



**Horsham
District
Council**

Representation Form

Local Plan Review Issues and Options – Employment, Tourism and Sustainable Rural Development April 2018 (Regulation 18 Consultation)

Horsham District Council has published the 'Local Plan Review Issues and Options – Employment, Tourism and Sustainable Rural Development April 2018' for a seven week period of **consultation between 6 April and 25 May 2018**. The Issues and Options document forms the first part of the review of the Horsham District Planning Framework 2015 (HDPF) and the preparation of a new Horsham District Local Plan. The information in the document **is not council policy at this stage**.

Comments on this document are invited. Responses to this consultation will inform and assist in the preparation of a new Horsham District Local Plan, which will run from 2018 to 2036. (Other topics, including housing, will be subject to consultation at a later date.)

Please complete this form and email it to: strategic.planning@horsham.gov.uk

All comments must be received by 5:00pm on 25 May 2018

A copy of the 'Local Plan Review Issues and Options – Employment, Tourism and Sustainable Rural Development April 2018' is available to view on the Horsham District Council's website:

<https://www.horsham.gov.uk/planningpolicy/planning-policy/currentconsultations>

Hard copies upon request are also available for inspection at local libraries and the Council office.

All comments may be made publicly available, and identifiable by name and (where applicable) organisation. Please note that any other personal information provided will be processed by Horsham District Council in line the Data Protection Act 1998 and General Data Protection Regulations. Horsham District Council will process your details in relation to this preparation of the Local Plan Review only. For further information please see the Council's privacy policy: <https://www.horsham.gov.uk/privacy-policy>

How to use this form

Please complete Part A in full, in order for your representation to be taken into account.

Please complete Part B overleaf, identifying which section/page/paragraph your comment relates to by completing the appropriate box (please copy and paste Part B for each new comment on a different section as appropriate).

PART A	Your Details
Full Name	Dr David Holmes
Address	Holly House, 132 Brighton Road, Horsham
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Email	secretary@horshamsociety.org
Organisation (if applicable)	The Horsham Society
Position (if applicable)	Secretary
Date	9 th May 2018

PART B Employment

To which part of the document does your representation relate? (please tick or state Yes as appropriate or provide details)

Section/Appendix		Page number, paragraph	
2. Employment			

Do you support, oppose, or wish to comment on this selection/paragraph?

(Please tick or highlight one answer)

Support Support with modifications Oppose **Have Comments**

Please give details of your reasons for support/opposition, or make other comments here:

Employment

The need for urgent action on more ambitious Scale

Give that the consultation document makes it very clear that Horsham Town, and District, has lost and is continuing to lose local employment, (para 2.15), offers proportionally less employment than many other Districts across the UK, (para 2.4), and is becoming a dormitory area (para 2.5), a much larger and faster response is required than envisaged in the consultation document. It would not be sufficient to just plan to meet expected need. The trend in increasing outward migration to work needs to be reversed. Loss of local employment reduces the vitality of the town and leads to poor quality of life for families where one or more people have to commute significant distances to work.

There needs to be a real commitment to create sites sufficient to provide a large amount of additional employment opportunities within 5 years and after that within 10 years. Perhaps requiring 14 to 17ha within 5 years and 30ha within 10 years. The objective should be phrased in terms of a specific reduction in the number of people travelling elsewhere to work. Ideally rather than just several small business locations developed where current opportunities exist, sites should be provided to a plan. There should be one or two sites that are large so that the site can be spacious and attractive, attract a range of companies allowing some synergy between them. Where possible some sites should be close to Horsham Town Centre so that town centre vitality is increased.

What is to be the fate of the Novartis site?

A key site where employment should be provided is the currently undeveloped portion of the previous Novartis site. Why is it shown as excluded in the Strategic Housing Employment Land Availability Assessment, (SHELAA), as expected to be used for housing? This will just lead to further out migration to work.

