

Horsham Place Plan



Horsham
District
Council



west
sussex
county
council

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Further Reviews Planned	<p>Subject to review by HDC Cabinet (Jan 2016)</p> <p>Subject to approval by WSCC CLT (Jan 2016)</p> <p>Subject to approval by WSCC Cabinet (Jan 2016)</p>

EXECUTIVE SUMMARY

West Sussex is facing a population increase of over 100,000 people in the next 20 years, in line with this Horsham is planning for an increase of over 20,000 by 2034 with the population generally ageing; current projections for the total population for Horsham see the proportion of school age and proportion of working age populations decreasing compared to the proportion of over 65's increasing significantly. Growth in Horsham is constrained by limitations on land availability for employment space and challenges to retain the vibrant and historic nature of towns and rural quality of villages across the district.

Horsham will support significant growth over the next 15 to 20 years with over 16,000 new homes identified in the Horsham District Planning Framework (HDPF), 130,000 sqm of employment space and the opportunity to create over 7,900 new jobs by 2030. Ensuring funding and delivery of the infrastructure to support this growth is very important and identifying and attracting high value businesses to the identified sites to take up the employment space is crucial to delivering jobs. Horsham in general has a highly skilled workforce and good education attainment but people often have to travel out of the district for employment, so attracting high value businesses to the area to offer good job opportunities for the local workforce is important in supporting the GVA of the district.

Demographic evidence has supported the identification of priorities for investment; a population increase of over 20,000, with at least 6,000 more over 85 year olds and demand for 3,400 extra school places by 2030 puts education and health provision to the fore. Stakeholder engagement has confirmed the importance of these priorities and also identified the need to prioritise the connectivity of the new housing developments to Horsham town centre. From this work emerging priorities also included an appreciation of how the town centre can respond to the changing economic environment; maximising the efficiency of the public estate and improving digital connectivity particularly for the larger rural areas where LEP research indicates at least 60% of businesses are home based, many identifying digital connectivity as vital to their business sustainability and growth.

The HDPF strategy sets out the settlement hierarchy which has determined the places with the opportunity for the delivery of the most growth (GVA, homes, employment space and jobs) and has resulted in the identification of key places around the town including north of Horsham, west of Horsham and the town centre. Together over the next 15 years these sites can offer nearly 6,000 new homes and the opportunity for over 4,000 jobs.

Based on the evaluation of all the evidence and engagement the identified top priorities are:-

- North of Horsham and west of Horsham infrastructure
 - to enable a holistic view of the infrastructure requirements for North of Horsham and west of Horsham and how they integrate with Horsham Town to support housing and economic growth
- Creation and delivery of a new town centre vision for Horsham
 - Maximise investment opportunities for identified development sites in the town
 - Promote and sustain Horsham Town Centre
- Rationalisation of the public estate in Hurst Road
 - 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-provisioning existing services on or off site and to utilise development potential to deliver an additional mix of uses including housing and employment
- Digital connectivity to support the rural economy and home based businesses.
 - Support for the rural and home based economy to ensure they have the communication infrastructure in place to sustain and grow their business
- Redevelopment of the former Novartis Site in Horsham Town.
 - creation of a Science and Business Park on a mixed use development

The priorities will inform a set of proposals for which business cases will be developed.

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Section 1: The Place

Horsham District is located in West Sussex, strategically well placed between London and Brighton. The District covers an area of 530km² (205 square miles) and is predominantly rural in character, with a number of small villages and towns. The largest urban area is the market town of Horsham, situated in the north-east of the district; 95km² (36.49 square miles) of the district falls within the South Downs National Park. The South Downs has a number of small settlements which act as the gateway to the National Park.

Forecast housing growth outlined in the Horsham District Planning Framework (HDPF) is primarily based to the north of the district with major developments around Horsham town and Southwater. The south is predominantly rural however significant housing growth is expected to be delivered in the villages along the base of the South Downs as well as Billingshurst and through a number of smaller scale developments with permission and those identified by Neighbourhood Planning process across the district.

Horsham is a unique district with a justified reputation as a very desirable place to live and work. At its heart the thriving historic market town of Horsham offers a high quality retail offer in an attractive setting. The town complements the distinctive and charming small towns and villages set in the beautiful rural landscape including areas encompassed by the South Downs National Park.

A total of 16,000 new homes are planned and the population is set to rise by over 20,000 people, with the number of those over 85 more than doubling. The traditional economic landscape of the town centre is also changing with a trend to convert commercial office space to residential use. Plans for business parks and employment space are now towards the outskirts of the town and in more rural areas. Developments at Gatwick will have a significant effect on the future economy of the town and district.

The infrastructure for travel, education, care, health and well-being needs to be delivered to ensure Horsham can continue to thrive and be a place people will still want to live. Horsham needs to identify its unique offer to business and identify and attract key sectors to sustain and grow its economy.

The total growth offer for the Horsham District is:-

Housing:	16,000 - 800 homes a year (2011 to 2031)
Employment Space:	130,256 sqm
Jobs:	7,940 jobs (mixed use) <i>If all warehousing = 2,000</i> <i>If all offices = 12,400</i>

Land to the North of Horsham is a strategic site in the HDPF with discussions underway with developers, Liberty Property Trust, to deliver over 2,500 homes, employment space and the relevant supporting infrastructure. A master plan has been developed for this site. **West of Horsham and Broadbridge Heath** is a current focus in Horsham, with housing currently under development either side of the A24 adjacent to Broadbridge Heath set to deliver over 2,000 homes and some employment space. **Kilnwood Vale** is another strategic site, currently under construction. When complete the development will offer 2,500 homes.

Horsham Town Centre –is the primary economic and cultural centre of the District. The town centre is constantly changing and developing; recently there has been a trend towards change of use from commercial to residential use. The biggest positive thing that has happened lately is the growth in retail and the opening of John Lewis. The conversion of office spaces has been an issue and its impact in the long term will need to be assessed. The town offers a broad range of employment opportunities in small businesses and industrial estates. Opportunities exist to make more efficient use of the public sector estate and other key sites.

Billingshurst and Southwater are both strategic allocations in the HDPF and expected to grow significantly with both set to deliver a strategic level of housing. Other larger villages across the district include **Pulborough, Storrington, Henfield and Steyning**. These villages face challenges to assimilate the growth. In some cases the Neighbourhood Planning process has identified local needs for infrastructure to support that growth such as primary care provision, school expansion, improvements to public transport and new community facilities. The HDPF anticipates an additional 1500 homes to be delivered across the district from the Neighbourhood Planning process and 750 homes from windfall sites which may affect these areas.

Other places of interest in the district include the areas covered by the **South Downs National Park (SDNP)** such as **Amberley, Bramber and Upper Beeding**, the latter of which is home to the Shoreham cement works; a significantly sized site subject to current options for development. Due to development restrictions in the SDNP large scale housing development or job creation is not expected in these areas.

The following table based on the housing and employment space trajectories identify the locations across the district where growth is anticipated:-

	Homes	Employment Space (sqm)	Jobs estimate
North of Horsham (new development)	2,750	46,000	4,000
Kilnwood Vale / Colgate	2,500	8,219	780
West of Horsham	2,087	2,878	270
Horsham Town	1,054	2,046	60
Southwater	807	0	0
Billingshurst	793	879	60
Henfield	392	1,317	125
Storrington / Sullington / Thakeham / West Chiltington	247	3,586	235
Faygate	157	0	0
Pulborough	112	4844	355
Itchingfield	69	0	0
Rudgwick	67	1,578	150
Christ's Hospital	60	0	0
Ifield	36	0	0
North Horsham	0	35,468	760
Warnham	0	7,280	125
Washington	0	6,300	160
West Grinstead	0	4,715	380
Shipley	0	4,235	400
Others	113	911	80
TOTALS	11,244	130,256	7940

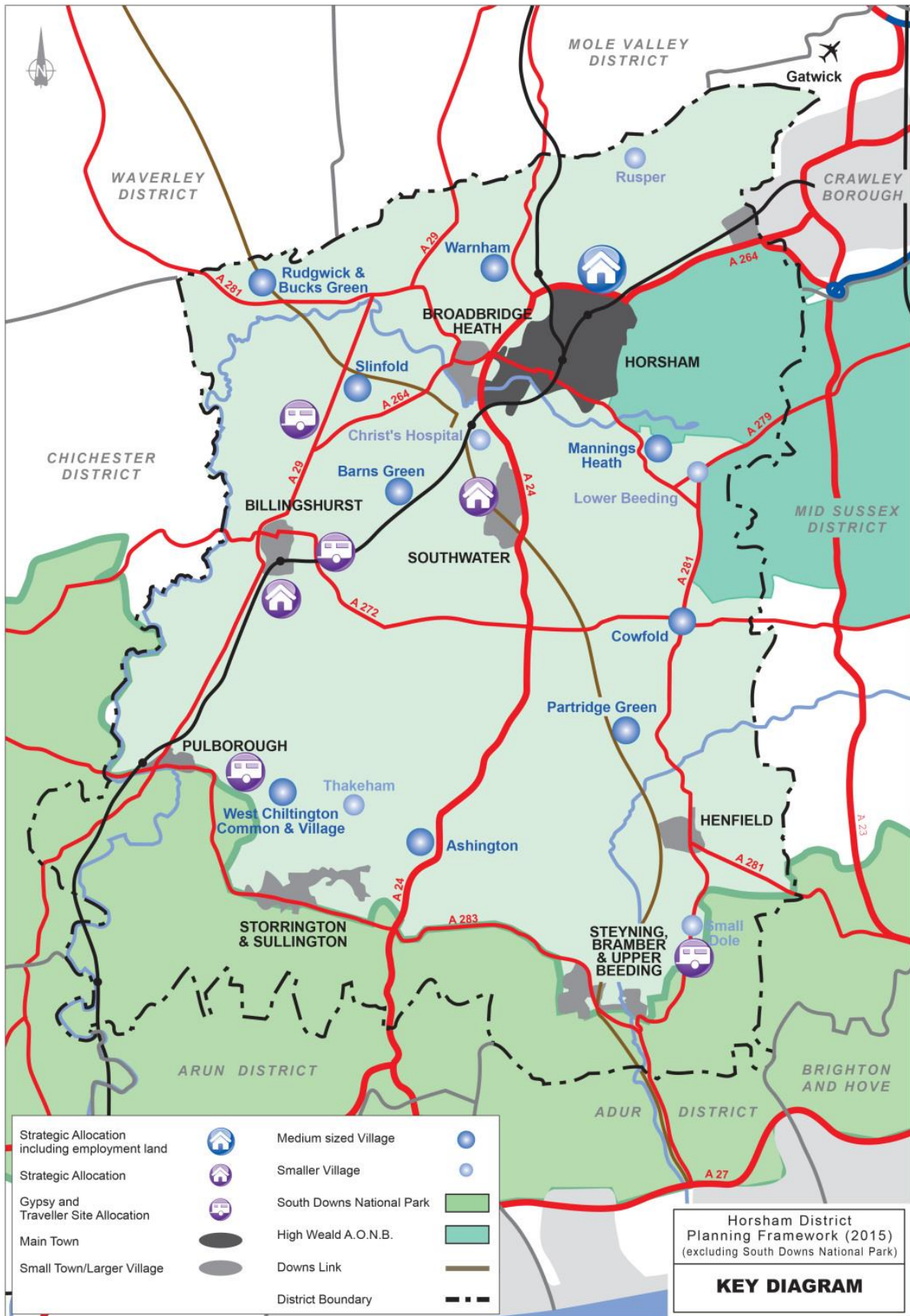
Job estimates are based on common formulae* used to estimate the number of jobs likely to be delivered based on the anticipated planning usage and square meters. Typically B1 office accommodation can expect to deliver 1 job per 10.5sqm; B2 industrial- one job per 43sqm and B8 warehousing one job per 74sqm.

