



Welcome!

We are pleased to be hosting this follow-up community conversation event on Horsham Enterprise Park, located at the former Novartis site.

We are planning to create cutting-edge employment space, amenities for all Horsham residents, and a range of new, high-quality homes.

It was great to speak to so many local residents at our first event back in September, and the purpose of this event is to show how our plans have progressed and responded to valuable community feedback.



Trig Point, Stevenage (Lovell)



Eden, Salford (Muse)

Vision

We want to create a thriving and sustainable neighbourhood which brings people and place together. Horsham Enterprise Park will provide new homes, space for local businesses to thrive, and public spaces for all to enjoy.

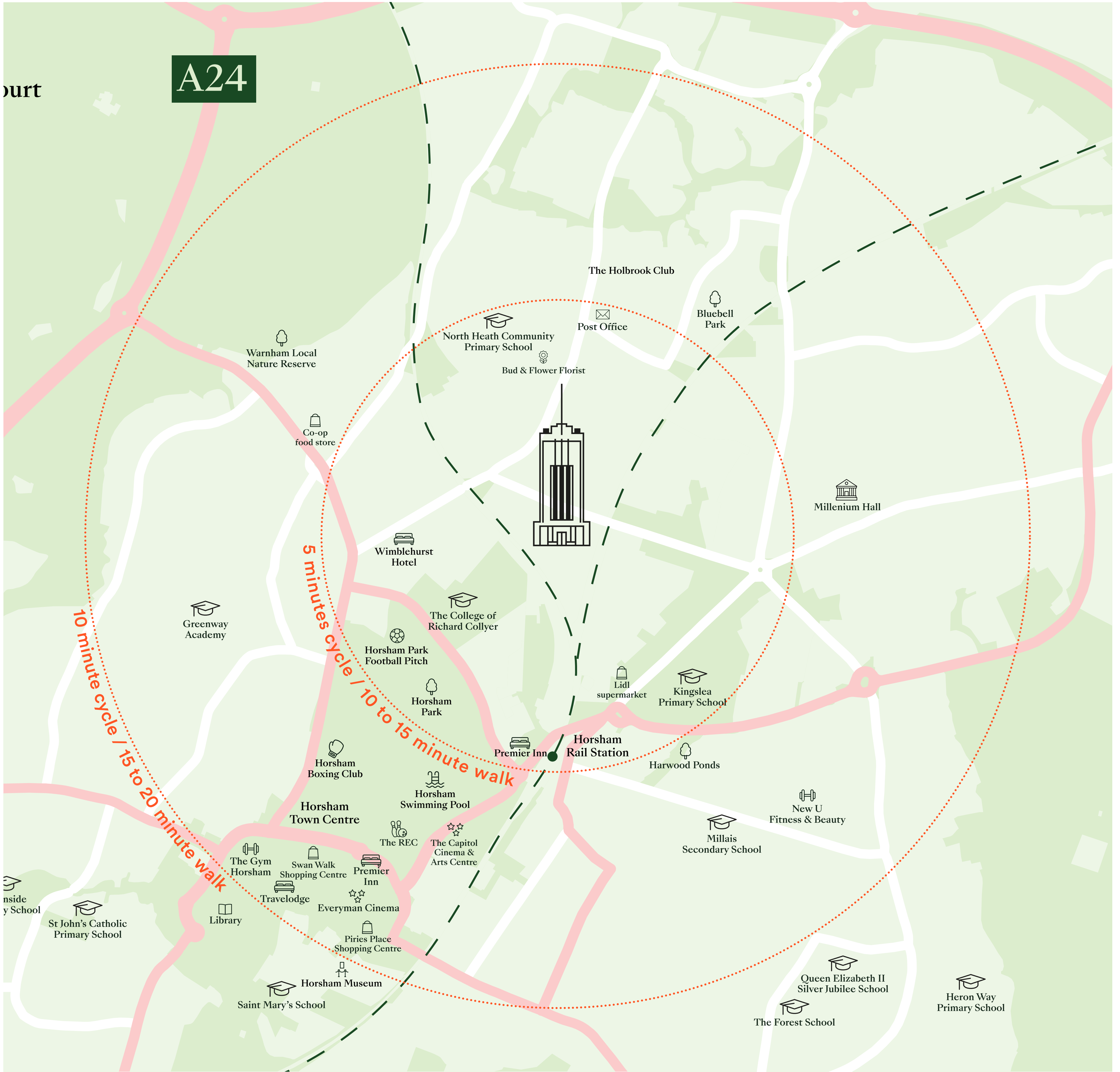
About Muse

Muse is one of the leading names in mixed-use development and urban regeneration, with over 35 years' experience delivering a range of major commercial and residential schemes up and down the country.

Our vision is to create exemplar, sustainable developments which maximise social benefits and enhance the environment for future generations.

We'll be working alongside our sister company, **Lovell Partnerships**, a provider of innovative homes, who will support us as the residential development partner for the scheme.

Site Location



A highly sustainable location:
everything residents and workers
will need will be within a 15
minute walk or 5 minute cycle.



Well connected to public transport, with bus stops nearby and Horsham train station only a 15 minute walk away.



Only a 10 minute walk to
Horsham Park and its range of
amenities.

Our Vision

New homes — part of first reserved matters application submission Jan 2023

New amenity space for all Horsham residents on ground floor

High quality, well equipped public park delivered for the new homes and wider community

Employment area to come forward in future reserved matters applications

Tower building sensitively enhanced — also part of first reserved matters application submission Jan 2023

Overview

- **259 sustainable new homes**, with a range of apartments, townhouses and mews houses
- **35% Affordable Housing**
- New **cutting-edge employment space**, co-created with businesses
- **Amenity space**, which could be used for a café or convenience store
- **Landscaped boulevard** through the centre of the site
- Range of **play spaces** and **wildlife areas**

Residential Masterplan

New homes will be designed to reflect local context and the style of the tower building in a contemporary way. The materials used will draw on an in-depth character study of the surrounding area.



Affordable Housing

We will deliver 35% Affordable Homes in line with adopted Local Plan Policy. All of the homes will be designed to the same exacting standard.



The Avenue, Gatehouses and Townhouses

Arriving at the site from Wimblehurst Road, the gatehouses will provide a welcoming entrance, reflecting the original lodges. Townhouses will flank either side of the avenue, leading to the tower building.

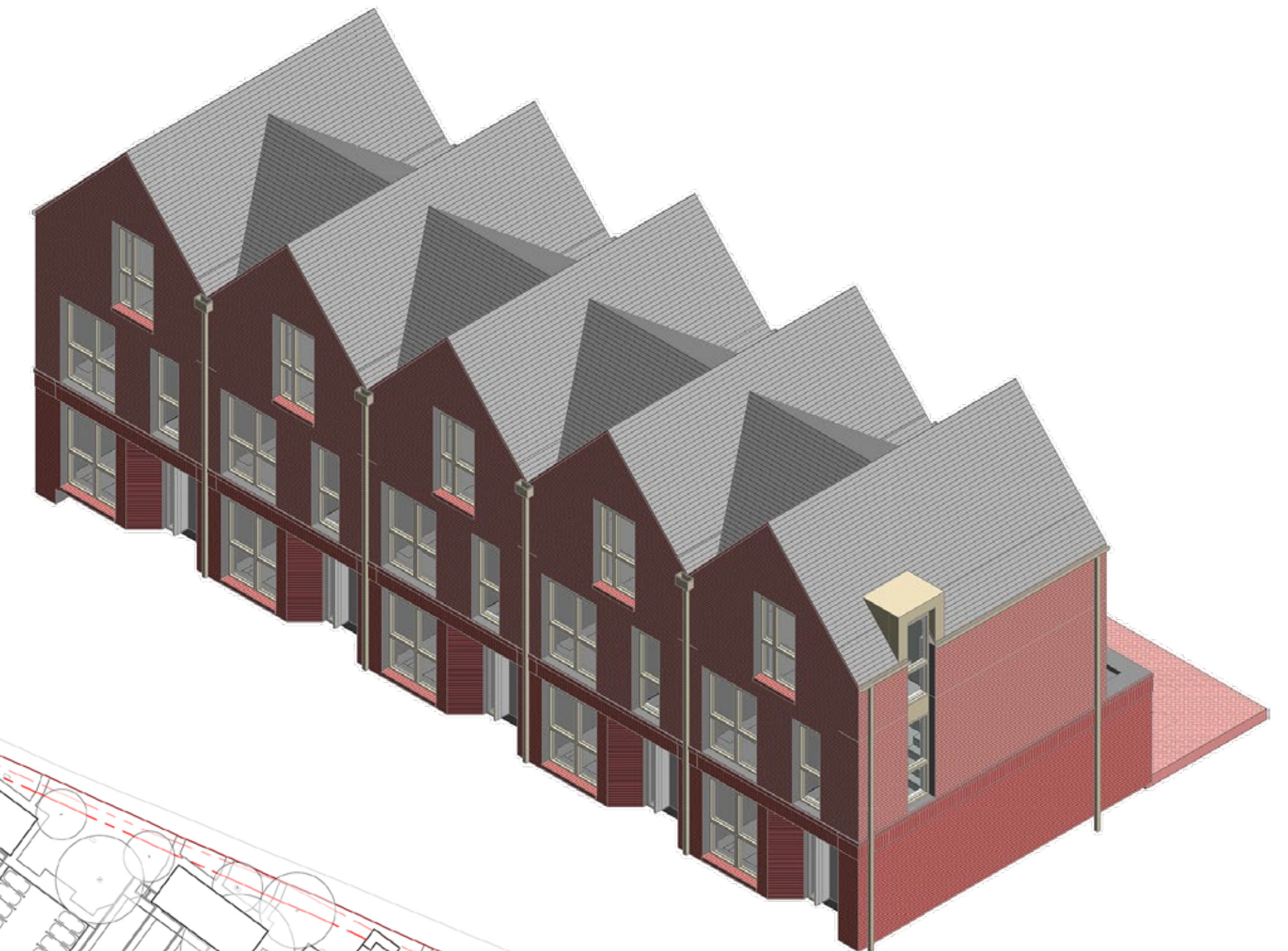
Homes will be spacious and make flexible living and home working easy.

The predominant material here will be red hued brick, with building design inspired by key features of the Richmond Road Conservation Area, such as repeated gables and architectural detailing.

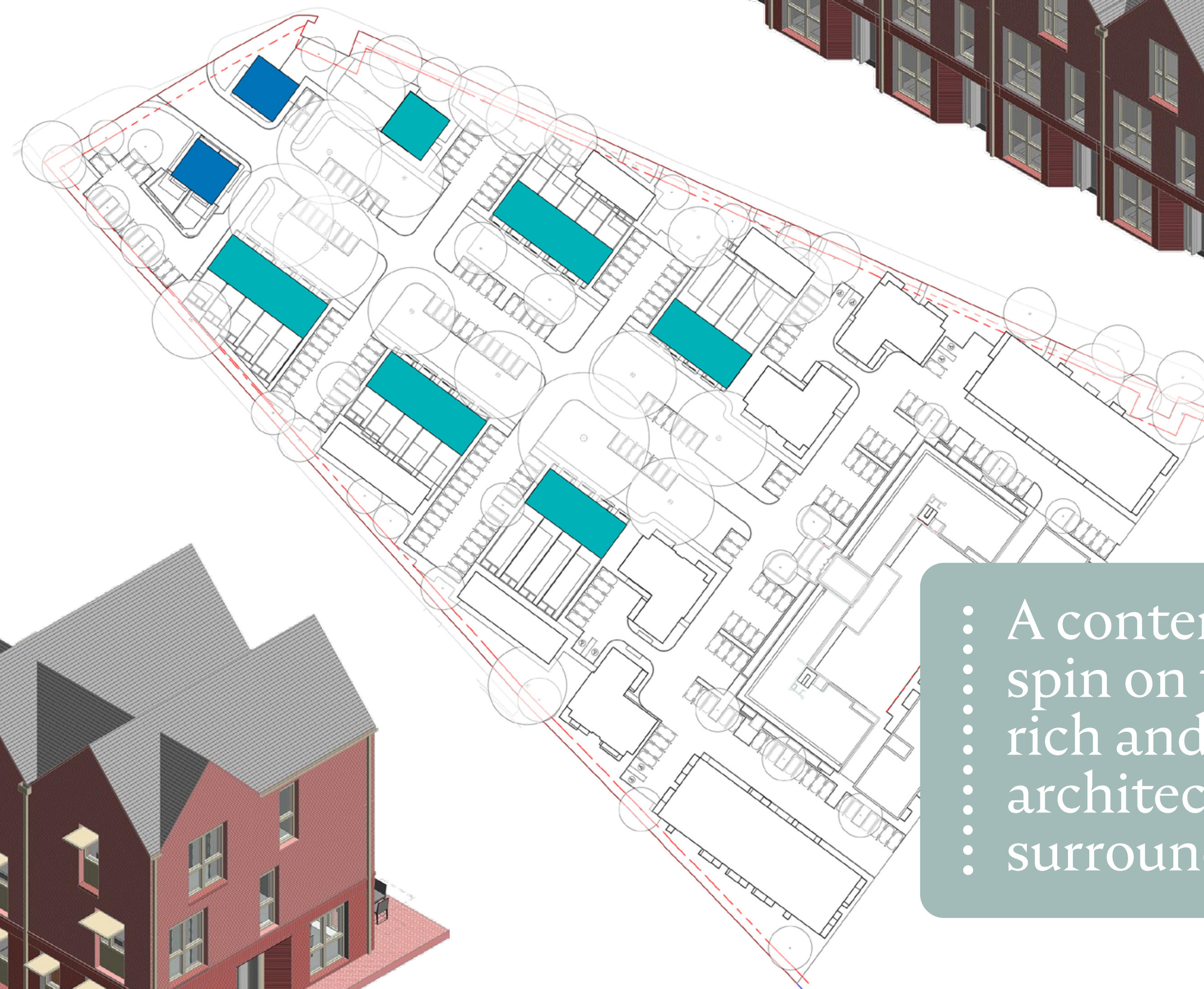


View from the Wimblehurst Road entrance, with gatehouses either side and townhouses behind.

Townhouses ●



● Gatehouses



• A contemporary
• spin on the
• rich and varied
• architecture of the
• surrounding area.

Mews Houses

Mews houses will be an architecturally expressive and exciting addition to Parsonage Road, animating the street scene.

Private amenity space will be located on a first floor terrace, with an asymmetrical roof to maximise natural daylight. The predominant material here will be grey-buff brick.

- Function-first living, with an upside down approach.
- Spacious open plan living on the first floor, leading out to a private terrace.
- Bedrooms located on the ground floor.



- Innovative design to maximise natural daylight and wellbeing.

