

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 25 August 2025 16:42:55 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 25/08/2025 4:42 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

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Customer Details

Address: 10 Clarence Road Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	This is land that is publicly owned. In light of that the allocation of units to address local need should be significantly higher. There has been much discussion over recent years of the failure of largescale developments to deliver affordable home and particularly social rent level homes, for local people in Horsham District. The impact of this on the local housing crisis is

acknowledged as being significant. The reason developers generally give for not providing affordable housing is that this is not viable in their business plan. This is usually because the developer has paid an high price than the actual value of the land to persuade the land owner to sell it to them. In this case, it should be possible to ignore the concept of getting maximum financial return on the land, in favour of getting maximum social return. The lower cost of the land within the costing for the development should allow the usual expectation to deliver 35% affordable to be waived in favour of a requirement to deliver above that percentage which, particularly as the policy the council follows requires sites to deliver 'at least' 35 percent. In addition, as the council's governing party has made much of it's intention to deliver more social rent housing , I note that it would be extremely difficult to deliver less than the 0 % percent delivered in recent years, a significant proportion of the affordable housing ,which should be 50 % on this site, should be homes for social rent, I object to this plan on the basis that it does not deliver enough affordable. social rent homes to contribute adequately to meeting local need. I also object as it is clear from all other applications on large scale developments, that the developer will try to argue, and will probably do so without challenge from he council despite the worsening housing crisis , that even meeting the 35 % originally offered is not possible, and will undertake to deliver significantly less than that 35|% figure .

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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