The Place Plan will focus on investment and delivery to secure key growth outcomes of GVA, employment space, jobs and homes.

* reference = Industrial methodology from Northern West Sussex Economic Growth Assessment (2014)

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Horsham District Map



Section 2: Partnership Working and Stakeholder Engagement

The following stakeholders are recognised in the delivery of this Place Plan:-

- **The Growth Board**
 - HDC and WSCC Members and Senior Officers
- **Other Stakeholders to be engaged during process**
 - WSCC Members - Cabinet and Horsham based Members
 - HDC Councillors
 - Parishes – Horsham Association of Local Councils (HALC)
 - Heads of Schools in Horsham
 - CCG, NHS England and GP Surgeries
 - Local Businesses / Commercial Agents
 - Gatwick Diamond Partnership
 - Coast to Capital LEP
 - Liberty Property Trust (North of Horsham)
 - Crest Nicholson (Kilnwood Vale)

Prior Engagement activities include:-

- 6th May 2015** – First Horsham Growth Board (subsequent monthly meetings)
- 10th July 2015** – WSCC Members Briefing on Growth Plans and introduction to Growth Leads
- 22nd July 2015** – Second Horsham Growth Board
- 9th Sept 2015** – WSCC Corporate Leadership Team 'Walkthrough Session'
- 14th Sept 2015** – Third Horsham Growth Board with extended Membership to Cabinet Members – subsequent monthly Growth Boards.
- 15th Sept 2015** – WSCC Cabinet 'Walkthrough Session'
- September 2015** – various informal presentations to interested WSCC colleagues and WSCC Members
- 18th September 2015** – Workshop for Horsham based WSCC Members and Horsham DC Councillors on emerging priorities
- September to November 2015** – Engagement regarding the Place Plan
- 26th November 2015** – Presentation to HALC
- Early 2016** – Collation of Place Plans into West Sussex Growth Plan







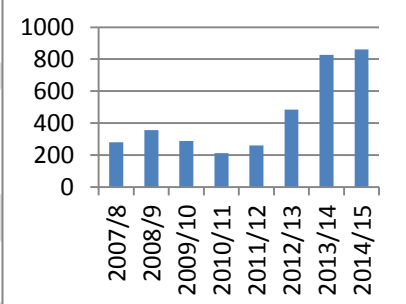



Public Consultation on the HDPF :-

Public Consultation on the Local Plan held by HDC

- Horsham District Planning Framework Consultation 2013 – 2015
 - Public Consultation on Preferred Strategy -Aug 2013 to October 2013
 - Public Consultation on Proposed Submission - May 2014 to June 2014
 - Examinations in Public by the Planning Inspector - November 2014
 - Representation on Main Modifications – March to May 2015
 - Further Examinations in Public by Planning Inspector –July 2015
- WSCC Stakeholder consultation on preferred location of new Railway Station
- Public Exhibition of North of Horsham development by Liberty Property Trust – April 2015

Section 3: The Evidence

3.1 Demographic Pen Picture of HORSHAM

<p>Population and Demographics</p> 	<table border="1"> <thead> <tr> <th></th> <th>1994</th> <th>2014</th> <th>2034</th> </tr> </thead> <tbody> <tr> <td>0-18</td> <td>27,046</td> <td>29,653</td> <td>32,235</td> </tr> <tr> <td>19-64</td> <td>66,949</td> <td>74,687</td> <td>74,960</td> </tr> <tr> <td>65+</td> <td>18,859</td> <td>29,892</td> <td>46,197</td> </tr> <tr> <td>Total</td> <td>112,854</td> <td>133,232</td> <td>153,392</td> </tr> </tbody> </table> <p>85+ year olds are doubling</p>		1994	2014	2034	0-18	27,046	29,653	32,235	19-64	66,949	74,687	74,960	65+	18,859	29,892	46,197	Total	112,854	133,232	153,392	<p>Start of Life Population</p> 	<table border="1"> <thead> <tr> <th></th> <th>1994</th> <th>2014</th> <th>2034</th> </tr> </thead> <tbody> <tr> <td>0-4</td> <td>7,085</td> <td>7,140</td> <td>7,504</td> </tr> <tr> <td>5-10</td> <td>8,458</td> <td>9,244</td> <td>10,000</td> </tr> <tr> <td>11-18</td> <td>11,503</td> <td>13,269</td> <td>14,731</td> </tr> <tr> <td>Total</td> <td>27,046</td> <td>29,653</td> <td>32,235</td> </tr> </tbody> </table>		1994	2014	2034	0-4	7,085	7,140	7,504	5-10	8,458	9,244	10,000	11-18	11,503	13,269	14,731	Total	27,046	29,653	32,235
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<p>GVA</p> 	<p>GVA per job Horsham = £55,907 Gatwick Diamond = £63,177 Coast 2 Capital area = £56,861</p> <p>Av Earnings Annual Horsham Resident 2012 = £32,562 Horsham Workplace 2012 = £25,681 Wst Sx Resident = £28,023 Wst Sx W'kplace = £26,827</p>	<p>Housing</p> 	<p>Housing Completions</p> 																																								
<p>School Place Capacity and Projections</p> 	<p>Primary School Places (NOR number on role) 2015 10,163 2030 11,677 (+1,514)</p> <p>Secondary School Places (NOR) 2015 7,899 2030 9,799 (+1,900)</p>	<p>GP Capacity and Projections</p> 	<p>Patients 137,488 Horsham GPs = 80 = 1 GP per 1,718 people (UK benchmark ratio = 1:1,800) Future Population = 153,392 15392/1800 = 85 GPs required = + 5 FTE GP required Lack of capacity in town centre surgeries – capacity at other out of town surgeries.</p>																																								
<p>Educational Attainment</p> 	<p>% of adult population with no qualifications in 2011 Horsham = 16.3% West Sussex = 20%</p> <p>GCSE Pass rates in 2013 5 A*-C grade 2013 Horsham = 90.1% West Sussex = 79%</p>	<p>Digital Connectivity</p>	<p>See Appendix 7 for current broadband roll out plans</p>																																								

This table indicates that there is a need to take a strategic view of the number of school places required by 2030 against existing capacity and planned growth. However skills and education attainment is comparably good to other areas of the county and therefore intervention in this area is not a priority. The table also demonstrates the importance of health care to address the increase in the patient population and the ageing population against the backdrop of lack of current GP capacity in the town area. A study of the plans for the current roll out of high speed broadband indicates that there will be some areas of the district that will not be covered at the end of the current programme. The table also shows that the average earnings of residents of the district is higher than the workplace earnings indicating that it is likely that some of the working population is commuting out of the district for higher paid salaries.

3.2 Local Plans

The Horsham District Planning Framework (HDPF) 2015 is the Local Plan for Horsham District Council and provides a substantial evidence base including infrastructure. The plan was found sound by the Planning Inspector and was subsequently adopted at a full HDC Council Meeting in November 2015. In Horsham a total of **16,000** new homes are in the plan between 2011 and 2031, requiring an annual average build rate of 800 new homes between **2011 to 2031**.

The HDPF indicates this will be achieved by:-

- (a) Housing completions for the period 2011 – 2015;
- (b) Homes that are already, permitted or agreed for release;
- (c) Development of Strategic Sites:
 - Around 2,500 homes at Land North of Horsham
 - Around 600 homes at Land West of Southwater
 - Around 150 homes at Land South of Billingshurst
 - Around 200 specialist homes* at Land South of Parsonage Road, Horsham
 - 750 units on windfall sites.
- (d) The provision of at least around 1,500 homes throughout the District in accordance with the settlement hierarchy, allocated through Neighbourhood Planning

*specialist homes :- student accommodation planned on the former Novartis site – these plans are now subject to change following the withdrawal of Sussex University from negotiations regarding the site

The Horsham District Council Infrastructure Delivery Plan 2014 sets out what infrastructure is required to support growth identified in the HDPF across the Horsham District to 2031 (excluding the South Downs National Park area) and identifies the expected cost and potential funding streams for some of those projects.

Horsham Town Plan SPD 2012 this document which forms part of the HDPF sets out the planning guidance for the Town Centre and in particular Hurst Road.

3.3 The Vision for Horsham

The Horsham District Planning Framework identifies a vision for Horsham:-

A dynamic District where people care and where individuals from all backgrounds can get involved in their communities and share the benefits of a District that enjoys a high quality of life.

(Horsham District Planning Framework March 2015)

3.4 Coast to Capital - Strategic Economic Plan (SEP) March 2014

The Local Economic Partnership (LEP) in its Strategic Economic Plan (SEP) identifies Horsham as an important business location performing unique economic functions in the Gatwick Diamond. The SEP states it will focus on enhancing and protecting these business areas, while also taking steps to ensure there is a supply of housing for a growing workforce. The SEP notes the importance of the Creative Assembly in Horsham which mainly through SEGA (the video game company) employs more than 200 people. Adequate transport infrastructure lies at the heart of what is trying to be achieved. The SEP highlights 4 proposed projects which impact on Horsham including a new railway station, improvements to the A24, a transport package to support the new developments to the West of Horsham and a small sustainable transport plan for Horsham. The SEP identifies that if the station was to be delivered this would support 4,000 jobs and 2,500 homes, and improvements to connect the West of Horsham development to the A24, 1,600 jobs and 2,000 homes.

3.5 Housing Growth

The following table sets out the past housing completions and future projections for housing growth in the Horsham District. The table demonstrates the significant increase in completions compared to recent years and the extent of growth anticipated. **Table 1** summarises the HDC housing projection and **Appendix 1** details the sites which make up the proposed projected housing growth.