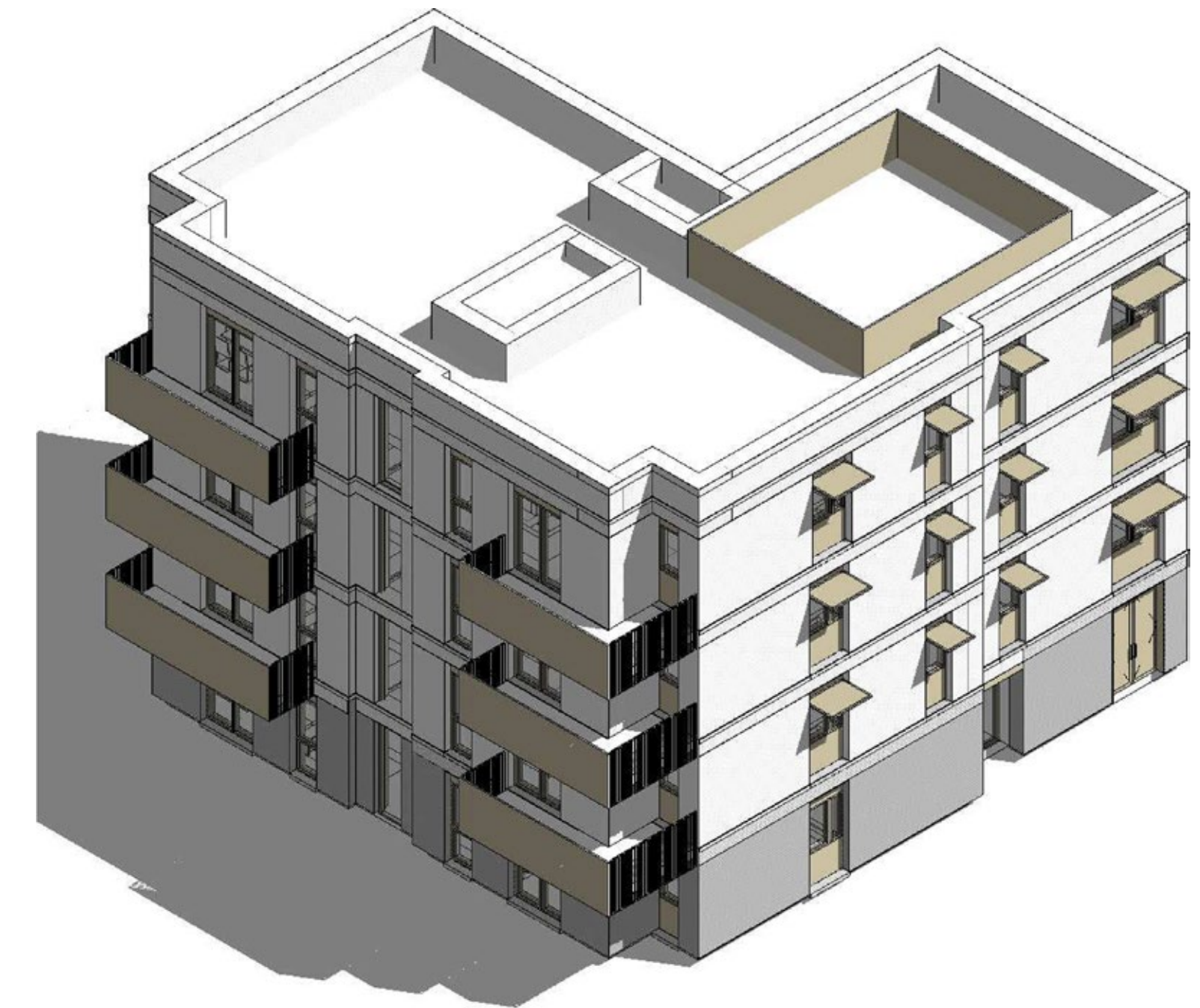


Apartments

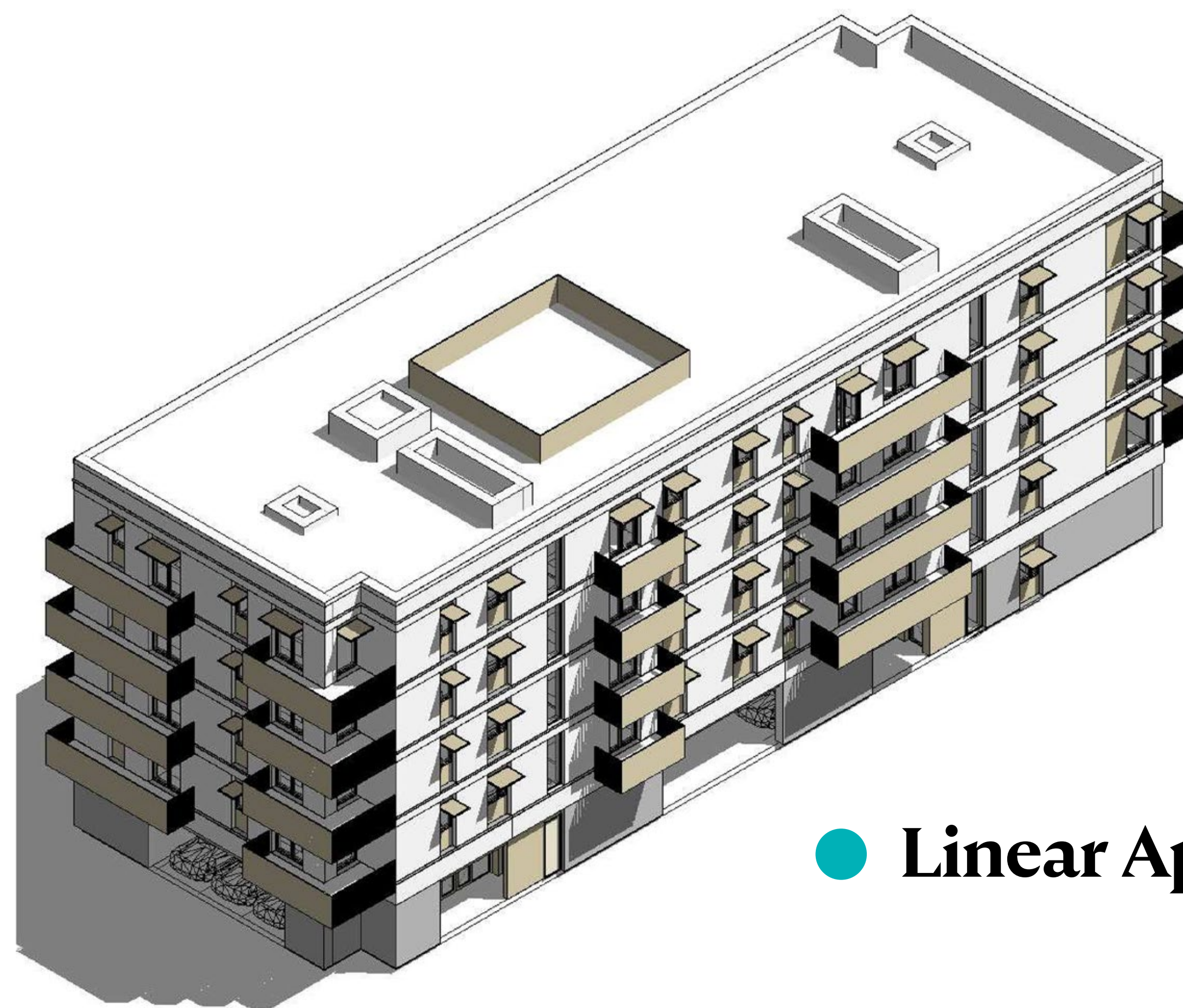
Apartment buildings will respond to the character of the existing buildings, while also acting as a transition between the avenue and the heritage building. The predominant material will be grey buff brick, complemented by aluminium clad balconies.

