



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Former Novartis Site Parsonage Road Horsham West Sussex
DESCRIPTION:	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.
REFERENCE:	DC/25/0629
RECOMMENDATION:	More Information / Modification
SUMMARY OF COMMENTS & RECOMMENDATION: 2nd set of comments in blue Please seek the submission of a scaled open space plan so that we can measure the proposed areas. Further, we have discussed and eco the issues raised by the Parks and Countryside's officer, with the calculations and proposed typologies for open space, therefore will not repeat the issues here. The location of the garden fences and relationship with the existing trees along Personage road appear t remain unsatisfactory but we refer to the tree officer's for final advice. No updates have been made to the remaining documents pertinent to the other comments therefore these remain to be addressed. Please seek advice from the tree officer in regard to the encroachment of brick walls and storage provision within root protection areas (RPAs) of the existing trees alongside Parsonage Rd and the impact of proposals on their long-term retention. In addition, plans should be updated to show consistency across the scheme. A land budget plan is also requested to demonstrate compliance with the open space requirements. It may make sense to combine open space requirements with the Muse site in order to address open space provision holistically across the two. Please see detailed comments below.	
MAIN COMMENTS: Site context	

1. The site is located within the defined settlement boundary of Horsham and home to the former Novartis site. The development site is irregular in shape and bound by Parsonage road to the north, Wimblehurst road to the west and railway lines to the southwestern and eastern boundaries.
2. The boundary along Parsonage Rd is defined by an iron fence, hedgerow and large, mature trees.
3. The site currently offers two existing access points, one from Parsonage Rd and the primary access, made through Wimblehurst Rd. This boundary is heavily landscaped and leads to the cedar tree lined avenue, subject to TPO, which provides a formal approach to the original headquarters building. This art deco building is referred to as 'Building 3' and is locally listed.
4. The Richmond Road conservation area is in close proximity to the site's southwestern boundary but there is reduced inter-visibility between the two.
5. The site is visible from Parsonage Road and since the demolition works its current appreciation is one of openness beyond the existing trees. The proposals will significantly change this relationship, and the landscape proposals must be used to positively mitigate this change. There is opportunity to enhance the relationship of the development with the road and community and retain the verdant character of the area.
6. Open views are widely available from both railway lines.
7. The wider area is characterised predominantly by residential development to the west and north, commercial/light industrial to the east and south. Collyer's College sits on the opposite side of the railway line to the southwestern boundary and includes a grade II listed building. Views of the site are available from the school grounds.

Site layout & landscape proposals

8. At outline stage, it was advised that the verdant character of Parsonage Rd, as an important feature within the area, must be retained. The potential loss of the mature trees on the northeastern boundary, including the loss of trees within the site, will therefore have an adverse effect on the local landscape character. While these trees are shown for retention outside of residential curtilage, concern is raised in regard to the current layout proposed. Please seek the advice of HDC's Arboriculturalist in regard to the introduction of hardstanding including brick walls and cycle storage, as well as the relationship with future occupants of plot C02. [No changes to the layout here, therefore the request to seek the tree officer's view on acceptability remains.](#)
9. The site and block plan show the trees along Parsonage Road within the residential curtilage. While it's acknowledged that this is not the case within the Landscape General Arrangement (LGA), we request the plans are amended to be consistent with the LGA as this may cause issues later on with title deeds. [Not addressed](#)
10. Please include cycle storage in plots C02b & C03a in the LGA to be consistent with other plans. [Not addressed](#)
11. Cycle storage for visitors, as proposed within the Design and Access Statement (DAS), is missing from the LGA. Please confirm if no longer proposed or reinstate accordingly. [Not addressed](#)
12. The retention of trees cannot be secured within private amenity space. Please relocate the trees in plots C24-26 outside of the residential curtilage, within the 'Ecology Edge' as specified within the DAS. [Not addressed](#)
13. The avenue of Metasequoia glyptostroboides is welcomed, however more instant impact is requested. Please amend to a minimum size of 20-25cm girth, though larger sizes such as 30-35cm would be preferred. [Not addressed](#)

14. A welcomed change is the improved landscaped area in front of the art deco building which alongside the boulevard, now positively enhances the setting and views towards the locally listed building.
15. While the locations of root barriers are welcomed, we note that some appear to be absent and should be added to the LGA for completeness. Please see examples highlighted in yellow, below, where trees are in proximity to service runs. **Not addressed**



Open space requirements:

16. Similar to the adjacent Muse site, the provision of 206 dwellings will generate open space provision requirements which are unlikely to be all accommodated on site, given the site constraints.
17. We have reviewed the land budget plan submitted for the Muse site (under DC/25/0415) however the figures don't align with ours. Nevertheless, given the relationship between the sites, we would recommend approaching open space requirements by combining across the two sites (206 units within Lovell, 244 units within Muse), and as such have calculated the requirements below:
 - a. Multi-functional Greenspace requirement is 3.15ha across both sites, which can be split by the following typologies, noting that the proportionate split may need to be altered, given the deficit of Parks and Gardens within Horsham:
 - i. 9977.4m² of Parks and Gardens
 - ii. 17568.9m² of Natural and Semi-Natural Greenspace
 - iii. 4193.4m² of Amenity Greenspace
 - b. Provision for Children and Young People requirement is 650.7m² across both sites, which has been met.
 - c. Allotments requirement is 1301.4m² across both sites, which triggers a total off site contribution of £13,014 with a split of £5,603.40 for the Lovell site and £7,410.60 for the Muse site.
18. We are unsure, however, if both sites need to be separated from a legal agreement point of view. If that is the case, a separate land budget plan for the Lovell Site must be submitted. If providing separate land budgets, the calculations for the Lovell site are as follows, acknowledging that not all the open space requirement generated may be able to be delivered on-site. Once the amount proposed is calculated, the remaining will be calculated as a contribution of £25 per sqm: *We note the submitted budget plan uses the FiT quantity figures for its calculations instead of Horsham's OSSR. These figures must be adjusted to the local calculator and meet the quantities indicated below.*
 - a. Multi-functional Greenspace requirement is 1.37ha :
 - i. 4296m² of Parks and Gardens
 - ii. 7564.6m² of Natural and Semi-Natural Greenspace
 - iii. 1805.5m² of Amenity Greenspace - *we cannot accept the areas identified in yellow on the plan as amenity greenspace as these do not meet the definition and are predominately incidental green space not suitable to recreation. The OSSR refers to this typology as 'Minimum size of 0.05 ha and with a minimum dimension in length or breadth of 20m.'*
 - b. Allotments requirement is 560.3m², which triggers a total off site contribution of £5,603.40.
19. A land budget plan is required, either combined or separately as above, to establish the areas identified for each category. This should be carried out in reference to the relevant typology descriptions as set out within the OSSR. See comments under DC/25/0415 where these are shared for ease. *Provided although please note this is not to a measurable scale. In addition we consider the area indicated in yellow as amenity greenspace to best suit the Natural and semi-natural greenspace typology criteria.*

Please note that the following comments may be addressed via condition if necessary:

Landscape General Arrangement

20. Please provide quantities to the plant schedule. Densities are also recommended to be reviewed, particularly in regard to formal topiary and hedge planting.
21. Please indicate areas for herbaceous planting, ornamental grasses, ferns and bulbs in the LGA.
22. The LGA should differentiate between native shrub planting and ornamental shrub planting, keeping in mind that areas abutting the 'Ecology Edge' should ideally reflect native species.
23. Please label species for single species hedgerow and specify between native and ornamental hedgerow within the LGA. As above, this is particularly relevant when close to the 'Ecology Edge'.
24. As such, the hedgerows on the southwestern boundary are requested to be amended to native hedge planting.
25. *Crocasmia crocosmifolia* is listed on Schedule 9 of the Wildlife and Countryside Act in England and Wales and therefore should not be included within proposals. Please consider an alternative suited to rain garden conditions, such as *Veronicastrum virginicum* or *Aquilegia canadensis*.

Drainage Maintenance Plan

26. We recommend that chemical fertilisers, pesticides and herbicides including glyphosate are not to be applied at any time due to impacts on landscape features. Alternative methods for weeding should be considered such as electronic control systems, hot foam or hot water systems, steel brushing in combination with acetic acid spraying, or hand weeding alone by careful digging or selective scything. Please remove mention of glyphosate from the Drainage Maintenance Plan and amend accordingly. [Not addressed](#)

ANY RECOMMENDED CONDITIONS: Underground Services

Pre-Commencement Condition: No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall be coordinated with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Hard and Soft Landscape Scheme

Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained and removed
- Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names
- Coordination of planting plans with proposed ecological enhancement measures
- Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment

- Tree pit and staking/underground guying details, including details for sloping ground and position of root barriers if required
- Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels
- Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials
- Details of minor artefacts and structures – street furniture, play equipment and signage – including location, size, colour and specification
- Details of existing and proposed levels for all external earthworks associated with the landscape proposals – such as SuDS, play areas, retaining walls, banking etc - including cross sections where necessary
- Proposed and existing services above and below ground – such as drainage, power, communications cables and pipelines – including lines, manholes, supports and other technical features
- Details of all external lighting

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Landscape Management and Maintenance Plan

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a Landscape Management and Maintenance Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority. The details should apply to all communal hard and soft landscape areas and shall include:

- Long term design objectives
- Management responsibilities
- A description of landscape components
- Management prescriptions
- Maintenance schedules
- Accompanying plan delineating areas of responsibility

The landscape areas shall thereafter be managed and maintained in accordance with the approved details unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NAME:

Elly Hazael

	Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	25/07/2025
SIGNED OFF BY:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DATE:	Informal comments / not signed off 08/08/2025 19/12/2025