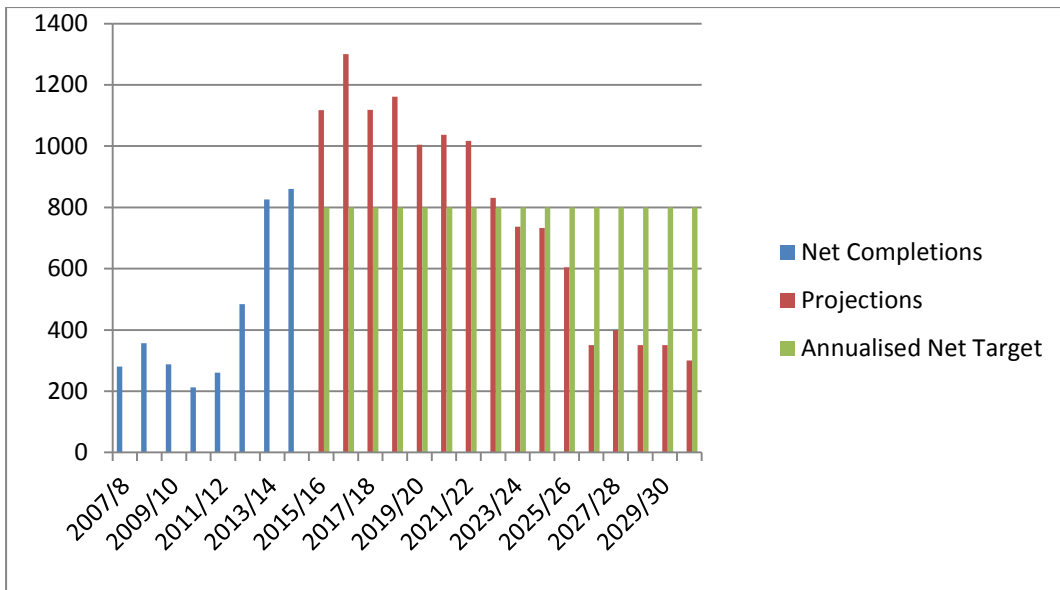


Table 1 Horsham District Housing Completions and Projections
 * HDC Authority Monitoring Report 2015, West Sussex Life 2015 and HDC Housing Trajectory

3.6 Employment Growth:

The HDPF identifies new employment spaces due to be provided by 2031 including sites at North of Horsham, Broadbridge Heath Quadrant and the Novartis Site. The trajectory of delivery over the next 5 years and the delivery of North of Horsham indicates there is potential new employment space of a total of 130,256 sqm. Most of this land has been categorised as B1, B2 or B8. If the categorisations are realised this space could potentially deliver 7,940 jobs however a worst case scenario would see only 2,000 jobs if the land supported the development of only warehousing type industries. Current evidence in the economic growth assessment indicates that this is unlikely to happen in Horsham and the HDPF supports the need for high value businesses.

Appendix 2 details the employment land projection.

Work with the Gatwick Diamond Partnership has identified a need for serviced office premises such as Basepoint or Regus. The demand is for small office space for 3 – 10 members of staff. An important employment sector for the area is around the knowledge based businesses and the CDIT businesses (Creative, Digital and IT). In 2008, 27.1% of the businesses in Horsham were in the knowledge industry.

3.7 West Sussex Infrastructure Study by AECOM

The infrastructure study produced by AECOM has been used to highlight key infrastructure capacity issues to 2030 including primary care capacity and school place capacity. .

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Section 4: Key Places

Wider Horsham Town Area - the wider town area encompassing the North of Horsham, West of Horsham and the Town Centre, is the key place for development over the next 20 years.

Land North of Horsham

- Land to the North of Horsham has been identified as a Strategic Site for Horsham, with plans to accommodate over **2,500 homes** and all the supporting infrastructure including, road improvements, 2 new primary schools, a new secondary school, a GP surgery, a location for a possible new railway station with 600 parking spaces and a business park with **46,000 sqm** of employment space expected to create **3,500 to 4,000 new jobs**.
- The challenge is to create a viable and sustainable development with the supporting infrastructure; ensuring opportunities for education, employment and ease of access to other key employment locations such as Gatwick. Political and community concerns about the growing fusion with Crawley and loss of a strategic gap between the towns pose significant challenges for the development.
- Connectivity with Horsham town is vital to ensure the economic benefit and the contribution to an improved GVA is felt by the town and the district. Stakeholders have stressed the need for a free flowing A264 and A24 with connectivity and links to the town centre allowing ease of access and ensuring residents of the new development look to Horsham Town for their retail, sport and leisure needs rather than places outside the district.
- Other business and employment space in the area has been identified; in Warnham there are opportunities for **7,280sqm** of employment space which could deliver **125 jobs**, and other sites around Langhurst Road and North Horsham which could deliver **35,468sqm** of employment space and **760 jobs**.
- Key to unlocking the potential of North Horsham is a comprehensive travel plan for rail, roads and public transport focusing on connectivity to the town centre. The strategic site was located off the A264 to make it well connected to key locations as well as Horsham Town Centre. Stakeholder engagement has emphasised the importance of a good connected bus route between the new development, the town centre and West of Horsham. Parking is also a key issue with calls for a Park and Ride offer in the new development.
- The Horsham Parkway railway station is very important to the North of Horsham development however the delivery of the strategic development is not dependent on it. Plans for the station include a 600 space car park and a park and ride opportunity for the town centre. The final decision regarding the location of a new railway station will sit with the Secretary of State for Transport. Delivery of a station at North of Horsham could deliver a step change in the accessibility and desirability of the site to attract business and support the housing growth.

- A strategic view is needed of the impact that the delivery of the growth will have on current and future infrastructure capacity and requirements throughout the wider town area, with a particular focus on schools and primary health care capacity. Stakeholder engagement has again emphasised the importance of ensuring the schools developed are in the right location and investment is future proofed where feasible. Stakeholders stressed the importance of ensuring primary health care provision is available at the time it is needed in new developments and that health care includes other services such as dentists.

The growth offer for North of Horsham Development is:-

Housing:	2750 homes
Employment Space:	46,000 sqm (North of Horsham only)
Jobs:	Mixed Use (primarily B1) 3,500 to 4,000 jobs * * Developer estimate for mixed use high end Business Park <ul style="list-style-type: none"> • if all Warehousing = 700 jobs • if all Offices = 4,400 jobs

- **Appendix 3 North of Horsham Master Plan**

West of Horsham and Broadbridge Heath

- West of Horsham is a strategic site delivering over **2000 new homes up until 2026**, with housing currently under development either side of the A24 adjacent to Broadbridge Heath. Early phases are now occupied and more homes are being built out in further phases. Developments mainly led by Berkley's to the east are marketed as Heathwood, and Countryside Properties on the west marketed as Wickhurst Green.
- The sites have included the development of a new route for the A264, a new A24 foot crossing and new A24 junction to the south of Farthings Interchange. Community facilities including a new school, a health centre to the west and a community building to the east were in the master plan and community facilities still remain in the infrastructure plan but have not been delivered. Stakeholder engagement has stressed the importance of finding an urgent solution to the delivery of a primary health care provision to provide GP services for the new residents.
- **2,878sqm** of employment space in West of Horsham has been identified which could deliver **270 jobs**.
- **Broadbridge Heath Quadrant** is an existing commercial area with potential for regeneration and redevelopment situated west of the A24 and Horsham town. This area is subject to a planning Master Plan to create more retail space, employment space and a hotel. The area includes the WSCC

Highways depot which could be relocated to a new location. The quadrant also includes a large Supermarket (Tesco), a retail park with various stores, Horsham Bowl's club and the leisure centre. The master plan included plans to move the existing running track to Tanbridge House School, move the Leisure centre and redevelop the site. The most recent proposals include the development of a new leisure centre on the existing site. Pursuing the options for this whole site could unlock further employment opportunities and also partly address the sport and leisure offer for the town.

- **Fire Station and new Emergency Services Hub – Broadbridge Heath.** Land had been set aside off the A24 for a new blue light hub including the Fire and Rescue service, the Police and Ambulance service. However since this time the various services have reviewed their plans and the specification for this site needs to be revisited. This also ties in closely to the plans to review the public sector estate in the town centre at Hurst Road. If the site is not feasible for the Fire and Rescue Service relocation the usage of the site may need to be reconsidered as part of wider development opportunities.

The growth offer for West of Horsham and Broadbridge Heath:-

Housing:	2,087 homes
Employment Space:	2,878 sqm
Jobs:	B1 (Office) = 270

Appendix 4 – Copy of West of Horsham Master Plan

Horsham Town Centre

- **Horsham Town Centre** - is the primary economic and cultural centre of the District and a key place because of the new employment and housing opportunities it presents. A new "Town Centre Vision" will bring new energy and commitment to the town, there are opportunities at the former Novartis site in Parsonage Road; new housing created through the conversion of existing offices; and opportunities for redevelopment of buildings in the public realm in Hurst Road.
- **Housing** – The wider Horsham Town area is set to deliver over **1,000 new homes** over the next few years. Stakeholder engagement has recognised the advantages of town centre living, residents can live, work and enjoy leisure time in the town, supporting local businesses and the local economy.
- **Employment** - The town centre is constantly changing and developing; Horsham has a mix of uses including town centre living, recently there has been an increase in town centre residential development as a result of office conversions. (e.g. Horsham Gates development site in North Street – change of use from B1 to C3, Bishops Weald Offices, Albion Way to retail and residential, Linden House, Chart Way offices to residential, HDC former offices in North St.). It is recognised that much of the existing office space is older and doesn't meet the specification demanded by new businesses;

conversions have however tended to be focused on vacant office buildings. New developments offering job opportunities have been created including the opening of a large John Lewis and Waitrose store in Albion Way to create the “new west end” area.

- A new vision of the town has the opportunity to ensure Horsham town continues to be a vibrant, well connected town with an excellent leisure and retail offer, trading on the uniquely attractive and historic town centre architecture and ambiance.
- The growing population in and around the town is also testing the capacity of the sport and leisure offer for residents; the issue will need to be addressed for Horsham to meet its vision of a “place enjoying a high quality of life”; all of which will be important factors in the development of the **Town Centre Vision**. The work being undertaken is developing a Strategic Vision for Horsham Town Centre 2015-2025 to include development proposals for key sites to engage the private sector and encourage investment. In addition there are plans to implement a set of public realm improvements to enhance the Bishopric Area linking West Street to Albion Way and to improve connectivity between the John Lewis/Waitrose developments.

