

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 29 May 2025 16:18:33 UTC+01:00
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 29/05/2025 4:18 PM.

Application Summary

Address:	Former Novartis Site Parsonage Road Horsham West Sussex RH12 5AA
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.
Case Officer:	Jason Hawkes

[Click for further information](#)

Customer Details

Address: 26 Heather Close Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment- Trees and Landscaping
Comments:	I live in a close off North Heath Lane, so Parsonage and Wimblehurst Roads are my routes into Horsham town centre,

whether by car, on foot or by bus.

Though I was outside the consultation area for Wimbleshurst Road Residents' Association, I fully support the detailed views expressed in their report of 19th May, also those of the occupant of 108 Heath Way (letter 18th May).

Proceeding with the development as proposed, together with DC/25/0415 covering the eastern part of the former Novartis site (Muse proposal), would create 450 housing units on the site. In my view, this would be unacceptable due to the following factors:

- Road congestion, pollution and increased hazards to motorists and pedestrians
- Likely parking overspill into nearby streets
- Doubt over the ability to meet current Water Neutrality requirements, plus apparently unresolved issues about drainage from the site.
- Increased demands on local services e.g. GPs and schools, which do not seem to have been assessed.

I wanted to say something specifically about the peregrine falcons which have been nesting on the former office building since 2022.

Peregrine Falcons are a species protected from disturbance at their nest sites under Schedule 1 of the Wildlife and Countryside Act 1981, This document from London Peregrine Partnership is a succinct guide to the legal situation.

<https://london-peregrine-partnership.org.uk/PeregrineGuidanceNotes.pdf>

Note that the nesting season typically runs from March to August, if successful. This is because juvenile peregrines remain at the nest site, and dependent on their parents, for some weeks after fledging.

I attended both drop-in sessions hosted by the developers, in September 2022 and December 2024. The staff I spoke to were well aware of the peregrines' presence, but the documentation now provided does not seem to include a plan to carry out the development - which includes replacement of the roof - without disturbing them and incurring possible legal penalties.

I would point out that a local group of observers have been recording peregrine activity at the site since the birds first settled there in 2022, and are offering access to their records - see under application DC/25/0415, comment dated 01/05 from 147 Farhalls Crescent.

Finally, the report from Wimbleshurst Road Residents' Association rightly points out in section 6.9 that Gatwick Airport are requiring a Bird Hazard Management plan to be put in place (letters of 9th

May on this application), and though the target species are gulls, this may conflict with the legal requirement to avoid disturbing the peregrines.

The answer to this may be that peregrines prey almost exclusively on other birds, up to the size of small gulls, which therefore mostly avoid their nest sites. Gatwick may take a different view if they are made aware of the peregrines' presence, and if they stay on through the development of the site.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton