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## **Legal & General submits detailed plans for green arrival into land north of Horsham**

*Improvements to Rusper Road north of the A264 are part of early infrastructure works*

Legal & General has submitted detailed plans to Horsham District Council for a key point of arrival into the sustainable new community at land north of Horsham.

The plans for Rusper Road, called Principal Access Works 2 (PAW2) will link the A264 to a new roundabout at the heart of the development and ensure a high-quality environment for everyone using this route.

The plans are part of the early works being delivered by Legal & General to open up the site and provide access to the new homes, businesses, green spaces and amenities within the first phase. They were a key feature of Legal & General's consultation events at The Holbrook Club in November and received a positive response from local people.

Sebastian Balcombe, senior land and planning manager at Legal & General, said:

"We are committed to delivering an attractive, welcoming and high-quality community at land north of Horsham and that means getting the detail right.

"Detailed plans for this part of Rusper Road were already approved, but we worked with Horsham District Council to identify how we could make them better. Our plans are for a greener route that respects the existing landscape by retaining as many trees and hedgerows as possible, and creates a more positive sense of arrival for everyone – from people in cars and buses to pedestrians, cyclists and horse riders too.

"There are also practical benefits to our plans as they will help to minimise disruption for existing road users and utilities when the works are taking place.

"We are keen to engage the community in all aspects of our plans and we were delighted with the response we received at our first events in November. Most people we talked to could see the benefits of this greener route and agreed with our approach."

A decision on the enhanced plans for Rusper Road is expected this spring. If approved, construction is expected to begin in autumn 2020 and finish in early 2021.

The Rusper Road enhancements will be the second stage of major road improvements being delivered by Legal & General in the next 18 months. Construction work is due to start early this year on an improved roundabout at the junction of the A264 and Rusper Road. The detailed design of the improved roundabout was approved in 2018 and will increase capacity, reduce delays and improve safety compared with the existing roundabout. The works are expected to finish this autumn.

The improved roundabout is key to the delivery of the new Bohunt Horsham School on the north of Horsham site. Detailed plans for the new school were submitted by the Department for Education in August and approved by Horsham District Council in December 2019. The school is expected to open in September 2021.

### **Progress with broader plans to deliver a sustainable community**

As well as progressing plans for early infrastructure, Legal & General is also finalising a Design and Landscape Strategy to illustrate the vision for the new community. The Strategy is a key requirement of the planning permission for land north of Horsham and will guide the design of the landscape, public spaces and buildings in the first phase.

Sebastian Balcombe said:

“As master developer, Legal & General will deliver the main public areas of the development, including roads, green spaces and community facilities. New homes and commercial buildings will be built by different housebuilders and contractors. The Design and Landscape Strategy will ensure these meet our quality, design and sustainability aspirations for the site, which was an important issue for local people at our recent events and a commitment we were happy to give.”

Legal & General is expecting to submit the Design and Landscape Strategy to Horsham District Council Strategy early this year. It will include guidance on:

- The approach to development in different character areas
- Different building types and use of materials
- How transport corridors are planned to meet a range of needs
- Strategies for open space, sport and recreation areas
- How street furniture and public art is incorporated into public spaces
- Construction phasing and sustainability principles

Commenting on other priorities for this year, Sebastian Balcombe said:

“Legal & General has only been involved in land north of Horsham for 12 months but we’ve achieved a lot in that time. We’re now ready to start delivering early infrastructure and progressing our vision for the first phase.

“Our community events started a really positive and constructive dialogue with local people. We look forward to continuing that over the next year and asking the community to help shape the detail of our plans for community facilities, green spaces and how they’re used.

“We know also that the pedestrian and cycle bridge over the A264 is a priority for the community and we’re committed to engaging with the relevant authorities to progress the work needed to deliver it.”

Legal & General is the master developer for land north of Horsham, which was granted outline planning permission in 2018 for 2,750 private and affordable homes in a range of sizes and 500,000 sq ft of high-quality employment space. The development will deliver around £50 million of funding for essential services, community facilities and improvements to local roads, public transport, and walking and cycling routes.

The first phase is located either side of Rusper Road and is set to deliver around 1,000 homes over the next five years. Legal & General is targeting occupation of the first homes in late 2021.

More information is available at [www.landnorthofhorsham.co.uk](http://www.landnorthofhorsham.co.uk). The Legal & General development team can also be contacted on 020 7323 3544 or via email at [info@landnorthofhorsham.co.uk](mailto:info@landnorthofhorsham.co.uk).

Subject to detailed planning approvals, the first phase will be delivered over the next five years. The whole development is expected to take at least 15 years to be completed with further consultation, including more events, taking place on each element of the plans.

**ENDS**

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## **Notes to editors**

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