li></ul> |                         |   |

**Priority 3 : Hurst Road Redevelopment** – A mixed-use redevelopment scheme at Hurst Road, alongside a scheme to deliver a combined operational fire and police station and specialist “Blue Light” training centre.

Hurst Road is a key site identified in the “Horsham Town Centre Vision Statement”, giving the opportunity to deliver homes and other mixed-use development while rationalising and improving public sector services for Horsham residents.

The project will deliver the master planning and redevelopment of the existing Fire Station, Police Station, Horsham Magistrates Court, a site currently occupied by a Youth Club, Arun House, the Ambulance Station, and the Royal Mail sorting office with the potential to provide:

- Around 300 new homes
- Hotel/conference centre
- Potential 4,250 sqm of commercial/employment space
- 320 new jobs
- Combined Youth services provision off site
- Improved connectivity between Hurst Road to Horsham Park and the town centre

The redevelopment of these sites through the One Public Estate programme will enable significant rationalisation of public assets, the release of land to support future housing provision, commercial office and hotel development and improved youth provision.

The redevelopment will be carried out together with the enabling project for a new Blue Light Operational and Training Centre on WSCC land off the A24, Horsham. The project will see the relocation of existing public sector facilities including the Hurst Road police and fire stations and Youth Services.

| <b>Key deliverables and activities</b>   | <b>Partnership Lead</b> | <b>Subject Matter Expertise</b>        |
|--|-------------------------|--|
| 1. Work together following successful bids from One Public Estate phase 6 (November 2017) of £60,000 to HDC and £40,000 to WSCC to develop a business case (including an appropriate phasing proposal) to progress both elements of the scheme (HDC-led Development Brief for Hurst Road and WSCC-led Project for Combined “Blue Light Centre”) from initial feasibility to submission of planning applications. | HDC and WSCC            | HDC Planning Team<br><br>WSCC OPE Team |
| 2. Secure clarity on Ministry of Justice position and explore relocation options with Royal Mail.  | HDC                     | HDC Planning Team<br><br>WSCC OPE Team |

| <b>Subject to a Governance decision to proceed</b>   |  |                                     |
|--|--|-------------------------------------|
| 3. Coordinate relocation of Fire Station and Police Station from Hurst Road to new site off A24 to the west of Horsham – including site assembly, procurement of delivery mechanism and preparation of planning application. | WSCC   | WSCC OPE Team                       |
| 4. Re-provide Youth Centre, off-site with possible collaboration with YMCA Downslink services to develop jointly the Y Centre.   | WSCC   | WSCC OPE Team<br>WSCC Youth Service |
| 5. Coordinate redevelopment of Hurst Road site - including land assembly, procurement of delivery mechanism and preparation of planning application  | HDC  | HDC Planning Team<br>WSCC OPE Team  |
| 6. Assessment of planning application for Hurst Road and Combined “Blue Light” Centre  | HDC  | HDC Planning Team                   |
| 7. Subject to securing planning permission - On-site construction of scheme for Hurst Road   | HDC  | Joint Venture Partner Team          |
| 8. Subject to securing planning permission - On-site construction of scheme to relocate Fire Station and Police Station to new site off A24  | WSCC   | Joint Venture Partner Team          |
| <b>Outcomes</b>  | <ul style="list-style-type: none"> <li>• In combination with the enabling New “Blue Light” Operational and Training Centre, to deliver a rationalised public estate. Around 300 residential units including affordable housing could be provided on-site, including the potential for a 70 bed hotel/conference centre; potential for 4,250 sqm of employment space; relocated Fire and Police stations (to a site to the west of Horsham off the A24); and a re-provided youth service, in possible collaboration with YMCA Downslink Group based at the Y Centre, Albion Way.</li> </ul> |                                     |

## **Priority 4: Redevelopment of the former Novartis Site, Horsham Town.**

The priority is to redevelop the former Novartis site in Wimblehurst Road, Horsham. Novartis closed the site in 2014, and it was purchased by West Sussex County Council in November 2016. The land at the former pharmaceutical research development and manufacturing site is 7.5 hectares.

This site is a key employment site in Horsham District, offering employment opportunities on the edge of Horsham town centre, and in close proximity to Horsham railway station, major roads (A24 and A264) and Gatwick Airport.

The key driver for WSCC's investment in the acquisition was to sustain and build on the site's long-established position as a major centre for high value employment, and a key contributor to the local, county and sub-regional economy.

Following acquisition, WSCC commissioned consultants to undertake initial site capacity analysis and development feasibility option assessments. In broad terms, this work confirmed the site's suitability for commercial development, but less so for a specific health and life sciences park, which had been part of the initial vision.

| <b>Key deliverables and activities</b>  | <b>Partnership Lead</b>   | <b>Subject Matter Expertise</b> |
|---|---|---------------------------------|
| 1. Undertake design work to enable a decision to progress the submission of an outline planning application | WSCC  | WSCC<br>Economy Team            |
| 2. Agree full business case and take governance decision on scheme delivery.                                |   |                                 |
| <b>Subject to WSCC governance decision to proceed</b>   |   |                                 |
| 2. Prepare & submit Outline planning application to HDC   | HDC Planning team   | WSCC<br>Economy Team            |
| 3. Determine outline planning application.  | HDC Planning  |                                 |
| 4. Seek full planning permission  | WSCC<br>Economy, Transport & Highways Teams   |                                 |
| 5. If Full planning permission is granted, on-site construction to be progressed.                           | WSCC<br>Economy Team  |                                 |
| <b>Outcomes</b>   | <ul style="list-style-type: none"> <li>• <u>Redevelopment of the former Novartis site (subject to planning permission)</u></li> </ul> |                                 |