Apartments will benefit from open plan living, with a mix of 1, 2 and 3 bed accommodation to suit all needs.

• Taking inspiration from the tower building with carefully selected contemporary materials. Designed for open plan living.



● Villa Apartments



● Linear Apartments



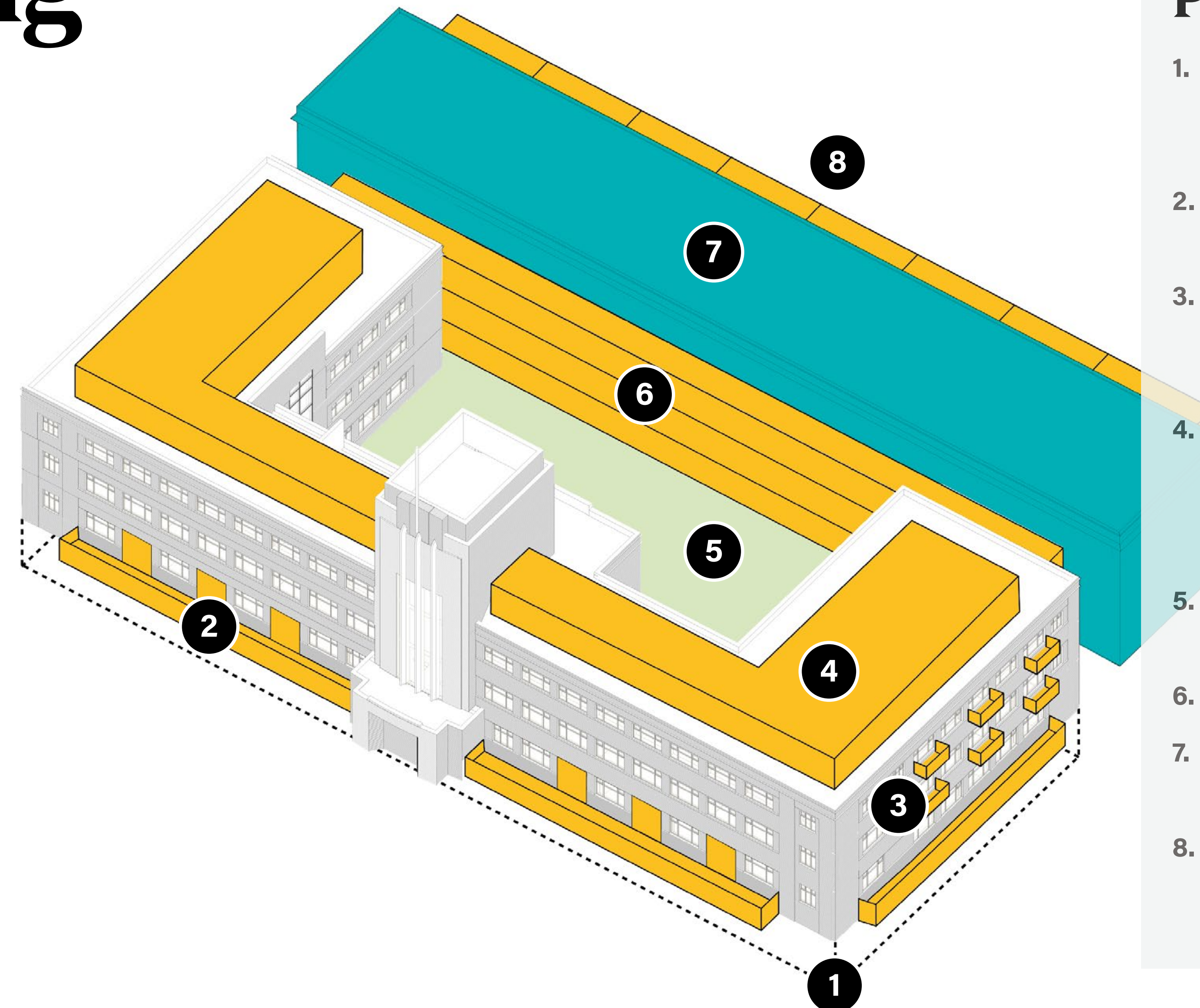
Tower Building

The tower building will form the centrepiece to the development, providing a sense of arrival when entering the site from Wimblehurst Road.



Where possible, original features will be retained and restored. It will also be important to ensure the existing buildings are energy efficient through sensitive upgrades.

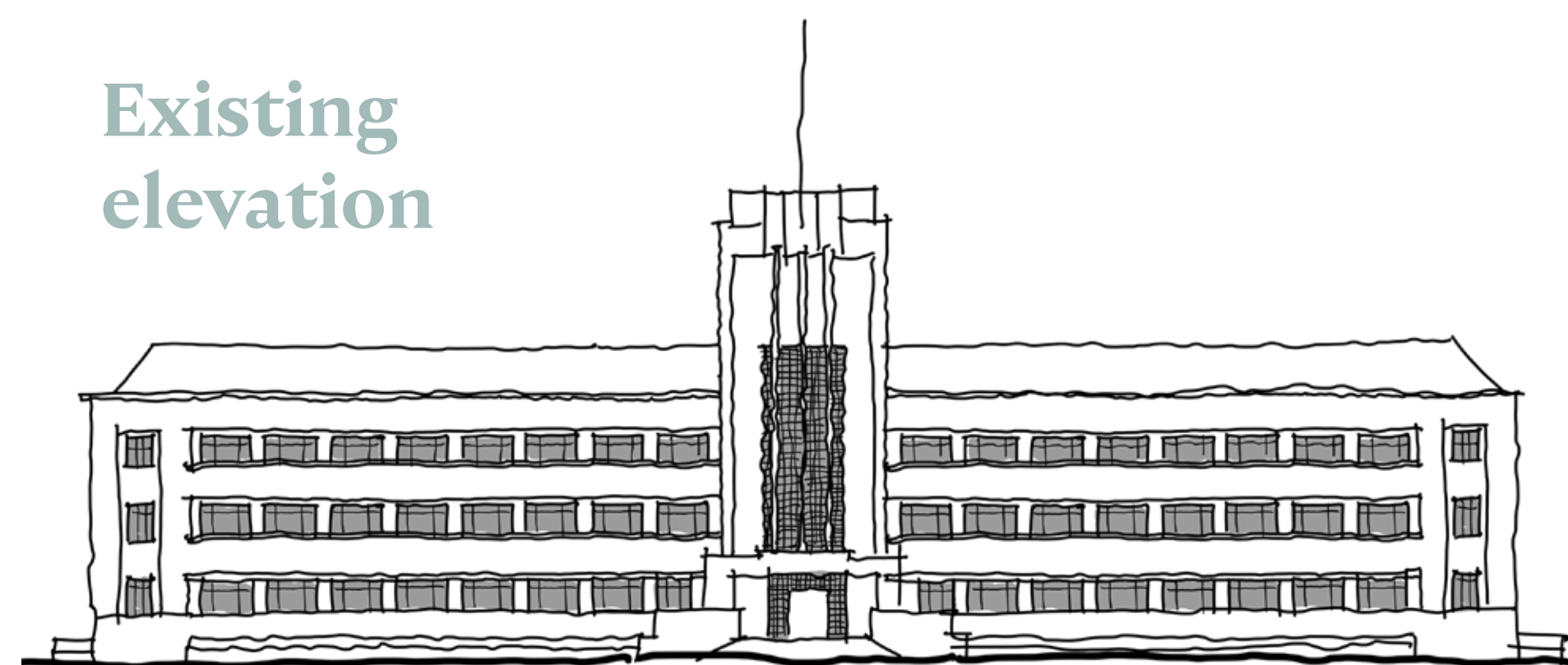
The diagram on the right shows some of our key proposals for the tower building and the later building to its rear.