Hurst Road

- **Public Sector Estate** – the recent move of HDC to join WSCC at Parkside, Chart Way has created a blueprint for co-location of the public sector. Of particular interest is **Hurst Road**, an area of high proliferation of public sector premises. There have been previous plans to relocate the fire, police and ambulance stations, all currently in Hurst Road, to a site allocated in the Broadbridge Heath area. Hurst Road is in a prime position being less than 5 minutes’ walk from Horsham train station. The site is also attractive as it backs on to the park and is adjacent to the Pavilions Leisure Centre. Re-development of the Hurst Road area could create a rare opportunity to provide a mix of new uses including housing and employment.

Former Novartis Site

- **Former Novartis Site** - a former pharmaceutical research development and manufacturing site bounded by Wimplehurst Road and Parsonage Road and the railway is a key location in the town. This site is part of the West Sussex County Council economic growth plan, one idea being to promote the opportunities for the health and life science sector. There is the possibility of both housing and employment space on the site with proposals to link to the Town centre and station.
- This site offers the opportunity for significant job creation. With plans for a Health and Life Science hub being developed the site has the potential to generate 1,000 jobs; These are jobs and employment space over and above those indicated in the trajectory table.

The growth offer for Horsham Town:-

Housing:	1054
Employment Space:	2,046 sqm (excluding any employment space at the Novartis Site)
Jobs:	60 (excluding any job creation at the Novartis Site)

Appendix 5 - Horsham Town Centre Plan

Appendix 6 – Hurst Road Area

Southwater

- Southwater has been identified as a Strategic Site in the HDPF. Building is underway on a number of sites and planning approved for **594 homes** to the west of the village. The village has an existing focal point around Lintot square, with community facilities, a leisure centre and the Village Surgery – which has room for expansion; an important factor in ensuring the new population has access to primary health care. There are plans to expand the primary school in the village and expansion of Tanbridge House School in Horsham and a new school in North Horsham is expected to cope with the additional demand from population increases, although some in the community support a new school in Southwater. The HDC Investment Delivery Plan identifies junction improvements to the Hop Oast roundabout on the A24 and a cycle/ pedestrian bridge over A24 as the key infrastructure need for Southwater.

The growth offer for Southwater:

Housing:	807 homes
Employment Space:	0
Jobs:	0

Billingshurst

- Billingshurst is set to play a large part in delivering housing growth for Horsham District over the next few years. Following development to the west of the village over the last few years, the village is now seeing considerable development to the east with planning approval for a further **475 homes**, to include provision for a new primary school, a GP surgery, a dentist and crèche. Additionally, the HDPF identifies a new strategic site to the south of Billingshurst for **150 new homes**.
- There are issues regarding the ability of the village to support the growth, including the limited retail offer in the village centre, limited job opportunities in the area and a need to review the transport infrastructure around the village particularly the A272. Work is being undertaken to review the town

centre capacity and vision and in conjunction with the Parish Council and the Community Partnership to support key infrastructure improvements as a response to housing development growth. Improvements to the A29 Oakhurst Lane and access to the railway station are identified in the HDC IDP. There are also calls in the Neighbourhood Plan to increase the capacity of trains to London.

The growth offer for Billingshurst:-

Housing:	825
Employment Space:	879
Jobs:	60

Rural

85% of the total district is rural in nature; the rural villages are set to deliver over a 1,000 new homes over the next 15 years plus the potential for more identified through the Neighbourhood planning process and windfall sites. The HDPF states the aim " To promote a living and working rural economy where employment opportunities exist which reduce the need for residents to travel, including reducing commuting distances, and facilitate and promote innovation in business including such as high speed broadband." In the 2011 census 14.5% of the working population stated they worked from home, in addition, a considerable amount of the employment space has been identified in rural areas. The needs of the rural towns and villages have been raised in stakeholder engagement, particularly around supporting the local economy and encouraging local businesses. Digital connectivity is a key issue for the rural business community and has been identified as the main barrier to business sustainability and growth. The Better Connected project is working to deliver broadband to areas not covered by commercial high speed broadband roll out; this project expects to deliver 95% coverage, however this may still leave some areas without sufficient provision.

Section 5: The Priorities

The priorities have been identified as those that will most effectively deliver the growth and best address the key demographic challenges facing the population at start of life and in later life. These priorities focus on Horsham town and the strategic sites around. These sites are guided by a strategic development hierarchy in the HDPF. The resulting priorities are a part of this overall strategy. Outline Business Cases including an investment and delivery plan will be developed for these priorities. Resources will be targeted to support the development of these priorities. The priorities are:-

- 1. North of Horsham and West of Horsham Infrastructure** –including road and rail transport, education and health provision and plans to attract high end business to the employment space.
- 2. Town Centre** – Delivering a new Town centre vision and promotion of the town
- 3. Hurst Road** – Maximising opportunities from a review of the Public Estate
- 4. Digital Connectivity** – Ensure rural and home based businesses have sufficient broadband capacity to maintain and grow their businesses saving and creating jobs.
- 5. Redevelopment of the former Novartis Site, Horsham Town.** –creation of Science and Business Park on a mixed use development.

Priority 1 – North of Horsham and West of Horsham Infrastructure

The priority is to take a holistic view of the infrastructure requirements for both West of Horsham and North of Horsham and how they integrate with Horsham Town to support housing and economic growth. West of Horsham is in development at the moment and North of Horsham in planning stages, however taking a strategic view of the total infrastructure rather than a focus on what each development needs will result in a more comprehensive overall solution which can address demographic pressures on health and education and drive through efficiencies to ensure the most is made of constrained infrastructure funding.

The total package includes nine projects under four main themes. All projects must be **delivered simultaneously** to maximise effectiveness and ensure the housing and job numbers are realised:-

1. Transport and connectivity - Road Junction Improvements
2. Transport and connectivity - Railway station
3. Transport and connectivity - Public Transport
4. Transport and connectivity – Pedestrian and cyclists

5. Education - Provision of schools
6. Health - Primary health care solution
7. Employment - North of Horsham Employment space
8. Employment - West of Horsham/ Broadbridge Heath Quadrant Employment space
9. Employment - Start-up Employment space

A : Transport and Connectivity

Roads, Pedestrians and Cyclists

- **Priority** - The priority is to deliver the identified infrastructure improvements including the following :-
 - Farthings Hill Interchange (linked to West of Horsham)
 - Five Oaks Roundabout (linked to West of Horsham)
 - Great Daux Roundabout (linked to West of Horsham and the North of Horsham)
 - Robin Hood Roundabout (linked to West of Horsham and North of Horsham)
 - Moorhead Roundabout (linked to North of Horsham)
 - Traffic Management at Broadbridge Heath and Warnes Lane
 - Foot and Cycle bridge across the A264 to connect North of Horsham to the Town at a site to the East of Rusper Road roundabout (linked to the North of Horsham)
 - At grade pedestrian/cycle signalised crossing points of the A264 to be provided at the Langhurst Wood roundabout and Rusper Road roundabout (linked to the North of Horsham)
- **Evidence** - The two developments will produce in total more than 5000 new homes with some of those working in the area expected to use a car to commute to work. Evidence shows that Horsham is a net exporter of labour with 25,000 people commuting out of the district compared with 15,000 commuting in. Most car based commuters travel north to Crawley and Gatwick. The additional population will put pressure on the road system particularly along the key trunk routes of the A24 and A264.
- **Background** - Road infrastructure connected to the West of Horsham development has on the whole been delivered with a new junction on the A24 and a footbridge over the A24 connecting the development to the town. However, further improvements have been identified to improve the overall flow of traffic along the A24 and across to the A264 by addressing a number of key roundabouts. Similarly, stakeholder engagement has identified connectivity to the town has as a key issue for North of Horsham so a bridge over the A24 for pedestrians and cyclists has been identified.
- **Investment to Date** – Investment in West of Horsham road infrastructure has been significant with investment in the new junction on the A24 and re-routing of the A264. The WSCC proposed capital programme includes

investment of £1,550,00 in 2015/16 and £2,640,000 in 16/17 in West of Horsham infrastructure. Additionally the proposed Capital Programme identifies investment of £126,000 in Farthings Hill and £112,000 in Five Oaks roundabout.

- **Benefits** - Improvements to existing road networks and junctions on the A24 and A264. Prevention of potential congestion on the roads caused by the increase in population and connectivity between the developments and the town centre.
- **Outcomes** If the two development sites connect well with the town they will be more desirable as places people want to live and work, ensuring the house building is successful helping to deliver over 6,000 homes in the area. Similarly good strong connections to the town will ensure the spending power of the new Horsham residents is focused on the town economy rather than diverted to other towns. This will improve the overall GVA of the district.
- **Activities** - Development of Transport Package (A264 junctions, A264 bridge and connectivity, A24 junction improvements). Agreement on scheduling to take advantage of the consolidated position of the two developments particularly in relation to the Great Daux roundabout improvements. Development and agreement around pedestrian and cycle improvements.
- **Costs and Funding** – The improvements will be funded primarily through Section 106 and Section 278 agreements, provisions for some work at West of Horsham have been identified in the WSCC Capital Programme. Some funding may be sought from the Local Growth Fund for sustainable transport schemes.

Public Transport

- **Priority** - The priority is to deliver the identified infrastructure improvements including the following :-
 - New Parkway Railway Station with Park and Ride facility (subject to decision by the Secretary of State for Transport.)
 - Bus services connecting the Town, North of Horsham and West of Horsham.
 - Public Transport Improvements linked to West of Horsham already identified.
- **Evidence** -The plans for North of Horsham include a proposal for a New Railway Station known as Horsham Parkway however there are also proposals for a station in the Kilnwood Vale development. Evidence for the two railway stations has been collated in a report by the County Council based on the Strategic Outline Business cases produced by the two sets of promoters. In summary the proposals indicate:-

	North of Horsham	Kilwood Vale
Patronage	645,000 trips per year	386,000 trips per year
Jobs Created	3500 - 4000	670
Car Parking	600	200
Travel Interchange	Bus Interchange* no reason this could not be an extended fast way interchange	Fast way Bus Interchange

- **Background** - The North of Horsham proposals offer a real opportunity to secure a new Parkway railway station. A decision is pending as to the preferred location for the station between North of Horsham and Kilwood Vale. Final decision sits with the Secretary of State for Transport. The West of Horsham development identified public transport improvements to be funded by Section 106.
- **Benefits** – If located at North of Horsham a new railway station could serve 645,000 trips per year, a car park for 600 spaces, reduced parking in the town centre, reduced parking around Littlehaven Station, improved access for the employment space attracting more businesses to take up space, additional selling point for the housing, a bus route into town ensuring ease of access to the town for shopping, leisure and services such as health care directing basic spend and also disposable income spending into the town. Bus routes will enable an efficient alternative to car travel reducing the impact on roads and connecting the developments to each other and the town centre.
- **Outcome** –A new railway station will help alleviate current parking problems at Littlehaven station and prevent the potential transport congestion created by the additional population from the new developments. It would really open up the opportunities for the business park at North of Horsham, making it attractive to high end businesses which will increase jobs and increase GVA. The public have the option of good public transport creating an alternative to car travel.
- **Activities** - Railway Station Delivery – subject to agreement to location from Secretary of State –development of a funding package to deliver a fully functioning parkway station with park and ride facility. Agreement of key milestones to delivery with the Department of Transport, Network Rail and Rail operators.
- Identification of Public Transport requirements and ensuring a bus service connecting West of Horsham, North of Horsham, railway stations and the town centre.
- **Costs and Funding** – The developments will be funded primarily through Section 106 funding or developer funded schemes. Some funding may be sought from the Local Growth Fund 3. Some funding may be secured from the relevant transport providers.

