

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 May 2025 21:16:45 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 17/05/2025 9:16 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:	32 Richmond Road Horsham
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Overdevelopment- Trees and Landscaping
Comments:	I object to the application on a number of grounds. Firstly, the density of housing once again, in conjunction with the

adjacent housing development proposed on the former Novartis site will create an excessive amount of traffic in an already congested area. 'Highways' comment that traffic will be within capacity is highly questionable. They would appear to have not witnessed the number of vehicles turning around to escape the congestion when the railway barriers are closed.

The area is an inner urban, low-lying zone that will suffer a significant amount of increased pollution at such times, with potential traffic wishing to exit and enter the development. The health impacts of pollution are well documented, and I would argue that due care and regard should be engaged when developing on this scale within the urban environment.

Talk of car clubs and cycling are nothing short of a 'pipe-dream' and we should not pretend otherwise. At best it is a hope, and there will be no requirement for any individual to uptake any such alternatives to the default car. Such 'ideas' I would suggest be very cautiously considered when such critical issues are at stake.

Additionally, it is in my opinion, a poor tactic for 'Highways' to make the comment that car movements will be less than an earlier proposal, i.e. to use a hypothetical statistic as a bargaining tool with an attempt to turn a negative situation into a positive one. Secondly, with regard to water neutrality, I note that full rainwater harvesting will not be possible and as such reduces to a water butt on each house. Who will inspect the functioning of these over time, and what real benefit will they produce? At the same time flow restrictors on taps will have limited benefit, i.e. filling a sink, bath or taking a shower, running washing machines and dishwashers (the main use of water) remain unaffected.

It is difficult to see therefore how the development will not add stress to the water crisis. Here again, it would appear that the developer is arguing (in effect) that the historic use of water by Novartis should somehow reduce their requirement to meet current guidelines. Such thinking is highly questionable in my opinion, given the current knowledge.

Thirdly, the proposed removal of the Cedar trees is quite shocking. Were there the opportunity to present a picture here, I could demonstrate their significance as a wonderful landscape feature. Their value should be fully appreciated and incorporated into any development plan.

Finally, I do understand the need for development of the site, and the difficulties presented. But please, address those issues as far as possible by scaling back the density of housing, and incorporate larger areas of green space and 'parkland'. The benefits will be significant to residents and locals alike, at the same time helping to reverse the reputation Horsham has gained.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**

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