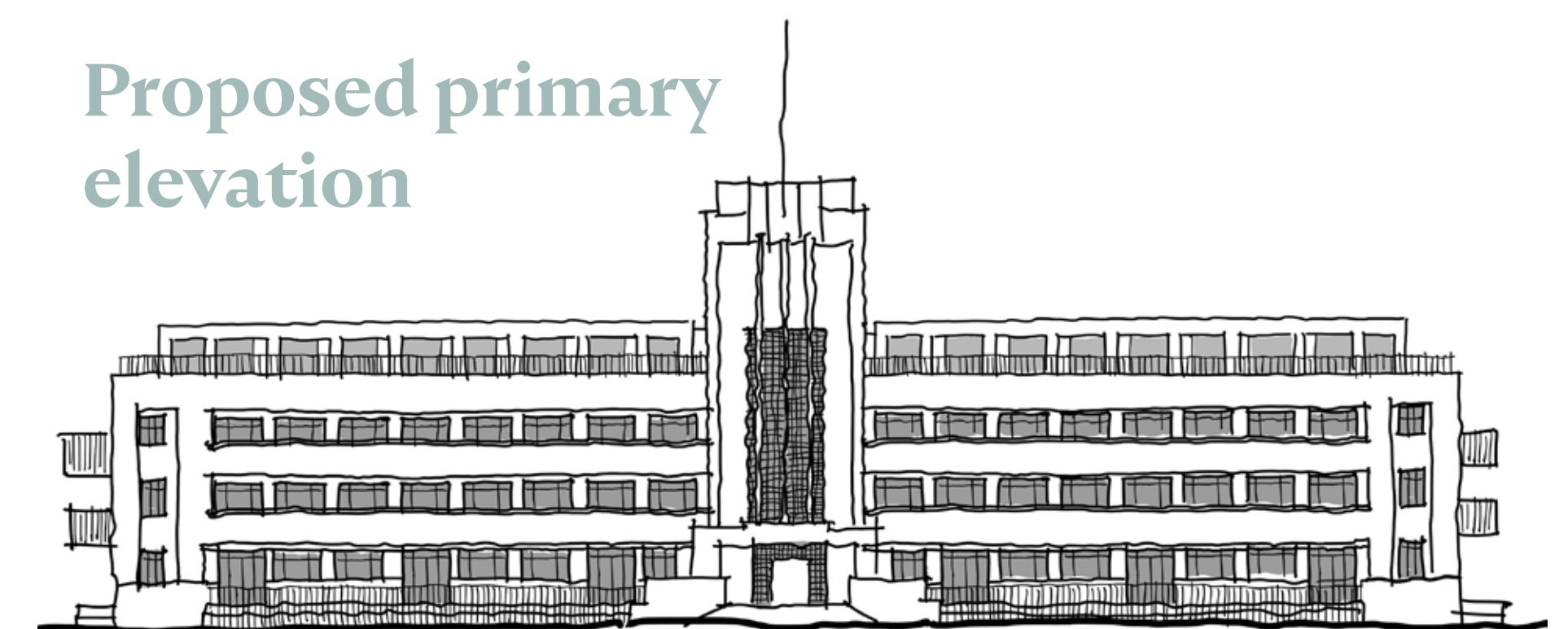
Proposals

1. Existing basement extended into courtyard to be utilised as undercroft car and cycle parking
2. Raised terrace podium proposed at ground floor
3. Balconies proposed on side elevations and internal elevations, but not on the primary front elevation
4. New 3rd floor and roof, set back from elevations below. This will be designed to respond to and enhance the existing style of the building
5. New landscaped courtyard constructed at ground floor level
6. Communal deck proposed for access
7. New external skin added to more recent building at rear
8. New balconies included on rear elevation of more recent building

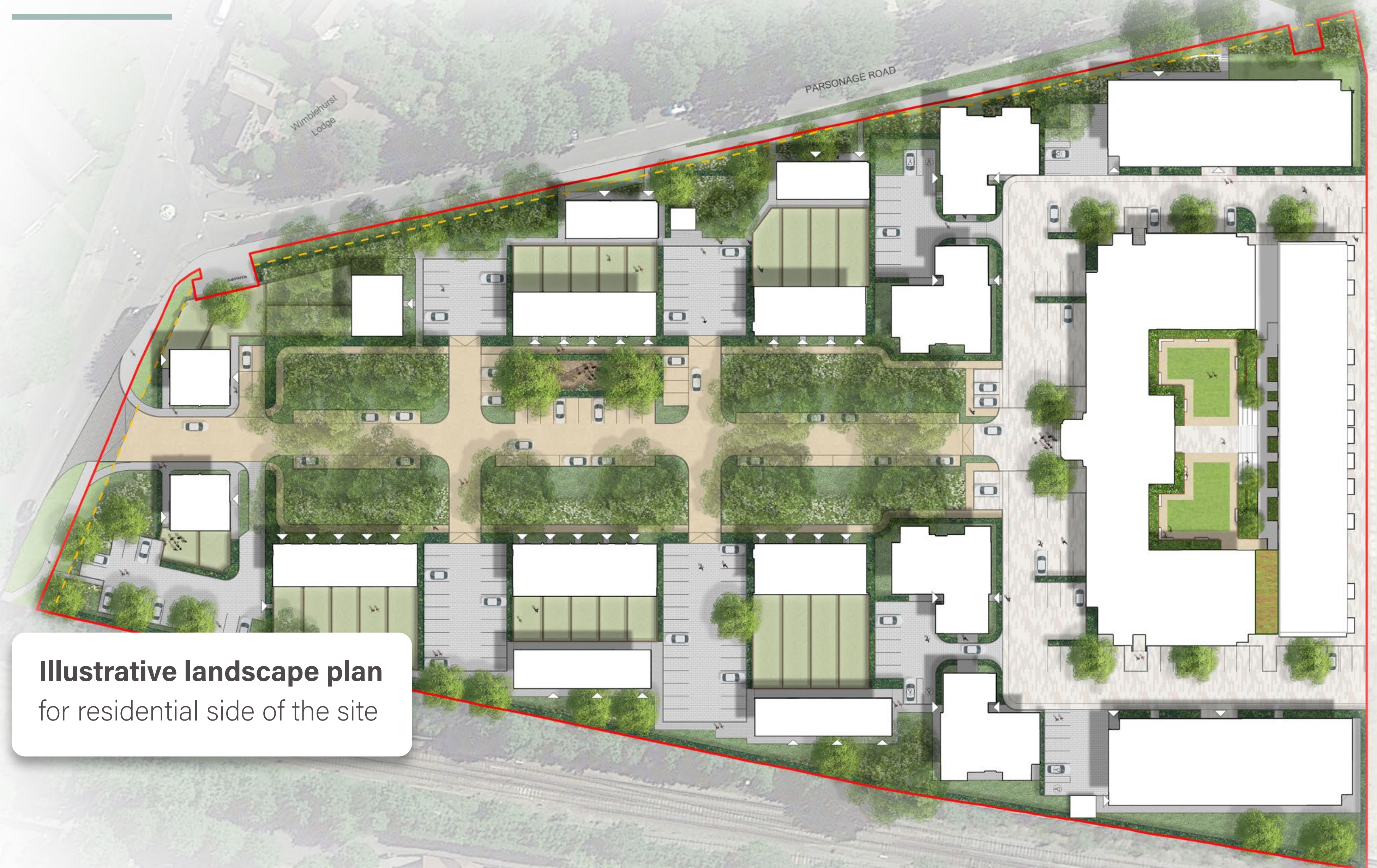
Existing elevation



Proposed primary elevation



Landscape



At the heart of our vision is creating high quality public spaces for people to socialise and relax, alongside new habitats for wildlife to thrive. Across 18 acres of vibrant green space, we will provide:

- Landscaped central boulevard, flanked by cedar trees
- High quality play spaces
- Public park opening up onto Parsonage Road
- New wildlife friendly planting, such as native trees and meadows



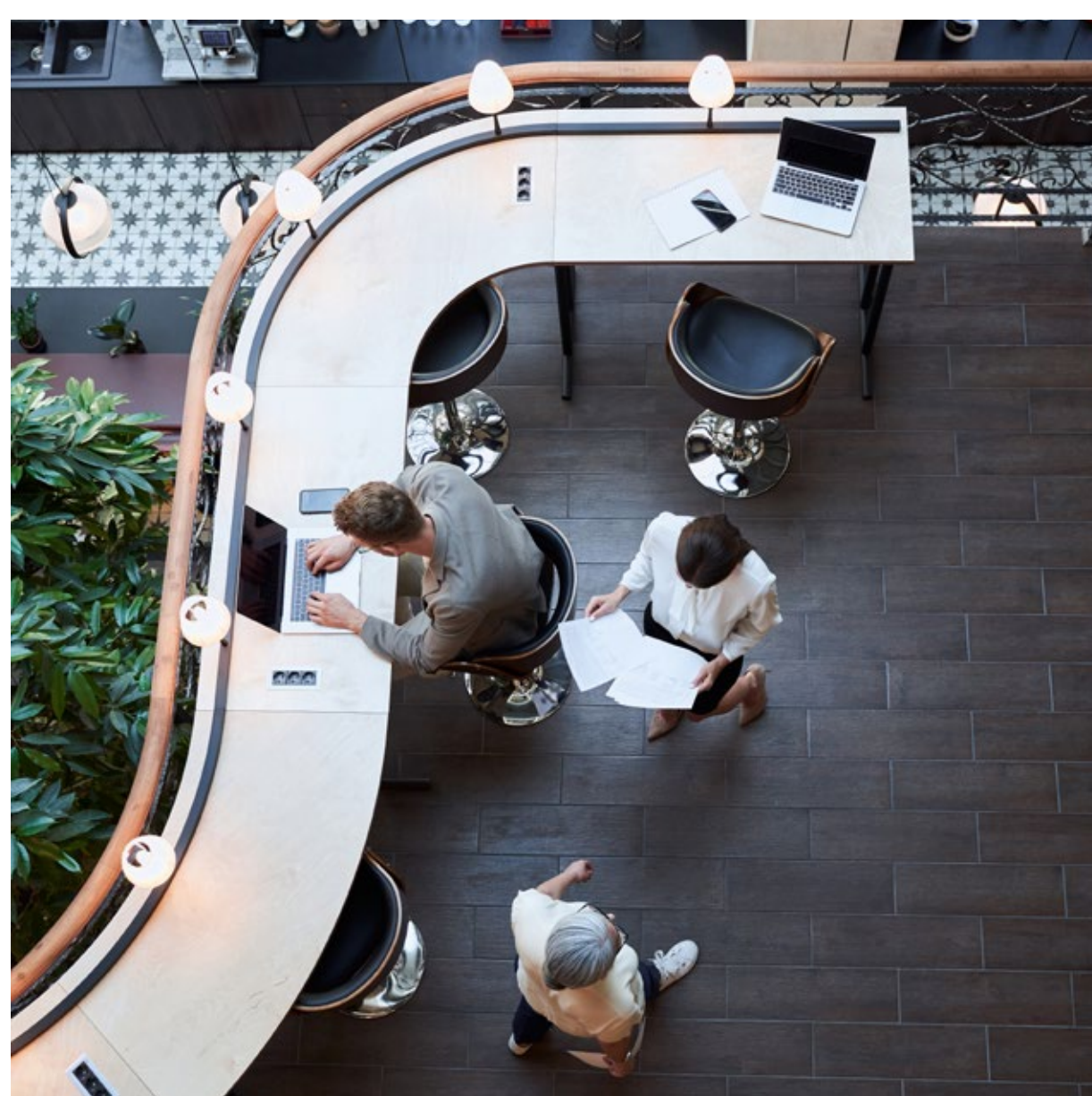
A Place to Work



Our vision is to create innovative workspaces which meet the needs of modern businesses.

We aim to co-create these spaces with prospective businesses to ensure they meet the sustainability targets of the future.

We are looking forward to consulting further on the employment part of the site with the local community, with detailed plans expected in 2023.