B : Education

- **Priority** - The priority is to develop a clear schools infrastructure and delivery package to support growth in the population and planned housing growth. The plan is to continue the work already started with the school Head Teachers to develop further the current agreed vision and create a viable solution for the provision of secondary and primary education in North of Horsham and across the district, taking into account the additional need for special education.
- **Evidence** - Horsham district is planning for significant housing growth of 16,000 new homes up until 2031. New housing will create a requirement for new schools and additional school places. WSCC school place planning team predict a demand for 1,514 more primary school places by 2030 and demand for 1,900 more secondary school places by 2030. There are issues with the location of current capacity in the schools against where there is an identified need.
- **Background** - The current School place plan indicates expansion at about 6 schools and development of 1 new secondary school and approximately 6 new primary schools. A new secondary school is currently planned in North of Horsham and new primary schools in Billingshurst, Broadbridge Heath, North of Horsham x 2, and Kilnwood Vale x 2. There is a need to further develop a holistic strategy to give an overview of these plans which also looks at the requirement for special education needs provision and the early year's requirement in order to provide wrap around care opportunities.
- **Investment to date** - The proposed WSCC capital programme identifies investment in expansion at the Millais School and Tanbridge House School to support the growth in population from West of Horsham. Further investment has been identified for the expansion of the Weald school. Other investment is being made in education provision in the south of the district to support the Age of Transfer changes in the Storrington area.
- **Benefits** – Schools will be expanded or built to accommodate the growing population to most effectively and economically deliver the additional 3,400 places needed by 2030.
- **Outcome** - the outcome is that children will have plenty of opportunities to learn and develop from a very early age. They will be ready for school when the time comes and the school they attend will offer an excellent standard of teaching. From the start of their education children will be given the skills they need to help them to reach their potential.
- **Activities** - Development of a Education Investment and Delivery Package (review of existing capacity and assets against future school place and infrastructure demand and the current new school build and extension plans)
- **Costs and Funding** – Subject to agreement and further work the school expansions and new build development will be funded primarily through

Section 106 and Government Basic Need grant funding; some new provision may be delivered through agreement with the developers.

C: Health

- **Priority** - The priority is to address the requirement for Primary Health Care facilities to match population and housing growth. The plan is to work closely with the Clinical Commissioning Group (CCG), local General Practice (GP) surgeries to develop a solution for North of Horsham, where a site will be identified. A solution will be sought which can potentially also deal with the capacity issues being faced by the town centre surgeries which in turn can then be made available to the residents of West of Horsham.
- **Evidence** - Horsham district is planning for significant housing growth of 16,000 new homes up until 2031. Population growth will create a requirement for new GP's and GP surgeries. Demographic predictions see an increase of in the population of Horsham district of 20,378 people by 2034, There will be 6,000 more over 85 year olds who place particular demands on the primary care service. For North of Horsham there could be 2,750 new homes –the expectation is that 4.3 new GPs will be required however it is understood that 4.3 GPs in a single practice is not financially viable. There are significant pressures on GP capacity nationally, the CCG report that over 20% of GPs are over 55 years, more are female and more are on flexible working arrangements. The growth of GP numbers has not kept pace with population growth. The number of consultations per person is also increasing (around 4% per annum) and the length of each consultation is growing which is increasing the pressure on GP capacity. Stakeholder engagement has also raised the issue of a need for more dementia care in the district.
- **Background** - Currently there are 7 surgeries in the Horsham town area supported by the Horsham and Mid Sussex CCG (the south of the district is supported by the Coastal CCG but GP capacity is not an identified priority in this area). Courtyard Surgery are putting together plans for a North Horsham primary health care facility and the CCG are commissioning specialist help to scope the cost and requirements. Plans to deliver a primary health care facility in West of Horsham were unsuccessful due to a number of reasons one of which was the lack of viability for a surgery to move to the location, lessons are to be learnt from this experience to maximise the success of new provision in North of Horsham.
- Horsham and Mid Sussex CCG have confirmed options for healthcare provision across the north Horsham development are being taken forward as part of the wider '5 Communities' review being led by Horsham and Mid Sussex CCG and Crawley CCG with local authorities, NHS England, GP practices and local residents.
- The aim of the '5 Communities' programme is to create a single, overarching, vision for the NHS across the whole of Crawley, Horsham and Mid Sussex which will:

- Provide care to people in Crawley, Horsham and Mid Sussex and help our communities to live better for longer as the local population continues to grow
- Improve access to and the safety and quality of NHS care in our GP Practices and the community
- Build an excellent NHS now and for our future generations whilst maintaining financial sustainability.
- Following initial engagement with local residents the CCG confirm a range of options are being developed for NHS services in Horsham. The proposals will provide the additional primary care capacity needed as part of the North Horsham development, whilst protecting and enhancing existing GP practice sites in the centre of town. NHS England and Horsham and Mid Sussex CCG believe that continued provision of GP services within Horsham town centre is essential.
- The CCG have noted that the healthcare provision included in the developer's plans for North of Horsham are for illustrative purposes only and are not necessarily representative of the models being considered. Housing developers are required to visually represent GP provision in their plans based on a formula.
- The CCG state that the public, patients, carers and other local stakeholders will continue to be fully involved in the development of plans as part of the wider public engagement around the '5 Communities' programme.
- **Benefits** – A new multipurpose primary health care facility is delivered to service the growing and ageing patient population of the new housing developments and existing patients without access to care.
- **Outcome** - the outcome is to provide Primary Care to people in Horsham town and the new developments at North of Horsham and West of Horsham to help our communities to live better for longer as the population continues to grow.
- **Activities** - Development of a Primary Health Care Investment and Delivery Package (review of existing capacity and assets against future demand and infrastructure requirements and feasibility of new surgeries or surgery extensions)
- **Costs and Funding** – Subject to agreement the developments will be funded primarily through Section 106 and funding by the NHS England.

D: Employment

- **Priority** - The priority is to develop a delivery plan to bring forward development of employment space and identification of target sectors to promote growth and investment in the local economy. The plan is to work with businesses and identify infrastructure that would attract businesses to come to Horsham and ensure the market is influenced to avoid the unwanted supply of warehousing and distribution centres which deliver low job density and low value jobs. Current evidence indicates that this is not likely in

Horsham but there is recognition that this is the potential worst case scenario. To support effective prioritisation it is important that there is a good understanding of where new jobs can be accommodated; the local demand for those jobs; how those jobs will be attracted; the value of those jobs and the link between securing those jobs and wider investment proposals and programming.

- **Evidence** – The projection produced by HDC shows development of **84,346sqm** of employment space in the new North of Horsham development, West of Horsham and North Horsham areas including Warnham. In total this area could create **5,000 jobs**. It is recognised that on average 1,000 sqm of B1 (office) accommodation can deliver 95 jobs, compared to 23 for B2(industrial) and 14 for B8 (distribution and warehousing). The evidence from commuting statistics and from the workplace salaries compared to the resident salaries indicates that many of the skilled and highly paid workforce is working outside the district. Therefore it is important to attract high value businesses to Horsham which can provide locally high paid jobs to support the local workforce.
 - The Gatwick Diamond Initiative have identified the need for high quality Grade A office space for Head-Quarters type accommodation in the new North of Horsham employment space and also the need for business start-up space such as Basepoint in the town area. Plans for the start-up business could be brought forward earlier than that anticipated for the North of Horsham development.
 - **Background** - Horsham has identified the following main areas for employment space in the HDPF, two of which are in North and West of Horsham :-
 - North of Horsham – high end business park, 11,505 sqm in trajectory but expected to be 46,000sqm in total once complete (identified as B1 office space).
 - West of Horsham 2,878sqm delivering 270 jobs (B1 office space)
- Additionally other sites identified include:-
- North Horsham (Langhurst Rd area) 35,468sqm – 760 jobs (B2 and B8), Warnham 7,280sqm – 125 jobs (B8)
 - Broadbridge Heath Quadrant (mainly retail/ leisure / hospitality)
 - Horsham town centre
 - Rural settlements
 - Rural area

The largest by far of these is the site in North of Horsham, so ensuring the development of this site is influenced to deliver high value employment and jobs is a significant priority. Broadbridge Heath is in West of Horsham and combined with North of Horsham should provide complementary opportunities for business.

- **Benefits** – High value businesses are attracted to the employment space by recognising the advantages of a well-connected site with good supporting

infrastructure. Jobs are created which contribute to the local economy. Start-up facilities are available to support small and growing companies.

- **Outcome** the outcome is to deliver an increase in GVA by to attracting high value businesses to the district to give local employment opportunities for the skilled workforce who live in Horsham. Creation of high value jobs on a viable and well-connected business park on the proposed development at North of Horsham and support to the delivery of 2750 homes where people want to live, including provision of transport, access, education, primary health care, and broadband. Businesses have the opportunity to grow through the offering of start-up premises helping to increase GVA.
- **Activities** - Identification of the target business sectors to attract to the North of Horsham site and Horsham Town including any infrastructure requirements. Link to the skills agenda for West Sussex.
- Pursue the possibility of a business start-up facility in Horsham – linked to the second proposal regarding Town Centre.
- Pursue Plans for Broadbridge Heath Quadrant and deliver employment space in West of Horsham.
- Work with the developer to secure an anchor tenant for North of Horsham Business Park.
- **Costs and Funding** –Subject to agreement the developments will be funded primarily through delivery by developers.

