

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 27 July 2025 21:47:00 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 27/07/2025 9:46 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- Loss of General Amenity- Trees and Landscaping
Comments:	I am raising further questions regarding the proposed removal of the mature Blue Atlas Trees from within the Novartis development site.

Heritage Status

In 2018, the Planning and Environment Committee documented within the North Horsham Parish Council, that the Cedar Trees in question are '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 current proposal for the trees associated with the application, is therefore failing to recognise this section of the planning policy. How can the removal of such magnificent trees, designated with cultural and historical significance, be seen as sustaining and enhancing the historic environment?

Further, the arboriculture report does not, as far as I can see, appear to recognise any cultural or conservation status that applies to the trees.

The report also describes the visual amenity of the trees as follows, 'Moderate Of some note within the immediate vicinity, but not significant in the wider context'.

This statement is surely flawed on the basis that the trees would not have been granted heritage status if their asset did not apply to the wider context.

Yes, they are currently screened, but they are otherwise visible from multiple locations, surrounding streets, houses and gardens, and by hundreds of passers- by, every day whether on foot or in a vehicle.

We therefore, and once again, call into question the comments and position held by the Conservation Officer.

Could we ask how they envisage aesthetically striking trees of possibly 90 or more years of age, to simply be replaced? There is no detail here.

Tree Preservation Orders

We question why the TPO's are to be removed? Given the size of the site (even before being questionably divided in two), why is development not being designed to accommodate the trees, which could be regarded as entirely possible? I see no overriding requirement for their removal and does not in my opinion constitute the positive management referred to in Policy 34, of Horsham District Planning Framework.

Green Infrastructure Policy

The long line of Cedars undoubtedly forms an essential feature of the landscape, and as such cannot be ignored as an important

component of green infrastructure in relation to the National and Local Green Infrastructure Policy.

How is it that this component has failed to be recognised in the application, and by HDC?

Once recognised, those in authority should have sought its preservation. I would argue this to be a serious failure.

Kind regards

Telephone:

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