

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 20 December 2025 12:51:41 UTC+00:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**Subject:** Comments for Planning Application DC/25/0629  
**Categories:** Comments Received

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 20/12/2025 12:51 PM.

### Application Summary

Address:	Former Novartis Site Parsonage Road Horsham West Sussex RH12 5AA
Proposal:	Residential development comprising 206 dwellings and a commercial unit, including the part-demolition and conversion of 'Building 3' and demolition of 'Building 36'. Vehicular access taken from Wimblehurst Road. Car and cycle parking, landscaping and open space and associated works. The replacement of the existing cedar trees at the site (amended proposal)
Case Officer:	Jason Hawkes

[Click for further information](#)

### Customer Details

Address:	20 wimblehurst Road horsham
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### Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Design</li><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>

Comments:

As a long-term resident of Wimblehurst Road, situated in the Richmond Road Conservation Area adjacent to this site, I have witnessed a significant increase in ground water issues affecting both my home and garden, leading to tanking of some lower rooms and fitting a sump pump in my cellar. The pump is in daily use.

Neighbouring properties are also subject to similar issues. Many of these Victorian and Edwardian Homes were constructed with foundations in direct contact with the ground and are more susceptible to moisture problems. These issues have also noticeably increased since several new housing estates have been built bordering the area.

The diversion of water from around these sites due to the dense housing and deep foundations for apartment blocks raises the issue of potential impacts on existing properties in the Conservation Area and possibly Listed Buildings nearby, by altering natural drainage patterns and increasing impermeable surfaces and changing groundwater recharge and quality.

This proposed urban development will lead to increased hard surfaces and will prevent rainwater from soaking into the ground naturally, leading to increased run-off into streams and rivers and nearby land.

The Enterprise park sits on land with active underground water, a remnant of historical streams. These water sources originate near the hospital and college and also further east from Foundry Lane Industrial Estate.

I am very concerned that building over these streams will increase both surface and sewer flooding due to inadequate capacity and potential blockages of the old Victorian-era culverts. I am surprised the existence of these streams has not been investigated fully as they are not mentioned in any reports.

Before the Gate Houses were demolished, it was reported that their basements were flooded.

This also seems to be the case with the basement of the locally listed Art Deco Building.

I refer to:

Arch associate structural report on building 3  
Water ingress in basement  
5. Basement water ingress  
The basement of the building is flooded and has done so for a significant number of years.  
In a refurbishment scenario this would need to be pumped out to allow a waterproofing system to be retrofitted. Suitable measures for draining of water should be provided and maintenance strategies will also be required to ensure the waterproofing system remains

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effective.

During on-site testing in the summer, the basement was pumped out to establish the extent of the water ingress. Within 24 hours the basement became flooded again, it is now anticipated to be over 2 metres deep, in a period of relatively dry weather conditions. It is likely that this ongoing water ingress is further damaging the concrete including its reinforcement.

I find this report alarming and can only hope that the high density of this proposed housing estate does not affect my property further.

This is my response to the recent amendment and the finding of water ingress at the site.

My original response can be found on the portal relating to other subjects raised regarding this application.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**

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