Priority 2 - Horsham Town Centre

The priority is to create and deliver a new “Town Centre Vision”, which takes into account all current and emerging pressures in order to offer a successful medium term (10-15 years) outcome to maintain and increase Horsham Town’s vitality and ensure balance. The ‘Vision’ will build on existing success and suggest imaginative and dynamic commercially viable options to uplift areas of current or potential weakness and to identify realistic development options for key sites and to engage stakeholders in future development opportunities to support Horsham’s broader Town Centre vision. The vision will look at how the town can support and integrate with the new housing developments around the town and maximise opportunities for sites with development potential in the centre e.g. Piries Place, Albery House. The town will also be promoted as a place to come and live and work supporting a growth in the GVA.

- **Evidence** – The trajectory identifies a potential of over 1000 new homes in the wider Horsham town area, some of this is around the centre (within the Albion Way ring road) due to the conversion of commercial premises to residential development under permitted development. The employment trajectory also identifies approximately 2,046 sqm of employment space delivering 60 jobs. The largest of these are at Foundry Lane. The Gatwick Diamond initiative has indicated the need for business start-up premises in Horsham such as Basepoint.

- **Background** Although vibrant and popular the town will face significant challenges to keep pace with the economic and environmental changes of the surrounding district in the years to come. A previous vision for the town was created in 2011 entitled The Future Prosperity of Horsham – Town Framework report. However four years on the town is changing and a new updated vision is needed. A project manager has been appointed to take this visioning forward. There are links in the town to the WSCC Bold ideas one of which is to create opportunities for the Health and Life Sciences including the potential for the Novartis Site.
- **Investment to date** – Horsham town has a good record as a successful retail location as evidenced by the recent opening of John Lewis Home and Waitrose stores and has generally survived the recession well with comparatively low void rates. A Project Manager has been appointed by HDC to take forward the delivery of the Town Centre vision and consultants have been appointed to deliver the brief.
- Additional studies are being commissioned:-
 - Town Centre Transport Study
 - Hotel, Visitor Accommodation and Conferencing Study
 - Retail and Leisure Study
- The Indicative Programme for the Vision is
 - Initial draft Vision Statement: To be received by 15th April 2016
 - Consultation Programme: May - June 2016
 - Amended draft Vision Statement: To be received by end July 2015
- **Benefits** – Key sites in Horsham town centre will be developed maximising the opportunities for growth, jobs and housing. The town will keep pace with demands from new residents moving into the new developments around the town and into the new residential spaces being created in the conversion of office space to residential accommodation. A new retail offer will be identified which attracts people into the town. A new leisure offer will be identified focusing on the evening economy to keep people in the town spending money once the shops and offices have closed.
- **Outcome** is to deliver an increase in GVA through growth of business and creation of high value jobs in a viable and well-connected Town Centre including provision of supporting infrastructure for transport, access, and broadband.
- **Activities** Creation of a Town Centre Vision Statement
 - Appointment of consultants to deliver the brief
 - Development and approval of the new Town Centre Vision Statement including consultation as necessary
 - Preparation of an infrastructure package to support the delivery of the Town Centre Vision
 - Intervention regarding key development sites in the town e.g. Piries Place, Albery House
 - Delivery of a targeted campaign to promote Horsham Town to key business sectors.

- Creation of start- up business opportunities –feasibility and location to be decided with a cross county view.
- Increase in Serviced Office provision - to be decided
- Development of the IT Cluster approach – to be pursued
- **Costs and Funds** – HDC have commissioned the work to develop the Vision, implementation costs to be determined once vision has been analysed.

Priority 3–Hurst Road

The priority is to maximise the opportunities from a review of the public sector assets in Hurst Road, focusing on the Fire and Rescue, Police and Ambulance stations initially but also integrate planning with other sites including the Youth Centre, Royal Mail, training centre and potentially the court. There are opportunities to engage in a joint comprehensive development to redevelop the area to provide a mix of uses to include mixed housing provision and employment opportunities and where necessary re-provision of the public services in a rationalised approach. (This assumes one third of the site for residential use and two thirds for employment.)

- **Evidence** – Hurst Road is host to a whole range of public sector assets including the Fire and Rescue Station, Ambulance station, Police station, Law Courts, Youth Centre, Training Centre, Hospital, Richard Collyer’s college and the Royal Mail sorting office.
- **Background** – The Hurst Road area has been subject to various reviews and planning aspirations for many years, however plans have failed to materialise. More recently the Ambulance Station has been considered for sale so raising the impetus to seize the opportunity to once again review the area before a more localised solution for the ambulance station threatens to compromise the opportunity for a wider redevelopment.
- **Investment to Date** - A Project Manager has been appointed by HDC to take forward the delivery of the Hurst Road work and consultants are being sought to deliver the brief. The brief is:-
 - to produce strategic options advice;
 - costed, deliverable and sustainable mixed use development options for the whole and parts of the site to demonstrate the scale of the opportunities that could be achieved;
 - To inform future acquisitions and facilitate engagement and partnership with prospective public sector partners and a potential development company.
- The Indicative Programme is :-
 - Initial draft Strategic Options To be received by April 2016
 - Consultation Programme: May - June 2016
 - Amended draft Options Statement: To be received by end July 2016
- **Benefits** – The potential asset value for the whole site is to be determined. Revenue savings will be recast in terms of meeting public sector service and

estate rationalisation plus opportunities to deliver housing, affordable housing/employment. The site could potentially deliver approximately 300 homes and 4,250 square metres of employment space which could deliver a potential 320 jobs.

- **Outcome** - Increase in GVA through delivery of a mixed use development on prime town centre land which can also generate savings and efficiencies from rationalisation of public sector assets in Horsham.
- **Activities**
 - Agreement of interested parties to join a comprehensive development partnership
 - Initial Feasibility work
 - Assess strategic development options both short and long term
 - Approval of strategy/ and delivery programme
 - Search and selection of alternative site for relocation of Fire Station
 - Site assembly where feasible - (Ambulance, Police, Private land, Courts Service/MOJ)
 - Discussions with the Youth Centre.
 - Agreement regarding the use of Training Centre
 - Comprehensive development solution delivery
- **Costs and Funds** – HDC have commissioned the work to develop the Strategic Options for the site, implementation costs to be determined once the options have been appraised.

Priority 4 - Digital Connectivity

The priority is to ensure that businesses but particularly rural and home based businesses have sufficient broadband capacity to maintain and grow their businesses, saving and creating jobs. Additionally a priority is to deliver public Wi-Fi in Horsham Town.

- **Evidence** The Economic Growth Assessment survey was used to provide evidence for the The Northern West Sussex Economic Growth Assessment 2014 report. The survey found businesses reporting disincentives for growth due to lack of investment in internet and lack of high speed broadband among other factors. The HDPF under its Sustainable Construction Policy sets out new homes and workplaces should include the provision of high-speed broadband access and enable provision of Next Generation broadband Future technologies where available. 11,340 people approximately (14.5%) of working population state they currently work from home. 85% of the population are rural. The SEP notes that in Horsham 60% of businesses are home based.
- **Background** WSCC are using public money to intervene in the commercial market where it is failing to provide broadband services to premises. There are rules which legally bind the project such as State Aid rules set down by

the European Commission which govern public sector intervention in the commercial market place. A final position statement is to be developed to capture the range of activity on this across the district and WSCC, including BT commercial roll out, Better Connected project, LGF Growth funding and Business Voucher opportunities. Assessment of other opportunities from alternative options such as wired connections and satellite connections. This will include consideration as to where “not spots” may occur and if these coincide with business demand for connectivity in rural or home based industries. Assessment as to whether further investment in these isolated / distinct areas would be value for money and / or be compliant with state aid rules. There is a need to identify if this will sufficiently deal with the issue and if there remains an infrastructure requirement and if so what is this, what is the cost and what is the gain in terms of improved skills and jobs saved or created. HDC have committed to ensuring that all future developments have digital connectivity as a planning requirement.

- **Investment to date** - Investment in the broadband roll out through the Better Connected project has so far been WSCC - £6.26m Central Government £ 6.76m. (Phase 2 WSCC £1.25m, £1.25m central government).
- **Benefits** – the benefits will be 100% of the population having access to high speed or superfast broadband or a suitable alternative technical solution to ensure businesses have the digital connectivity to support their businesses. Businesses and visitors have access to public Wi-Fi in Horsham town.
- **Outcome** - is to deliver an increase in GVA through growth of business and creation of jobs through improving the information technology infrastructure, and improved skills that business and local communities need to support economic growth (from Future West Sussex Blue Print)
- **Activities** - Assessment of extent of final position for connectivity after completion of current roll out by Commercial providers and Better Connected project
- Analysis of business needs in “not spots” and cost benefit of providing
- Analysis of technical solutions e.g. Satellite, Fibre to Property etc.
- Identification of a County Wide Solution to digital technology and preparation of a detailed business case
- **Costs and Funds** – final cost estimates to be identified, funding from LGF where feasible and other funding options to be explored .

Priority 5 – Re-development of the former Novartis Site, Horsham Town.

- The priority is to redevelop the former Novartis Site in Wimblehurst Road, Horsham. The land at the former pharmaceutical research development and manufacturing site is a 19.6 acre (7.84ha) site.

- **Evidence** ; - West Sussex is already the base for around 90 companies within the health and life sciences sector a number of which are multinational, who choose to locate their region, UK or global headquarters in the county. There is significant potential to help stimulate further growth through support for start-ups and small, innovative and specialist businesses in this sector. Research has identified a large number of bio/life science research and development companies in the county, many of whom are looking to expand and seek a central hub to operate from. The former Novartis site in Horsham has been identified as the potential location to become this hub.
- Recent figures show across West Sussex more than 11,000 people are already employed in the health and life sciences sector.
- The Northern West Sussex Economic Growth Assessment (April 2014) identified that although the use by Novartis on the site was proposed to cease, it would be necessary to retain and re-develop the site for employment uses.
- **Background;** - Novartis closed the site in 2014. A multi-million pound bid was accepted from WSCC in summer 2015 and after going through the Council's democratic process, the next stage is for contracts to be signed.
- Architects and planners have worked together to come up with a significant proposals that ensure the purchase of the site is financially viable while retaining a large amount of employment space as well as the historically significant Art Deco buildings set at the end of the avenue of cedar trees. The site is proposed to be two thirds employment space with the remainder for residential development.
- The development will be a major boost for the West Sussex economy and is set to bring up to 1,000 jobs to the county. It puts West Sussex on track to become a leading European centre for the health and life sciences sector.
- **Investment to date** - West Sussex has agreed to purchase the 19.6 acre site.
- The next step will be to market the site to secure suitable development partners for the residential and commercial areas. WSCC does not intend to act as the developer for the site, so there is no financial risk to the Council in that respect.
- Subject to planning approval, two thirds of the Wimblehurst Road site will be transformed into a science and business park, while one third will be set aside for high quality housing – helping West Sussex cover the costs of its investment and securing a great deal for the taxpayer.
- **Benefits** – The WSCC vision is to create a world renowned centre of excellence building on the site's respected history with Novartis. It will deliver a science and business park that will help stimulate further growth in the sector, provide high quality jobs for the county and provide support for small, innovative start-up businesses
- Retention of employment space within Horsham and West Sussex.
- One third of site is residential delivering homes.
- **Outcome:** - Delivery of jobs and homes in Horsham district, increasing GVA

- **Activities** – Proposals for the site are being developed as part of the WSCC Economic Growth Plan.
- **Costs and Funding** – to be identified.