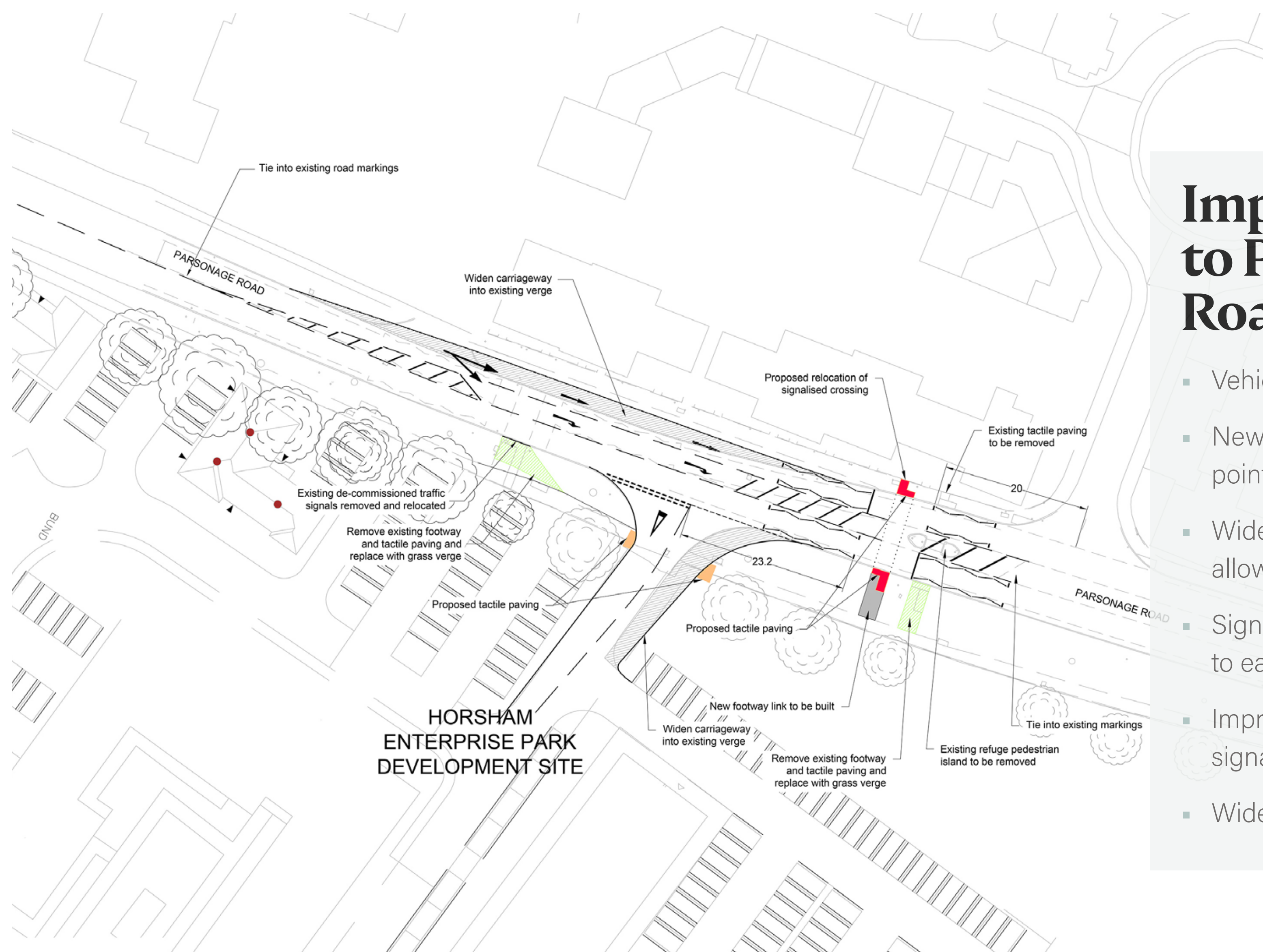
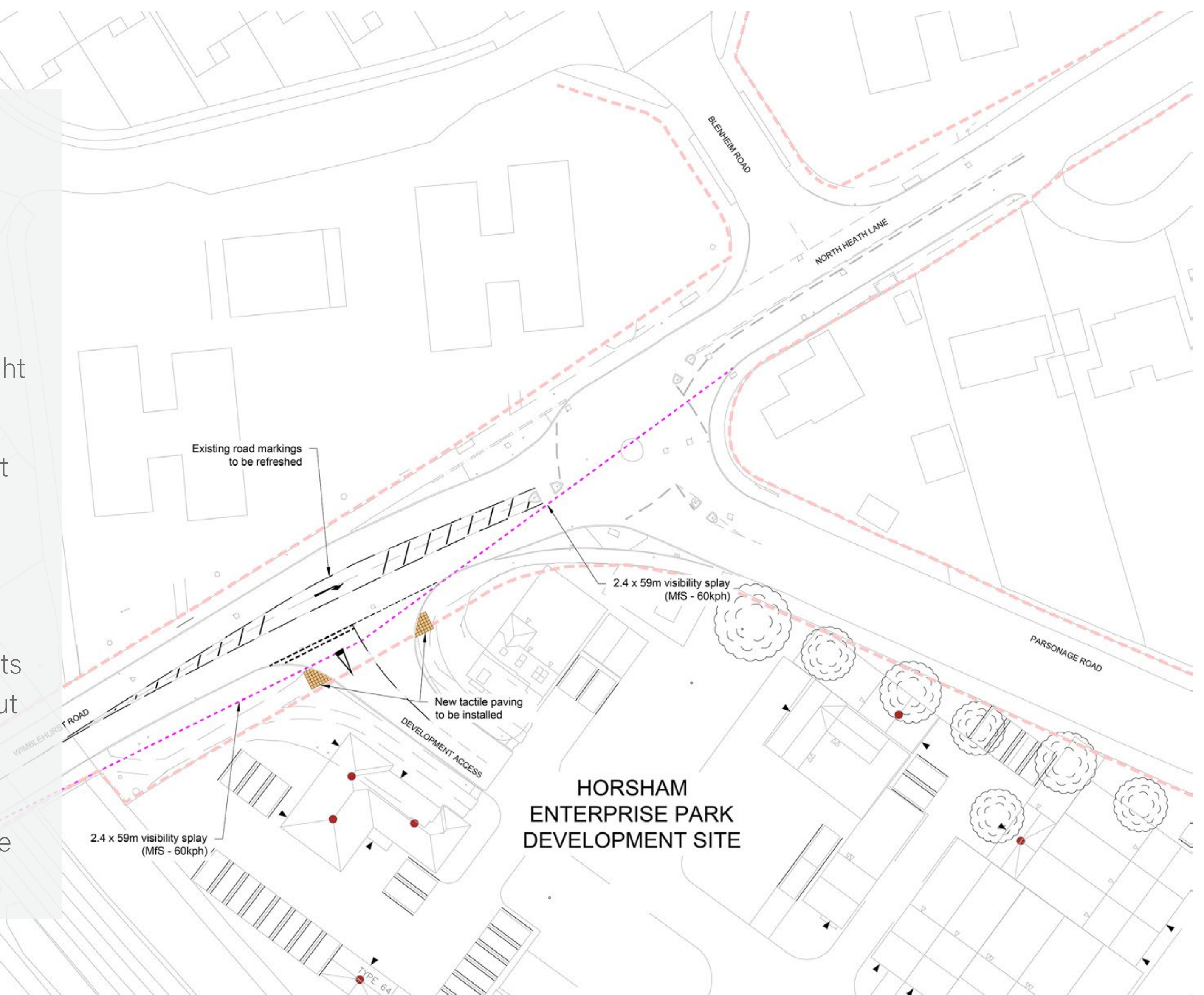


Highways Improvements

There will be a number of highways improvements in the direct vicinity of the site, agreed with the local highway authority as part of the outline planning permission.

Improvements to Wimblehurst Road access

- Refreshing the right turn box to avoid vehicles queuing to turn right into the site
- Improved visibility at access point for vehicles
- Tactile paving added at Wimblehurst Road access
- Tactile paving at all crossing points on all arms of the mini roundabout (not shown on diagram), to help pedestrians of all mobilities cross
- Improved wayfinding and signage



Improvements to Parsonage Road

- Vehicle access point widened
- New tactile paving at access point
- Widening of carriageway to allow a right turn box into site
- Signalised crossing relocated to east of access point
- Improved wayfinding and signage
- Widening footway to 2.0m

Sustainable Transport

Horsham Enterprise Park is ideally located to ensure walking and cycling are easy and the natural choices for residents and workers. This ethos is at the heart of how people will visit, live and work here.

We are proud that all our homes will benefit from high-quality cycle parking, such as private bike stands for houses and secure cycle stores in the apartment buildings.

We will make it easy to move around and from the site, with safe and pleasant boulevards onsite and pedestrian and cycle connectivity

onto Wimblehurst Road and Parsonage Road.

We will also encourage sustainable travel through measures such as vouchers towards bus, train or cycling costs, alongside a site wide steering group to promote sustainable travel options.



Example cycle parking (source: falco.co.uk)

Highways and Parking

We understand that these subjects are particularly important for local residents and were very grateful for the valuable feedback provided at our September event.

As seen on the following board covering Highways Improvements, several key improvements to road infrastructure in the vicinity of the site are proposed, which will help to improve safety and access for pedestrians, cyclists and vehicles. We are also safeguarding land along Parsonage Road to enable West Sussex County Council to bring forward future improvements to the mini roundabout.