The need for increased employment close to the town centre

In terms of employment that would lead to increased town centre footfall why is there no consideration of Hurst Road, the Station and RSA carpark, the Sainsbury site or Searle's site. These are all sites that may have the scope to offer employment and would benefit town centre shops and restaurants.

The need for proper recognition of Horsham Town's strengths

Table 1 which lists the key strengths and weaknesses should be redrafted as key strengths that would attract both employers and employees to the Town are not listed in the strengths box but in the opportunities box e.g. desirable location and good schools. What should be in the opportunities box are; "provide new high-quality employment space" and "effectively promote the town to businesses seeking new premises".

Why so little new employment planned close to Horsham Town in next 5 years

Why, in the Strategic Housing Employment Land Availability Assessment, is the only land close to Horsham Town that is indicated as deliverable within 1 to 5 years, and not “excluded” like the Novartis site, the North Horsham Strategic site, 4.6ha?

Given that the plan was to proceed with the North Horsham site in 2015, three years ago, why isn't the Business Park already under construction?

Why is only 4.6ha being considered to serve the residents of Horsham Town within the next 5 years?

Looking at Table 5 and the SHELAA and the longer-term proposals for employment sites in or close to Horsham Town the views of the Society are as follows:

South of Hillier's Garden Centre 3.7ha 11yrs plus.

The land adjacent to Hillier's is unacceptable.

It is beyond the current built-up area boundary and natural boundary of the Horn Brook and wooded tree line.

The area is, as is the A281 south of Horsham on which it is located, very badly connected to the north, west and south of Horsham requiring all traffic to either go through the town centre or thread its way through narrow residential roads.

The site is currently undeveloped countryside adjacent to the upper reaches of the river Arun that runs through Chesworth Farm and is currently relatively unpolluted.

The Dreams site by Foundry lane 0.3ha 6-10yrs

This acceptable as adjoins an existing employment area.

North of Lower Broadbridge Farm (4.26ha) now considered 3.7ha 6-10 yrs

This acceptable as is adjacent to another employment area on the other side of the A281

South of Lower Broadbridge Farm 4.6ha 11yrs plus

This is an unacceptable site as it extends Broadbridge Heath in to undeveloped countryside along the main road west towards Slinfold.

Broadlands, Langhurstwood Road 1.7ha 6-10yrs

This involves limited development on an existing site and seems reasonable.

Graylands, Langhurstwood Road 1.2ha 6-10yrs would treble built out site

This is unacceptable as it would transform the current site which houses small start-up buildings amongst trees in to a much larger site three times its existing size.

It is also unacceptable as it is in what is expected to be a buffer zone between the countryside to the north and the North Horsham Strategic site to its south.

Novartis 7.5ha 6-10yrs

This is a highly desirable and acceptable site for employment purposes being a relatively large site located close to the station and town centre.

West of Hop Oast and East of A24 5.6ha 11 years plus

Depending upon details, this site seems to be acceptable.

Key Employment Areas and Permitted Development

Horsham has lost valuable office space because conversion from office to residential is allowed under permitted development. Will designation as a “Key Employment Areas” enable HDC to resist conversion to residential? This is not explained and should be.

The proposed new designations of KEA's are acceptable if this will make it more likely that these existing

employment areas stay as employment land. However, while the existing use of Graylands for small start-up businesses is acceptable the Society would not wish to see more buildings on the site. Designating the south side of Hurst Road as a KEA should be considered.

Employment sites adjacent to the strategic road network

The Society does not agree with the creation of new employment sites adjacent to the strategic road network in the countryside even though they might be within defensible boundaries. Any such establishment of employment sites on the main road network is likely to result in unacceptable ribbon development in subsequent years. It also objects to the pepper-potting of employment sites around the District as this might create traffic flow problems. Depending on the precise proposal they might be acceptable on the boundary of existing settlements. One large well-designed site, although not on an existing boundary that provided the opportunity for a very significant increase in local employment might be acceptable.

What improvements or modifications would you suggest?