DRAFT

References

Horsham District Planning Framework

Horsham District Economic Strategy 2013 – 23

Horsham Town Plan SPD 2012

Future Prosperity of Horsham Report 2011

Horsham Infrastructure Development Plan 2014

Horsham Economic Profile Update 2015

The Northern West Sussex Economic Growth Assessment 2014 - report commissioned by Crawley BC, Horsham DC and Mid Sussex DC to help inform the emerging local plans.

Joint Strategic Needs Assessment (North West Sussex 2013) identifies a range of key evidence that links to health and well-being, demonstrating clear pressures on primary care.

The Five Communities Plan (2014/15) summarises the issues and puts forward the plans for two northern CCGs including Horsham and Mid Sussex CCG.

Five Year Strategy and Two year Operational Plan 2014 – summarises the issues and plans for the Coastal West Sussex CCG area.

CCG Centre for Workforce Intelligence (2013) – key findings regarding pressure on GP capacity.

South Downs National Park Plan - The SDNP Local Plan is in draft form for consultation with an aim to launch in 2016 and adopt from 2011

***WSSC Bold Idea Programme** - West Sussex County Council is pursuing five bold ideas. If successful, each of these ideas should catalyse a chain reaction of economic activity that will change West Sussex's economy.. These five ideas will accomplish two things. First, they build on West Sussex's existing economic assets to draw more high value jobs into the area. Second, they leverage West Sussex's proximity to London to pull the capital's current and future young wealth creators into the county.

Appendix 1 – Housing Projection

Location	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Ashington	Penn Retreat Rectory Lane, Ashington	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0
Billingshurst	Charles Wade Builders Yard Slane Street Billingshurst	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Billingshurst	South of Gillmans Industrial Estate (Maringdean Road)	71	25	9	0	0	0	0	0	0	0	0	0	0	0	0	0
Billingshurst	Station Works, Myrtle Lane (Lamina), Billingshurst	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0
Billingshurst	Land East of Daux Avenue Maringdean Road	22	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Billingshurst	East of Billingshurst	0	0	0	100	100	100	75	0	0	0	0	0	0	0	0	0
Billingshurst	Land Adjoining Blackthorn Barn Maringdean Road Billingshurst West Sussex	0	0	35	15	0	0	0	0	0	0	0	0	0	0	0	0
Billingshurst	Land at Daux Wood, Maringdean Road, Billingshurst	0	28	18	0	0	0	0	0	0	0	0	0	0	0	0	0
Christ's Hospital	Land west of 51 Bluecoat Pond, Christ's Hospital	7	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Christ's Hospital	Old Goods Yard Christ's Hospital	0	0	7	40	0	0	0	0	0	0	0	0	0	0	0	0
Faygate	Former Agates Sawmill, Faygate Lane, Faygate	47	45	18	0	0	0	0	0	0	0	0	0	0	0	0	0
Henfield	Land east of Parsonage Farm, Deer Park, Henfield	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Henfield	Land East of Manor Close, Henfield	0	0	0	40	39	23	0	0	0	0	0	0	0	0	0	0
Henfield	West End Lane	0	30	30	30	30	30	10	0	0	0	0	0	0	0	0	0
Ifield	Rusper Road Ifield Crawley West Sussex	0	0	26	10	0	0	0	0	0	0	0	0	0	0	0	0
Itchingfield	Itchingfield Country Primary School	32	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kilnwood Vale	West of Bewbush - Colgate	30	80	80	150	210	260	215	200	0	0	0	0	0	0	0	0
Kilnwood Vale	West of Bewbush - Rusper	0	0	0	0	0	60	100	300	275	275	190	0	0	0	0	0
Partridge Green	Peacocks Hunters Mead, Partridge Green	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0
Pulborough	Land North of Highfield, Stane Street, Codmore Hill	0	50	51	2	0	0	0	0	0	0	0	0	0	0	0	0
Pulborough	Bracklyn, Pulborough	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rudgwick	Windacres Farm Rudgwick	0	0	22	14	0	0	0	0	0	0	0	0	0	0	0	0
Rudgwick	Matflett Corner, Church Street, Rudgwick	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rudgwick	Land South of Summerfold Church Street Rudgwick West Sussex	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rusper	Former Longfield House, Rusper	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0
Sinfold	1-6 Hayes Lane, Sinfold	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Southwater	Land E/O Tumers Close&S/E of Millfield Southwater	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Southwater	Land West of Rascals Close, Southwater	17	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Southwater	Oakview & Land Rear of Tree Little Twynham & Tenure House, Southwater	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Southwater	Oaklands Park Emms Lane Brooks Green Horsham	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Southwater	Former Build Centre, Station Road, Southwater	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0
Steyning	Britons Croft, Charlton Street, Steyning	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Steyning	The Old Tannery Tanyard Lane Steyning	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0
Storrington and Sullington	RAFA site Sullington	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0
Storrington and Sullington	RMC Engineering Services, Storrington	42	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Storrington and Sullington	Our Lady England Roman Catholic Church, Storrington	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Storrington and Sullington	Abingworth Farm & Nursery Storrington Road	0	40	32	40	31	3	0	0	0	0	0	0	0	0	0	0
Town Centre	137 Crawley Road Horsham	0	0	0	0	0	0	0	0	0	21	0	0	0	0	0	0
Town Centre	9-13 Crawley Road Horsham	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0
Town Centre	Part of Lifestyle Ford Bishopric Horsham	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	Parsonage Farm Horsham	0	0	0	0	0	40	40	40	40	0	0	0	0	0	0	0
Town Centre	Roffey Sports & Social Club Horsham	0	0	0	0	0	35	35	0	0	0	0	0	0	0	0	0
Town Centre	Star Reservoir Comptons Brow Lane Horsham	0	0	0	0	0	0	0	0	0	32	0	0	0	0	0	0
Town Centre	36-48 Queen Street, Horsham	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	7 Station Road	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	Professional Centre Clarence Road Horsham	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	South side of Middle Street, Horsham	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	2A Littlehaven Lane	8	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	Fivensgreen House, North Heath Lane	6	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	The Firs, Farthings Hill, Horsham	20	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	14 - 16 Market Square	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	Tower Court Queensway Horsham	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	60A Queen Street, Horsham	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	Fvash House 9 Denne Parade Horsham	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	Linden House Chart Way Horsham West Sussex	0	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	Prewetts Mill Worthing Road Horsham	0	0	45	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	Envision House 5 North Street Horsham	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	Land North of 23 and 28 Ringley Road, Horsham	0	0	0	33	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	112 Brighton Road,	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	Harwood House Kings Road Horsham	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	Bishops Weald House Albion Way Horsham (Lifestyle Ford)	0	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	Peel House Bartlett Road Horsham	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	14-15 West Street, Horsham	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	25 Pines Place Horsham West Sussex	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	Ellington House Worthing Road Horsham	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	Canick, Worthing Road, Horsham	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	Horsham Gates North Street Horsham	0	85	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	St Johns House 1A Springfield Road Horsham	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	158 Crawley Road Horsham West Sussex RH12 4EU	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Town Centre	Novartis Pharmaceuticals, Parsonage Road, Horsham	0	0	40	60	80	0	0	0	0	0	0	0	0	0	0	0
Town Centre	Land North of 23 and 28 Ringley Road	0	18	15	0	0	0	0	0	0	0	0	0	0	0	0	0
Upper Beeding	Adur view Dawn Crescent, Upper Beeding	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Warmham	Graylands House Graylands Estate Langhurst Wood Road	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Warmham	The Pavilion Graylands Estate Langhurst Wood Road Horsham	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West Chillington	Calluna Nyetimber Lane, West Chillington	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West of Horsham	Vauxhall Stevens Broadbridge Heath	0	0	0	0	0	25	20	0	0	0	0	0	0	0	0	0
West of Horsham	West of Horsham (EAST)	79	81	184	71	71	77	72	72	72	72	32	0	0	0	0	0
West of Horsham	West of Horsham (WEST)	102	155	150	150	150	34	0	0	0	0	0	0	0	0	0	0
West of Horsham	Heath Barn Farm, Billingshurst Road, BBH	23	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		523	889	753	520	522	374	462	467	412	387	383	254	0	0	0	0
New Allocations																	
Land West of Southwater		50	50	100	100	50	50	50	25	0	0	0	0	0	0	0	0
Land North of Horsham		0	100	100	200	150	150	150	150	200	200	200	200	200	200	150	150

Appendix 2 – Employment Projection

Site Name	Site Address	Location	Available Site Area (Ha)	Main Use	Business Floor Space (Sq m)
Chalk Farm	Okehurst Lane, Billingshurst	Billingshurst	0.01	B1_O	81
Station Works	Myrtle Lane, Billingshurst	Billingshurst	0.4	B1_O	314
Rosier Commercial Centre (1	Coneyhurst Road, Billingshurst	Billingshurst	0.13	B8	300
Rosier Commercial Centre (N	Coneyhurst Road, Billingshurst	Billingshurst	0.02	B1	184
Furlong Farm	Rusper Road, Ifield	Colgate	0.18	B1_I	219
Kilwood Vale	West of Bewbush, Colgate		0.8	B1_F	8000
The Studio	Nep Town Road, Henfield	Henfield	0.09	B1_O	75
Henfield Business Park	Shoreham Road	Henfield	0.48	B1_F	989.3
Unit 2	Shoreham Road, Henfield	Henfield	0.31	B1_O	253
Strategic location	West of Horsham		2.3	B1_F	2878
Parsonage Way (part of Parsc	North Horsham	North Horsham	2.2	B2	8800
Wealden Brickworks	Langhurstwood Road	North Horsham	3.12	B2	6695
Wealden Brickworks (units 1	Langhurstwood Road North Horsham	North Horsham	1.17	B2	11788
Wealden Brickworks	Langhurstwood Road, North Horsham	North Horsham	1.62	B8	8185
North Horsham Business Park	Land North of Horsham	North Horsham		B Uses (nc	46000
Broomers Hill Park	Broomers Hill Lane	Pulborough	0.74	B1_I	1605
Northwood Forestry	Goose Green Lane, Pulborough	Pulborough	0.5	B1_I	1080
Haybourne Old Farm	Blackgate Lane, Pulborough	Pulborough	0.03	B1_O	274
Hardham Mill Business Park	London Road, Hardham	Pulborough	1.04	B1_O	345
Haybourne Old Farm (Barns 3	Blackgate Lane, Pulborough	Pulborough	0.76	B8	1328
Hardham Mill Business Park (London Road, Hardham	Pulborough	0.03	B1_O	212
Windacres Farm	Church Street, Rudgwick	Rudgwick	2.5	B1_F	1290
Woodside	Guildford Road, Clemsfold	Rudgwick	0.03	B1_I	288
Thornhill Court	Billingshurst Road, Coolham	Shipley	0.08	B8	3000
Ex Arun Feed Mills	Sincox Lane, Shipley	Shipley	0.4	B1_I	1235
Unit 1	Spring Copse Business Park, State St	Slinfold	3.17	B1_O	173
Woodside	Guildford Road, Clemsfold	Slinfold	0.03	B1_I	288
Abingworth Nurseries	Storrington Road, Thakeham	Thakeham	0.1	B1_I	957
2 Glynde Place	Horsham	Horsham	0.01	B1_O	89
11 West Street	Horsham	Horsham	0.02	B1_O	90
West Point	Springfield Road, Horsham	Horsham	0.1	B1_O	207
Unit B2	Foundry Lane, Horsham	Horsham	0.25	B8	1660
Dawes Farm	Bognor Road, Warnham	Warnham	1.5	BF_F	162
Kingsfold Nursery	Dorking Road, Kingsfold	Warnham	0.8	B8	7118
Unit 3 North Farm	London Road, Washington	Washington	0.03	B1_F	234
Castle Farm Estate	The Hollow, Washington	Washington	2.4	B2	6066
The Winery	Southlands Lane, West Chiltington	West Chiltington	0.16	B1_I	90
Willets Farm	Broadford Bridge Road, West Chiltington	West Chiltington	1.4	B1_F	791
Leyhurst Farm	West Chiltington Lane, Coneyhurst	West Chiltington	0.33	B8	1310
Fly Farm (Units W,X,Y)	Sinnocks, West Chiltington	West Chiltington	0.4	B1_I	438
Firsland Park Estate	Henfield Road, Albourne	Woodmancote	0.43	B1_O	450
Unit 19	Star Road Trading Estate, Partridge Gr	West Grinstead	0.15	B2	180
Units 1-15	Star Road Trading Estate, Partridge Gr	West Grinstead	0.75	B1_F	3780
Units 5 and 6	Star Road Trading Estate	West Grinstead	0.09	B2	755

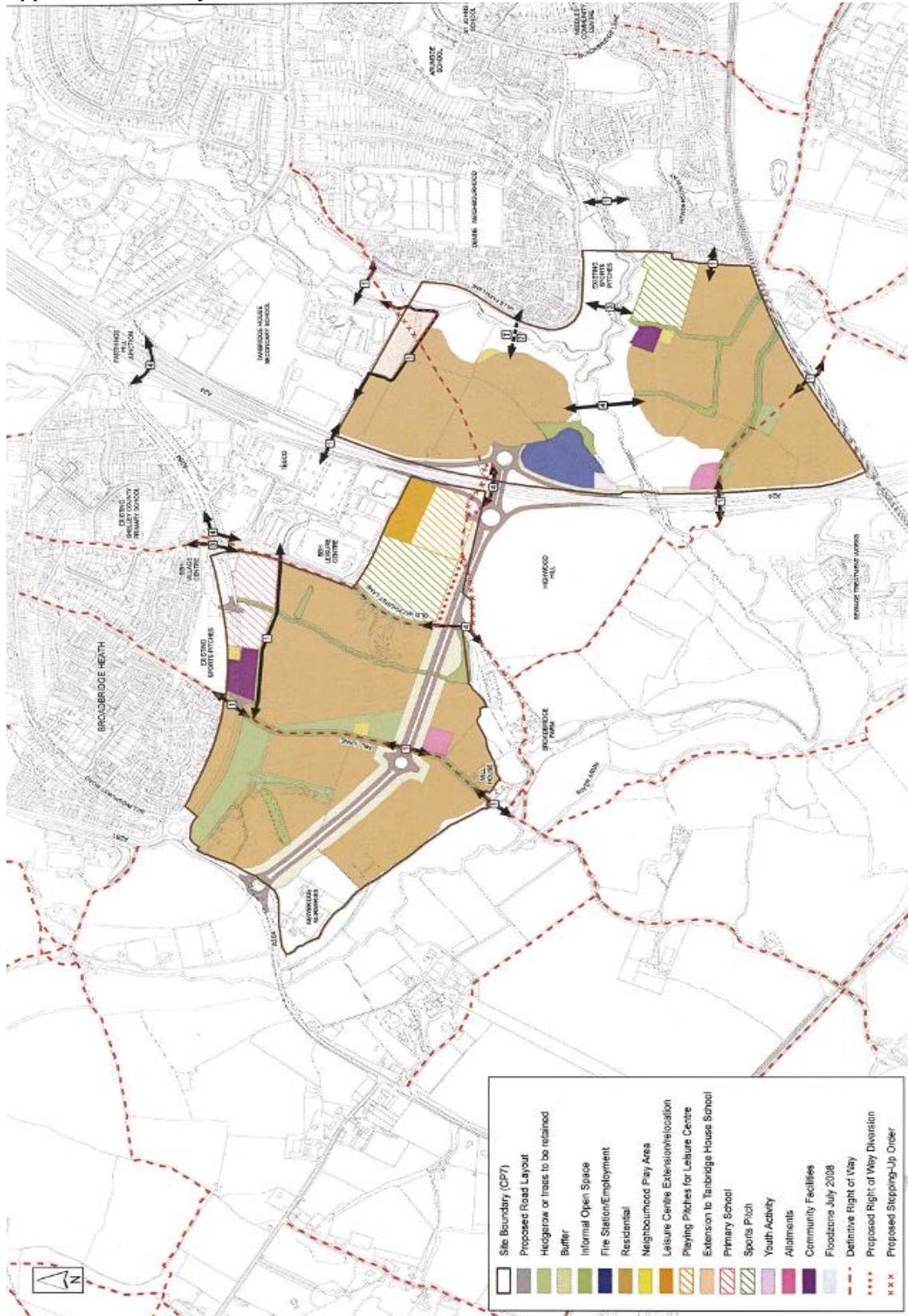
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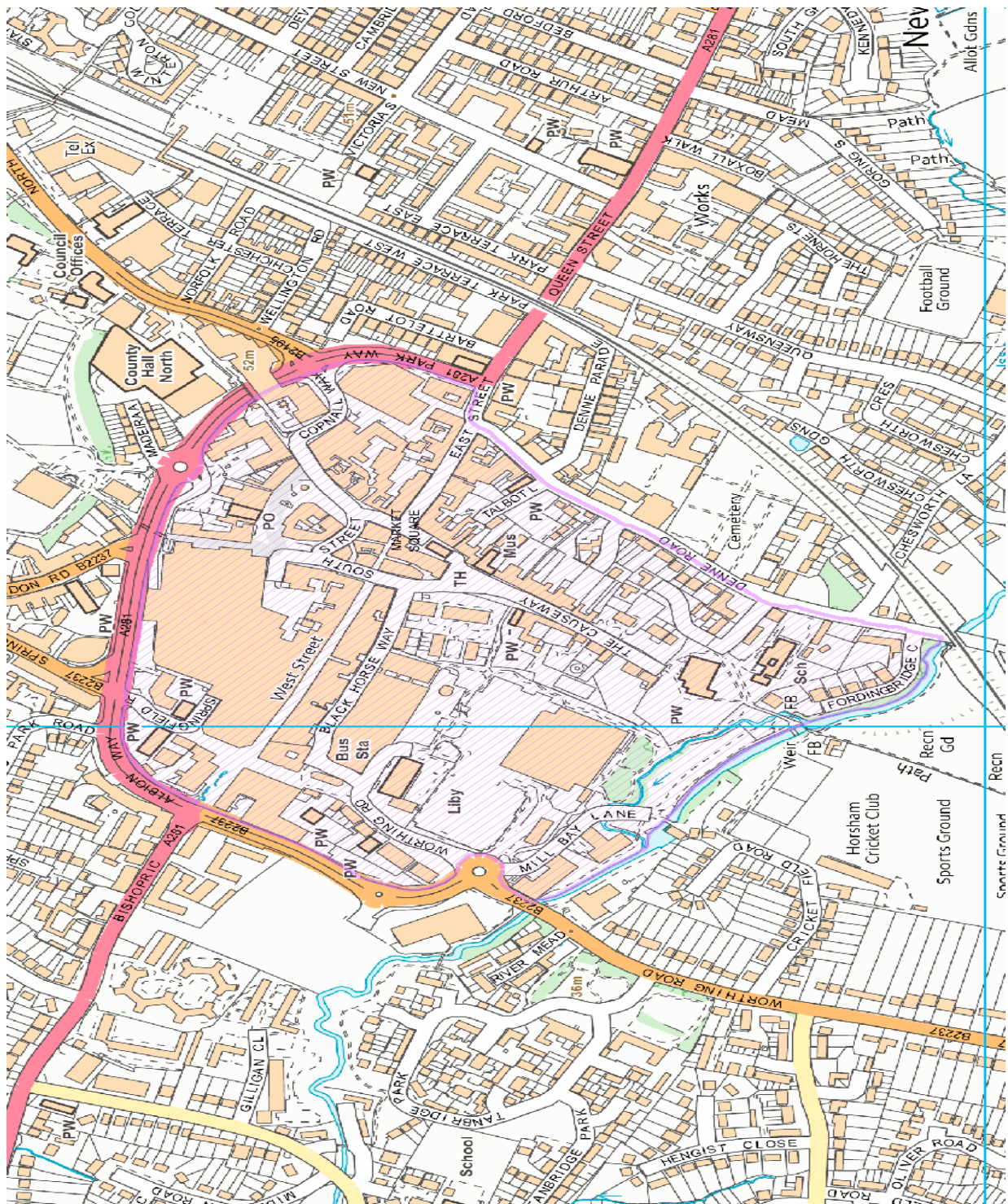
Appendix 3 North of Horsham Master Plan



Appendix 4 – West of Horsham Master Plan



Appendix 5 - Horsham Town Centre Plan



Appendix 6 – Hurst Road Area



Appendix 7– Broadband Roll Out Map