We are committed to encouraging walking and cycling and reducing car use – this approach is better for our environment as well as benefiting our nearest neighbours. There are a couple of important aspects to highlight to help us achieve this.

The scheme permitted in 2020 granted planning permission for up to 300 homes. Our scheme will provide 259 homes. This means fewer vehicle trips at peak times, helping to reduce the impact on local roads.

Although we want to encourage non-car use, we are also providing 307 car parking

spaces for our new homes - the maximum level permitted by West Sussex County Council.

The future new employment spaces will also benefit from dedicated parking and we are exploring options for this, including a multi-storey car park.

We are committed to working with you to ensure that Horsham Enterprise Park 'works' from a transport perspective, fully embracing walking, cycling and public transport use, whilst accommodating yet reducing the need for cars.

Listening to Your Feedback

Highways and Parking

You told us that the following areas relating to highways were important to address; we have carefully reviewed this valuable feedback and proposed the following solutions.

“ The development will make traffic worse on surrounding roads ”

We understand how important this issue is for local residents. We are committed to encouraging walking and cycling and reducing car use at the site.

In addition to this, while the scheme permitted in 2020 granted planning permission for up to 300 homes, our scheme will provide 259 homes. This means fewer vehicle trips at peak times, helping to reduce the impact on local roads.

Further information on our approach to highways can be seen on the previous two boards. We hope this information is helpful, but if you have any further questions do not hesitate to speak to a member of our team — we'd be happy to help.

“ Road safety for pedestrians crossing mini roundabout, Wimbleshurst Road, and other surrounding roads ”

As agreed with the local highways authority, there will be several improvements to pedestrian infrastructure near the site. Many of these can be seen on the diagrams on the previous Highways Improvements board.

For example, tactile paving will be added to all the crossing points at the mini-roundabout to help people of all mobilities cross. Furthermore, the

existing footway along Parsonage Road will be widened to 2.0m to improve access.

We are also in discussion with WSCC highways to agree a package of pedestrian improvement measures which can be implemented along Parsonage Road.

“ Traffic and road safety at the mini roundabout need to be addressed ”

As part of the proposed road infrastructure improvements, the right turn box outside the Wimbleshurst Road site access will be refreshed to ensure that vehicles waiting to turn right into the site will not cause vehicles to queue on the approach to the mini roundabout.

We have also safeguarded land along Parsonage Road to allow WSCC to implement junction improvements in the future.

“ Car parking will not be sufficient ”

While we want to encourage non-car use, we are also providing 307 car parking spaces for our new homes - the maximum level permitted by West Sussex County Council.

Our car parking strategy has been designed to fully accommodate all parking associated with the development and not result in any overspill onto the local road network.

It is also anticipated that future residents would not be permitted to apply for parking permits within any existing or future controlled parking zones.

“ What is being done about the level crossing? ”

We know that the recent changes to the Parsonage Road level crossing is also an important issue for local residents, with the down time having been increased.

We have been liaising with Network Rail on this matter, and they have told us the following:

“There are a few factors which have caused issues in and around Parsonage Road some of which we can address ourselves. Our signalling centre staff have got more familiar with the demands of controlling extra crossings which has helped reduce prolonged road closures.”

“Also, the roadworks on the A264 at Rusper Road did not help during October with additional traffic on many roads around North Horsham. Note we are still looking at various aspects of the Parsonage Road crossing to help traffic flows on the road which may help ease congestion.”

We hope that the situation will improve by the time that the development is fully built out, but in the meantime we will continue to monitor the situation closely.

Listening to Your Feedback

Sustainability

We are committed to creating a sustainable development which is energy efficient and protects and enhances wildlife habitats.

Your feedback covered a range of subjects, from the importance of sustainable design to protecting trees on site. We have collated some of the most common subject areas raised below, and set out how we are addressing them in our updated proposals.

“ EV charging should be provided ”

All new homes will have access to an electric charging point within one of their spaces to encourage more people to make the switch to electric vehicles

“ Buildings should have sustainable, energy efficient design ”

All buildings will have a ‘fabric first’ approach which will minimise energy use through measures such as building materials, insulation and natural ventilation.

The development will use electric heating instead of gas, with air source heat pumps generally used across the site.

This will all ensure the proposals comply with updated Building Regulations which require a 30% reduction in carbon emissions.

“ How are you approaching water neutrality? ”

We recognise water neutrality is a key concern for the local community in Horsham.

To help address this we will be:

- Limiting water usage to 90l/p/d
- Harvesting water where possible
- Paying a financial contribution towards the Council’s strategic solution for tackling water neutrality

“ Trees onsite should be retained ”

The 9 mature cedar trees will be retained and will form a key part of the landscape. In addition to this, new trees will be planted to complete the avenue leading to the tower building.

We have undertaken tree surveys to establish the life span of existing trees to retain them where possible.

All trees will be maintained as part of the overall site maintenance.

“ What are you doing to create new wildlife habitats? ”

New planting across the site, as well as the new public park, will create additional wildlife habitats.

This will be complemented by a new pocket woodland in the south east corner of the site.

Furthermore, trees and plants will be selected to encourage local wildlife to flourish.



Listening to Your Feedback

New Homes

We are grateful for the valuable feedback received on our proposed residential layout and architectural approach. Below we have listed some of the key points raised regarding our plans for new homes, and how we are addressing them.

“ Access for those with disabilities ”

- We want to create a place which is inclusive and accessible for all.
- External platform lifts will be provided for access to the existing central building which currently has a stepped access.
- All new homes will comply with building regulations for accessibility.
- Tactile paving will also be added to existing dropped kerbs at the mini-roundabout and vehicle access points to enhance access for all mobilities on roads surrounding the site.

“ Density is too high / too many homes are proposed ”

- Throughout our design evolution, we have carefully considered massing and housing mix, seeking to ensure building density is not too high, there is sufficient room for parking, and there is a good range of house types available.
- We are proposing 259 homes, which is a reduction from the 300 homes proposed as part of the outline planning permission.

“ Affordable Housing should be provided ”

- 35% of new housing will be ringfenced as Affordable Housing, comprising shared ownership and social rent.
- All homes will be designed to the same exacting standard.



Next Steps



Thank you for taking the time to join us for this follow up community conversation.

We hope that it has been useful to see further information on our plans for new homes at Horsham Enterprise Park.

We believe that working with the local community is crucial to ensuring Horsham Enterprise Park is a vibrant, sustainable and successful place to live and work.

After carefully reviewing feedback from this consultation, we will be submitting a reserved matters application covering the detailed design and layout of the residential part of the site in early 2023.

We will be holding further community events in 2023 to provide more information and hear views on our plans for the employment part of the site.

Estimated timeline

Throughout
2023

Further public consultation on employment part of site

By early
2025

Commercial reserved matters application submission

End of
2027

Construction ends for residential section

January
2023

Residential reserved matters application submission

Early
2024

Construction starts on site

From
2025 - 2028

Sales period

We need your views!

We are committed to continue working with the local community and listening to your views on our emerging plans.

Feedback forms are available today for you to provide your comments. If you are unsure of where these are located, our team will be more than happy to help.

You can also submit feedback through our online form by visiting our website at www.horshamenterprisepark.co.uk

We'd be grateful if you could provide all feedback by **16th December 2022.**

Let's keep in touch

If you have any questions or would like to speak to a member of our team, please get in touch at

info@horshamenterprisepark.co.uk
or call **0800 0803290**