- 1. A commitment to providing a specific and significant net increase in the number of local jobs and a specific reduction in outward migration to work outside of Horsham within 5 years, and a further significant reduction in outward migration to work over the following 5 years.**
- 2. The creation of employment on sites close to the centre of Horsham Town to improve town centre vitality and provide convenient and pleasant work locations.**
- 3. In addition to protecting the small employment sites across the District create one large business park that will attract a range of high quality employers.**
- 4. Accelerate the creation of employment on the Novartis site and on the North Horsham Strategic Site.**
- 5. Reject expansion of Graylands so that a northern buffer is maintained.**
- 6. Reject south of Hilliers Garden Centre because of its location.**
- 7. Reject south of Lower Broadbridge Farm as extends Broadbridge away from its centre towards Slinfold.**
- 8. Avoid encouraging ribbon development along the strategic road network.**
- 9. Vigorously promote the town with its highly skilled workforce, desirable location and good schools to businesses seeking new premises**

(Continue on separate sheet if necessary)

If you have additional representations please copy and paste additional 'Part B' pages and fill it as appropriate. Please make sure any additional pages are clearly labelled/ addressed or attached.

Do you wish to be notified of future consultations relating to the review of the Local Plan? **Yes**

(Please ensure you have provided an email address to facilitate electronic notification)

PART B Tourism

To which part of the document does your representation relate? (please tick or state Yes as appropriate or provide details)

Section/Appendix		Page number, paragraph	
3. Tourism			

Do you support, oppose, or wish to comment on this selection/paragraph?

(Please tick or highlight one answer)

Support Support with modifications Oppose **Have Comments**

Please give details of your reasons for support/opposition, or make other comments here:

Tourism

Horsham Town's attractions needs to be professionally publicised with a budget that can be expected to achieve the required increase in visitors. Horsham Town and District need to be separately promoted so that the virtues of each can be focussed upon.

The updated Tourism policy, page 35, is good in that, as intended, it widens the focus to more fully cover rural areas but now requires more proposals relating to Horsham Town so that it is balanced and opportunities to attract visitors to Horsham Town, such as those following, are addressed.

More consideration should be given to the specific things that visitors to Horsham Town would be interested in or need:

- Signage at the approaches to Horsham Town that attract people in to the town
- Attractive, and well-located parking
- Pleasant and well signposted toilets
- The shops that people usually expect as well as a significant number of small independent ones in a more affordable cheaper but still attractive location on the edge of the centre offering something different from the usual brands, an area that while offering lower rents is well maintained and does not look run down or tired
- A thriving theatre
- Excellent Leisure Centres
- Continuing the successful events that the town currently has perhaps with the addition of appropriate events in Horsham Town Park
- Our local heritage highlighted

Horsham Society and Horsham Museum can both help HDC paint an enticing story of the Town's heritage. The towns links with Shelley should be celebrated and commemorated so that the Town become a destination for people interested in the poet.

Maybe even tales of the St Leonards Dragon and local smuggling can be used to create visitor curiosity. The approaches to the town need to be attractive and welcoming with traffic able to flow easily.

Horsham Society as defined by its constitution is established to act in relation to Horsham Town to promote high standards of planning and architecture, to monitor all aspects of development and land use, promulgate policy, act as guardian of environmental well-being and promote a sense of pride through raising awareness of its history and current and future status.

As the Society's constitution does not include responsibilities for the larger District no comment has been made upon the policies proposed for Sustainable Rural Development

What improvements or modifications would you suggest?

- 1. Horsham Town's attractions needs to be professionally publicised**
- 2. Horsham Town and District need to be separately promoted**
- 3. The updated Tourism policy, page 35 requires more proposals relating to Horsham Town**
- 4. The Horsham Society should be asked for their advice with respect to promoting Horsham Town.**
- 5. The towns links with Shelley should be celebrated and commemorated so that the Town become a destination for people interested in the poet.**
- 6. The approaches to the town need to be attractive and welcoming with traffic able to flow easily.**

(Continue on separate sheet if necessary)

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