

Comments summary

Application summary

Reference	DC/25/0629
Site Address	Former Novartis Site Parsonage Road Horsham West Sussex RH12 5AA
Case officer	Jason Hawkes
Proposal	Residential development comprising approximately 206 dwellings, including the 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.

Comment details

Contributor address	20 wimblehurst Road horsham RH12 2ED
Comment stance	Object
Commenter Type	Member of the Public

Comment

The former Novartis site has been considered for various projects since it was decommissioned in 2014, including a science park, which sadly did not come to fruition and for a mixed use of housing and commercial. Now it is being considered solely for high density housing. The location of this site could have provided so much more for the area. A Green space to buffer the industrial area would have been very welcome and its location probably more suited to the proposed Care Home on Hurst Road at the Old Fire Station site, which would be better suited to higher density affordable housing, with closer links to the station, town centre and other amenities. The Density of housing of this proposal, although an improvement on DC/18/2687, is still a major development in the heart of this residential area which has taken a considerable hard knock from increased traffic over the last 10 plus years, with the expansion of North Horsham. The proposal of 244 further homes of the proposed adjacent DC/25/0415 will impact further. The proposed access into the site from Wimblehurst Road is very concerning. Novartis closed this access to traffic many years ago, due to concerns of traffic safety at this junction with the mini roundabout. The adjacent proposed site DC/25/0415, with proposed access from Parsonage Road will impact the Wimblehurst, North Heath junction further. There are several large junctions within close proximity which are already running above capacity.

Since the opening up of Giblets Way to a carriageway, Wimblehurst Road has become a major preferred route from North Horsham into Horsham Town, avoiding the Littlehaven Halt crossing on Rusper Road and the long dog-leg drive around the A264/A24. The Mowbray site, which is still under construction and on the outskirts of Horsham, has added to the volume of traffic, along with the Bohunt School location. Most students attending this school are coming from inside Horsham and not from the direction of Crawley. Access to secondary schools in Horsham is currently a problem as they are all at capacity and children are being sent to schools in neighbouring Crawley or further into Horsham District. Children then are set aside from their peers socially, this also impacts anti-social behaviour. Mowbray and Highwood developments are not yet completed and there are no further schools planned for the area. With high density housing comes an increase in anti-social behaviour and our Police force are already under financial pressure and stretched. They have already commented on this regarding the proposed adjacent site DC/25/0415. Many surrounding roads are already subject to CPZ's, which makes on-street parking very challenging, especially around Richmond Road, Gordon Road and Ashleigh Road. These side roads are used by Collyers College students as there is not enough capacity within the College grounds in Hurst Road to accommodate parking for students. Overspill of vehicles from this proposed site, due to its tight allocation of on-site parking places, will no doubt impact local roads causing further on street congestion. Wimblehurst Road is currently outside the CPZ zone, but it is a narrow road with very narrow pavements, low curbs and any on-street parking creates havoc to the traffic flow, alongside buses and delivery vans which also add to backed up congestion throughout the day. The tailback of traffic created by the closure of the Parsonage Road train barrier also contributes to a standstill situation many times daily. More houses mean more demand on both water supply, sewage and drainage network. Horsham is already in a deprived water area and the drainage network is Victorian and already under strain. Water leaks have caused road collapse within Richmond Road and rising water tables have affected properties in the adjacent Conservation Area, resulting in remedial tanking at ground level and sump pumps fitted into cellars. Surface water drains in Wimblehurst Road are prone to flooding during

rainfall. There is no General Hospital with A&E within Horsham District. Crawley is an Urgent Care Centre, but has no A&E. East Surrey Redhill, Princess Royal Haywards Heath, Worthing General Hospital, and Royal Sussex Brighton are all around 20 miles away. GP surgeries, dental surgeries are all stretched to capacity. There has always been speculation of contaminated ground at this site, where Novartis had its Pharmaceutical Research and Development Centre. Land reports on the planning portal are all recommending further investigation for the land being used for Residential end use and further testing should be carried out prior to any permissions.

Reason(s) for comment

- Other
- Design
- Loss of General Amenity
- Overdevelopment
- Highway Access and Parking