

Comments relating to 25/0629, Former Novartis, Parsonage Road. Horsham Forest N C.

This application has raised a huge number of comments, from official organisations to nearby residents. We note that of the nearby residents who have submitted comments, they largely object to the application.

This site abuts FNC's boundary and therefore please accept this letter as a **formal objection** on the following grounds; -

Water - The run off of water from the development will cause unacceptable issues with water levels, including private residents, whose basements will continue to be flooded and be unacceptable and detrimental for local residents. There are underground streams/rivers in the area which will not be able to cope with the excess run off water generated from this development. Southern Water has raised concerns.

Trees - FNC objects to the felling of the precious Blue Atlas Cedar Trees. In earlier presentations by HDC & WSCC, those Councils were insistent that the trees should be preserved, 'Culturally significant, historical and heritage assets, and pertinent to this - Policy 34 of Horsham District Planning Framework, November 2015, recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage areas. The trees are very important, not only for landscape and environmental reasons, but also for absorbing substantial surface water. As these trees have TPOs, have Woodland Trust or Sussex Wildlife Trust be consulted?

Access – There are only two entrances/exits from the site. Both lead away from the town, namely Parsonage Road, which has a large tree on the verge, and Wimblehurst Road.

Parsonage Road has reasonable sight lines, but it is a busy road, with a busy railway crossing that causes regular long delays to all traffic. Wimblehurst Road's exit is very close to the mini roundabout for Wimblehurst Road, Parsonage Road & North Heath Lane, a junction with poor sightings, meaning that access here in/out Novartis would be problematical. This is obviously why Novartis ceased using this entrance while they were still in occupation. FNC has asked for a footbridge to connect the development with Hurst Road but this has always been rejected on cost grounds. However, FNC would like to put forward possible access options for consultation. – The site is North West of town, but the two sides facing town are both railway lines and cannot realistically be traversed to gain access into town, for shopping, work, schools, etc. At present, all access, pedestrian, cycle and vehicles would have to be via those two exits. There is a possible access route for cycles & walkers by

providing a bridleway bridge over the railway line and into Richmond Road at the corner of that road. We have also identified a track that follows the south side of the railway track down into Nightingale Road, but this may not be safe or open to public access at this time. This could however be accessed via a bridge just to the south east of Richmond Road. However, it joins North Street by the closed Station Hotel opposite the station at a [presently] difficult crossing of North Street, although the provision of a pedestrian crossing here would help. It is a popular pedestrian crossing point already. FNC would like this to be explored but continue to object to the proposal until the access into Horsham Town and the station has been satisfactorily agreed.

Horsham Forest Neighbourhood Council.