

What North of Horsham will deliver:

- Up to 2,750 new homes with a broad mix of housing types, sizes and tenures to provide options and address affordability issues for local people
- 500,000 sq ft of high-quality office space for local business and to attract major occupiers to the town, delivering up to 4,000 job opportunities and helping Horsham become a driver of economic growth in the region
- A new secondary school targeted to open by 2020 alongside new primary schools and provision for 'early years' and pupils with special education needs
- Around £50 million of funding for essential services, community facilities and improvements to local infrastructure, including a doctors' surgery, public transport and roads
- A transformation in pedestrian and cycle access between the existing town and surrounding countryside, with new footpaths and cycleways providing safe routes across the A264
- Public access for the whole town to large areas of open space, sports pitches and a nature park featuring local woods and water meadows, all linked by a network of footpaths, cycleways and trails

Public information

Horsham District Council (HDC) is now undertaking its own statutory consultation on Liberty's outline planning application, giving the local community the opportunity to provide formal feedback on the plans.

The Liberty planning application is registered with reference number DC/16/1677. Full details of the planning application can be accessed via the Council's planning portal: <https://public-access.horsham.gov.uk/public-access/>

Further information is also available on the North of Horsham website: www.landnorthofhorsham.co.uk

Liberty will be hosting a public exhibition in the town centre after the holidays. Details of the venue and timings for the event will be announced nearer the time, including on the North of Horsham website.

Timetable

Planning applications of this scale and complexity require a statutory 16 weeks to be considered, which is why we have worked closely with HDC to ensure they are very familiar with its component parts. By continuing to work together, we would hope for approval as soon as possible.

About Liberty

Liberty is a masterplan developer not a housebuilder. At North of Horsham, we would build a community not a housing estate and, as a long-term investor, we retain a stake in the new community to ensure its long-term success.

Liberty is developing Kings Hill - www.kings-hill.com - a rapidly growing live, work, play community in Kent and Cambridge Biomedical Campus - www.cambridge-biomedical.com - an international centre of excellence in biomedical research.

Kings Hill combines commercial, residential, educational, retail, community, sports and leisure uses within 800 acres of highly landscaped parkland. Kings Hill was recently recognised by the Daily Telegraph as one of the best places in the UK to raise a family.

At Cambridge Biomedical Campus, Liberty is providing opportunities for public and private organisations with a biomedical focus to co-locate and benefit from this progressive environment.



Contact us

Website: www.landnorthofhorsham.co.uk

Email: info@landnorthofhorsham.co.uk

Phone: 020 7323 3544 (Mon to Fri 9am - 5.30pm)

Post: North of Horsham c/o 7 Bayley Street, London WC1B 3HB

Working together to deliver sustainable growth.

Liberty Property Trust is pleased to announce that our outline planning application for a new live, work, play community at North of Horsham has now been submitted to Horsham District Council.

North of Horsham is a strategic allocation in the adopted Horsham District Planning Framework (HDPF), which sets out where new housing and employment space should go.

We said last year that we were going to get the planning application right and that is exactly what we've done.

Through our detailed and ongoing discussions with the district and county councils, and many other authorities, we have made sure the application addresses all of the factors relevant to the development, so that a fully informed decision can be taken.

Critically, we have made sure that North of Horsham will help meet local housing and education needs and other local priorities.

We have also been focused on delivering a key commitment we gave you last year - to make sure all the necessary infrastructure is in place and at the right time so we don't increase the burden on existing facilities.

We know this is a major issue for local people and our planning application addresses this. For example, we are helping deliver a new secondary school early to meet local needs because we can and because it is the right thing to do.

We will be making a significant investment of around £50 million in local services, facilities and infrastructure, which will ensure the new community is well connected with the existing town and delivers the best possible benefits for local people.

The HDPF Planning Inspector described North of Horsham as 'one of the most sustainable locations' and with these improvements, we will make it even more accessible and successful.

Our top priority will be to make North of Horsham the best place it can possibly be and this planning application will allow that to happen.



- 1 Mix of new homes
- 2 Business park
- 3 Neighbourhood centre
- 4 Education campus with secondary school, primary school, 'early years' and special education needs
- 5 Primary school and local centre
- 6 Nature park
- 7 Sports hub
- 8 New parkway station
- 9 A264

New homes to meet local needs

Up to 30 per cent (825) of the new homes will be specifically allocated to meet local needs, offering a wide range of sizes and tenures. Delivery of the final five per cent is directly linked to the overall success of the development, as the sale of land to homebuilders and the take up of business space funds the overall community benefits package.

There will be homes for people to rent from a housing association at a discounted rate, alongside shared ownership options and homes first-time buyers can purchase at a discounted market value - a key Government policy for increasing home ownership.

Liberty also intends to deliver a number of private rented sector homes to help meet local needs. This tenure is growing in popularity, especially with younger generations, as it offers flexibility and time to save to buy, whilst retaining quality and security of tenure.



New schools

With pressure already on school places, North of Horsham provides an opportunity to deliver a comprehensive education solution locally and West Sussex County Council (WSCC) is prioritising delivery of a new secondary school to help meet this important need.

A new education campus at the heart of the new community will include the secondary school and one primary school, as well as catering for 'early years' and special education needs.

Likely to be a Free School, the new secondary school will cater for 900 pupils and have the potential to expand to 1,200 pupils in the future if WSCC needs to create more school places to meet wider district needs.

A second primary school will be located in the western part of the new community, again with the potential to expand if WSCC needs to create more school places to meet wider needs.

Liberty will provide land and make financial contributions towards these new schools and learning facilities to meet projected pupil numbers from the North of Horsham community itself. We will also make extra land available to WSCC so it can build the bigger schools if needed.



Investment in transport and roads

North of Horsham will be a well-planned and sustainable new community which reduces reliance on the car - for example, by creating jobs nearby and providing local facilities on the doorstep.

Where people do need to travel, the plans provide them with realistic alternatives to the car, including new and improved walking and cycling routes, and public transport services to key destinations.

Liberty will pay for these improvements to seamlessly connect the new community to the existing town and wider area, which will also make it easier for existing residents to access the new facilities and amenities at North of Horsham itself.

Liberty is also proposing a new parkway train station on the Horsham-Crawley-London line and will make the land available for the station and 600 parking spaces, providing a valuable park-and-ride option into and out of the town.

Liberty will put in place all of the primary roads within the new community and will also pay for major improvements to the A264 and other roads and junctions in the local area. These improvements will deliver safer and more efficient junctions which can take more traffic and manage traffic flow better than the existing junctions, providing benefits for road users, as well as for cyclists and pedestrians wanting to cross main roads.

Driving economic growth

The business park will create up to 4,000 job opportunities in a range of roles, with indirect jobs created in existing and new local businesses as they benefit from the additional economic activity.

By providing state-of-the-art business space, new businesses will be attracted to the area and existing employers will have better options to stay in the town.

New homes and employment at North of Horsham will lead to increased footfall for local shops and a wider customer base for other local businesses, all of which will help enhance the vitality of the town centre and wider economy.



Indicative North of Horsham masterplan showing existing edge of Horsham. Masterplan and illustrations for illustrative purposes only.