

Jason Hawkes
Horsham District Council
Via email

London
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23 February 2026

Our Ref: 40263

Your Ref: DC/25/0629

Dear Jason,

Submission of additional information and responses to HDC Arboricultural Officer consultation comments for planning application ref. DC/25/0629 – Former Novartis Site, Parsonage Road, Horsham, West Sussex

We have been instructed by our Client, Lovell Partnerships ('the Applicant'), to prepare and submit a package of additional information in respect of planning application ref. DC/25/0629. The purpose of this submission is to:

1. Supplement and/or supersede material previously submitted as part of the planning application to reflect design changes to the scheme (table '1').
2. Provide detailed responses to the consultation response from HDC's Arboricultural Officer's dated 19 December 2025.

This submission follows two meetings held between the Council and Lovell's design team. On 14th January, the Council's Arboricultural Officer met with Lovell's Design Team. During the meeting, the Officer's principal concerns, as set out in their consultation response dated 19 December 2025, were discussed in detail. A subsequent review of the scheme design and layout was undertaken to explore whether the arboricultural impacts associated with G002, T045 and T048 could be reduced or avoided altogether. Potential solutions were presented to the Council's officers at a second meeting on 12th February, and were broadly agreed. These are detailed in this letter and in the enclosed supporting information.

The primary area of focus is Block C11 and its incursion into the Root Protection Area (RPA) of G002. In order to address this issue, it is proposed to remove one residential unit from the scheme at the ground floor of C11. The submitted revised drawings prepared by ACG illustrates the proposed amendments, including the removal of the ground floor slab from within the affected RPA of G002 and the introduction of structural columns positioned along the façade to support the upper floors, which will span the RPA, having minimal impact on it. In addition, the external rear terrace has been reduced in extent to further limit encroachment.

In respect of T045 and T048, the submitted drawings prepared by Fabrik demonstrate that the proposed hard surfacing, including paving, parking bays and road infrastructure, has been relocated outside of their respective RPAs.

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Furthermore, confirmation has been provided by the project's Civil Engineers, Arch Associates, to demonstrate that the Drainage Strategy for the scheme can be revised to ensure that no new drainage runs or infrastructure are located within the RPAs of retained trees. The changes to the Drainage Strategy are set out in detail in the submitted Drainage Technical Note. Broadly, it identifies that a betterment can be achieved from making the suggested changes.

Finally, the proposed garden structures/sheds previously proposed within the RPAs of T002, T006 and T007 have been relocated to be outside of the RPAs of retained trees.

It is considered that these amendments, particularly the revisions to Block C11, significantly improve the relationship between the proposed built form and retained trees, resulting in an acceptable and more sympathetic relationship between existing trees and the proposed development.

Notwithstanding the above amendments, the revisions will result in a minor change to the overall quantum of development, specifically the removal of one residential unit. The revisions will result in the reduction of the number of overall parking spaces, by 2no parking spaces. Parking provision remains within the parameters set by the relevant WSCC Guidance.

As such, an adjustment to the description of development is required to accurately reflect the amended scheme, as follows:

Residential development comprising approximately 204 dwellings plus a Class E unit at ground floor level within the converted Building 3 (or approximately 205 dwellings in the event that the Class E unit is not provided), including the part-demolition and conversion of 'Building 3' and demolition of 'Building 36'. Vehicular access taken from Wemblehurst Road. Car and cycle parking, landscaping and open space and associated works. The replacement of the existing cedar trees at the site.

These amendments do not otherwise alter the nature or form of the approved development.

This document should be read alongside the submitted documents listed in Table 1 below. These documents collectively form the basis of the revised application submission.

