



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept FAO Jason Hakes
LOCATION:	Former Novartis Site Parsonage Road Horsham West Sussex RH12 5AA
DESCRIPTION:	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.
REFERENCE:	DC/25/0629
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal

SUMMARY OF COMMENTS & RECOMMENDATION:

Approve with conditions.

MAIN COMMENTS:

Construction Phase

During site clearance, preparation, and construction there is the potential for local residents to experience adverse impacts from noise, dust and construction traffic movements. These should be minimised and controlled by the developer and measurements to control noise dust should be implemented

Land contamination

The Novartis site has commercial and industrial land use history relating to its use for the research development and manufacture of pharmaceutical products. Following the cessation of this activity the site was cleared, and an extensive contamination investigation was undertaken and provided to the Council.

The report concluded that:

"In summary, no significant constraints to redevelopment for residential purposes have been identified, although provision of a clean cover layer in open areas may be required.

However, supplementary testing and assessment is required post demolition and in the context of the specific development proposals in order to further constrain the risks identified."

Conditions are therefore recommended to ensure the development of the site takes into account this conclusion.

Noise and vibration

The application site is bounded by the Horsham to Dorking railway line to the south, by Parsonage Road to the north and Wimblehurst Road to the west. Future occupiers of the development will therefore be exposed to noise from rail movements and from road traffic.

Internal Noise levels

A Noise Impact Assessment prepared by Spectrum Acoustics has been provided which details the noise measurements and noise modelling undertaken for the development. The report has identified potentially adverse noise impacts for plots fronting Parsonage Road, Wimblehurst Road and the railway line.

The report has detailed appropriate glazing treatments, assuming brick block facades, to the habitable rooms on the noise exposed facades. However, the need for ventilation and the prevention of overheating must also be considered.

Approved document O is relevant for assessing overheating risks at night, but the noise levels measured during the day indicate that windows will need to be kept closed to maintain acceptable internal noise levels.

Overheating risks have not been considered in detail. It is recommended that overheating risks should be considered as part of the design of the development including the layout of the development the internal arrangement of habitable rooms.

Noise in external amenity spaces.

As set out in section 4.1.3 of the report, the noise modelling provided has identified that a number of the amenity spaces will be impacted by noise levels significantly above the WHO Community Noise Guidelines for serious annoyance in outdoor living areas. This indicates that these amenity spaces will be of low quality with respect to outdoor amenity.

It is likely that this issue can be overcome through appropriate acoustic boundary treatments. However, for blocks C07, C10, C11 and C15 the balconies will remain exposed. There may be opportunities to improve the acoustic characteristics of the balcony spaces through appropriate design and insulation measures.

Where this is not feasible occupiers of these blocks should be provided with access to quieter amenity spaces within the development.

External Lighting

No detail of the external lighting to the development have been provided. In order to ensure any external lighting does not cause issues of glare or light trespass, conditions requiring submission of lighting information are recommended.

Water Neutrality

The Water Neutrality Statement has stated that the provision water efficient fittings and offsetting will be used to meet the water neutrality requirements for the development

ANY RECOMMENDED CONDITIONS:

Land Contamination

- 1 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination, including asbestos contamination, of the site and extant structures shall each be submitted to and approved, in writing, by the local planning authority:
 - a) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
 - b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - c) The site investigation results and the detailed risk assessment (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

- 2 Prior to the first occupation (or use) of any part of the development hereby permitted, a contamination verification plan shall be submitted to and approved, in writing, by the Local Planning Authority. The verification plan shall provide details of the data collected in order to demonstrate that the works set out in Condition [1] are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.
- 3 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation

strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

- 4 No soils shall be imported or re-used within the development site until the developer has submitted details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for the proposed use. The assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by the local planning authority

Construction Phase

- 5 Prior to the commencement of the development, a Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. During site clearance, preparation and construction the Construction Mitigation measures described in Section 9 of the Air Quality Assessment report (RWDI, April 2025) shall be adopted. The CEMP shall include details of the following relevant measures:
 - i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location
 - ii. A description of management responsibilities
 - iii. A description of the construction programme which identifies activities likely to cause high levels of noise or dust
 - iv. Site working hours and a named person for residents to contact
 - v. Detailed Site logistics arrangements
 - vi. Details regarding parking, deliveries, and storage
 - vii. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring
 - viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
 - ix. Communication procedures with the LBL and local community regarding key construction issues – newsletters, fliers etc
 - x. Details of traffic construction routing to and from the site The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP for the related phase

Noise and Overheating Risk

- 6 Prior to commencement of development (other than demolition), a scheme of noise mitigation and mechanical ventilation sufficient to prevent overheating and maintain thermal comfort shall be submitted to and approved in writing by the Local Planning Authority. The Assessment shall demonstrate that CIBSE TM59 compliance would be achieved with the proposed design, and that CIBSE TM49 has been considered as part of the modelling. Any mechanical ventilation shall then be designed in accordance with the ANC Acoustics Ventilation and Overheating: Residential Design Guide 2020. The scheme shall include but not be limited to.
 - a) A scheme of façade insulation including performance details and a glazing plan that shall achieve the habitable and commercial room standards as detailed in

BS8233:2014 with no relaxation for exceptional circumstances and appropriate consideration of LMax with suitable measures to ensure the thermal comfort of occupiers and prevent overheating.

- b) A scheme of validation including at least three interim stages of construction work that shall be validated by site visit with suitable supporting records and photographs. The scheme of validation shall be submitted to and approved by the local planning authority prior to occupation

All work must be carried out by suitably qualified person prior to occupation and the approved noise, vibration attenuation and ventilation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.

Outdoor Amenity spaces

- 7 Prior to the commencement of development a scheme of measures to ensure that all residential units have access to amenity space within the development where noise levels do not exceed 55dB LAEQ(16 hour) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of post construction validation. Thereafter the development shall be carried out in accordance with the approved details and a separate validation report shall be submitted to and approved in writing by the Local Planning Authority within 3 months of occupation

External lighting

- 8 Prior to commencement a lighting scheme, including a schedule of luminaires to be used, must be submitted for the approval of the Local Planning Authority in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obtrusive light. The scheme must be designed by a suitably qualified person in accordance with the recommendations for environmental zone E3 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01-21".
- 9 Before commencement of operation of the approved lighting scheme the applicant shall appoint a suitably qualified member of the institute of lighting professionals (ILP) to validate that the lighting scheme as installed conforms to the recommendations for environmental zone E3 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01-21" the validation report shall be submitted to and approved by the local planning authority and the approved details and attenuation measures shall be permanently retained and maintained in working order for the duration of the use and their operation

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DEPARTMENT:	Environmental Health
DATE:	06 June 2025