Table 1 – List of Submitted and Superseded Documents

Enclosed Document Name	Enclosed Document Ref.	Superseded Document Name	Superseded Document Ref.
Landscape General Arrangement Plans Sheet 1 of 3	D3438-FAB-00-XX-DR-L1001-PL02	<i>Landscape General Arrangement Plans Sheet 1 of 3</i>	<i>D3438-FAB-00-XX-DR-L1001-PL01</i>
Landscape General Arrangement Plans Sheet 2 of 3	D3438-FAB-00-XX-DR-L1002-PL02	<i>Landscape General Arrangement Plans Sheet 2 of 3</i>	<i>D3438-FAB-00-XX-DR-L1002-PL01</i>
Landscape General Arrangement Plans Sheet 3 of 3	D3438-FAB-00-XX-DR-L1003-PL02	<i>Landscape General Arrangement Plans Sheet 3 of 3</i>	<i>D3438-FAB-00-XX-DR-L1003-PL01</i>
Area Unit Schedules	HOR-ACG-XX-XX-DR-A-9806-P7	<i>Area Unit Schedules</i>	<i>HOR-ACG-XX-XX-DR-A-9300- P6</i>
Site Plan - Ground Floor - Unit Mix - Lovell Site	HOR-ACG-XX-00-DR-A-1070- P6	<i>Site Plan – Ground Floor – Unit Mix</i>	<i>HOR-ACG-XX-00-DA-A-1070- P5</i>
Site Plan – First Floor - Unit Mix - Lovell Site	HOR-ACG-XX-00-DR-A-1071- P6	<i>Site Plan – First Floor – Unit Mix</i>	<i>HOR-ACG-XX-01-DA-A-1071- P5</i>
Site Plan - Second Floor - Unit Mix - Lovell Site	HOR-ACG-XX-00-DR-A-1072- P6	<i>Site Plan – Second Floor – Unit Mix</i>	<i>HOR-ACG-XX-02-DA-A-1072-P5</i>
Site Plan - Third Floor - Unit Mix - Lovell Site	HOR-ACG-XX-00-DR-A-1073- P6	<i>Site Plan – Third Floor – Unit Mix</i>	<i>HOR-ACG-XX-03-DA-A-1073- P5</i>
Site Plan - Fourth Floor - Unit Mix - Lovell Site	HOR-ACG-XX-00-DR-A-1074- P6	<i>Site Plan – Fourth Floor – Unit Mix</i>	<i>HOR-ACG-XX-04-DA-A-1074- P5</i>
Site Tenure	HOR-ACG-XX-00-DR-A-1080- P6	<i>Site Plan - Tenure</i>	<i>HOR-ACG-XX-00-DA-A-1080- P5</i>
Site Plan - Overall - Lovell Site	HOR-ACG-XX-00-DR-A-1060- P5	<i>Site Plan - Overall - Lovell Site</i>	<i>HOR-ACG-XX-00-DR-A-1060- P6</i>
Site Plan - Ground Floor - Lovell Site	HOR-ACG-XX-00-DR-A-1061- P6	<i>Site Plan - Ground Floor - Lovell Site</i>	<i>HOR-ACG-XX-ZZ-DR-A-1061- P5</i>
Site Plan - Vehicular Parking - Lovell Site	HOR-ACG-XX-00-DR-A-1081-P4	<i>Site Plan – Vehicular Parking</i>	<i>HOR-ACG-XX-00-DA-A-1081- P3</i>
Cycle and Refuse Storage - Housing - Lovell Site	HOR-ACG-XX-XX-DR-A-1082-P3	<i>Cycle and Refuse Storage - Housing - Lovell Site</i>	<i>HOR-ACG-XX-XX-DR-A-1082-P2</i>
Non Designated Heritage Asset C14 and Apartment Blocks C11 C12 C13 C15 - Overall Elevations	HOR-ACG-ZZ-ZZ-DR-A-4000-P7	<i>Heritage Building C14 and Apartment Blocks C11 C12 C13 C15 - Overall Elevations</i>	<i>HOR-ACG-ZZ-ZZ-DR-A-4000- P6</i>

Enclosed Document Name	Enclosed Document Ref.	Superseded Document Name	Superseded Document Ref.
Apartment Blocks C11 and C15 - Overall Elevations	HOR-ACG-ZZ-ZZ-DR-A-4001-P4	<i>Apartment Blocks C11 and C15 - Overall Elevations</i>	<i>HOR-ACG-ZZ-ZZ-DR-A-4001- P3</i>
Non Designated Heritage Asset C14 and Apartment Blocks C11 C12 C13 C15 - Ground Floor GA Plan	HOR-ACG-ZZ-00-DR-A-2001-P8	<i>Heritage Building C14 and Apartment Blocks C11 C12 C13 C15 - Ground Floor GA Plan</i>	<i>HOR-ACG-ZZ-00-DR-A-2001- P7</i>
Drainage General Arrangement	AAL426-AAL-ED-XX-DP-C-5100-Drainage_General Arrangement-P05	Drainage General Arrangement	AAL426-AAL-ED-XX-DP-C-5100-Drainage_General Arrangement-P04
Drainage Sheet 1	AAL426-AAL-ED-XX-DP-C-5101-Drainage_Sheet 1-P05	Drainage Sheet 1	AAL426-AAL-ED-XX-DP-C-5101-Drainage_Sheet 1-P04
Drainage Sheet 2	AAL426-AAL-ED-XX-DP-C-5102-Drainage_Sheet 2-P05	Drainage Sheet 2	AAL426-AAL-ED-XX-DP-C-5102-Drainage_Sheet 2-P04
Drainage Sheet 3	AAL426-AAL-ED-XX-DP-C-5103-Drainage_Sheet 3-P05	Drainage Sheet 3	AAL426-AAL-ED-XX-DP-C-5103-Drainage_Sheet 3-P04
Drainage Technical Note	AAL426 DRAINAGE NOTE 26_02_20	N/A	N/A
AIA Drawing	12011-D 23/02/26	<i>AIA Drawing</i>	<i>12011-D</i>
Tree Survey and Arb Implications Assessment	12011 Rev nil 23/02/26	<i>Tree Survey and Arb Implications Assessment</i>	<i>12011 Rev nil</i>

Next Steps

We would be grateful if you could share this Covering Letter, along with the revised application material with HDC's Arboricultural Officer for review. Thereafter, we look forward to the application being reported to the Planning Committee at the earliest available opportunity.

Should any further comments arise because of these responses, please do not hesitate to share them and we will provide a response.

Yours sincerely

Matthew Brooksbank

Associate

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enc. as described