

Horsham Denne Neighbourhood Council

CONSULTATION COMMENTS

TO:	Horsham District Council – Planning Dept
SITE ADDRESS:	Former Novartis site, Parsonage Road, Horsham
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.
REFERENCE:	DC/25/0629
RECOMMENDATION:	Objection
SUMMARY OF COMMENTS & RECOMMENDATION: Objection – see main comments on page 2 & 3.	

MAIN COMMENTS:

Horsham Denne NC is responding to this application, although it is not in our area, as we are concerned about the impact on our residents, especially those living in Wimblehurst Road. We support the responses made by the Wimblehurst Road Residents' Association.

Although we welcome changes made to the layout of both applications, DC/25/0415 and DC/25/0629, especially the greater prominence given to the Heritage Building we still object to the development as a whole.

We consider that the Enterprise Park site should be treated as a whole and our main concerns apply to both applications:

1) Traffic and Access

Most of the major road junctions in the vicinity are currently running over capacity. The level crossing barrier in Parsonage Road is sometimes down longer than 10 minutes, which creates long tailbacks of traffic.

Sight lines at the mini-roundabout on Wimblehurst Road/North Heath junction are very poor.

Wimblehurst Road has already seen a huge increase in traffic since the expansion of North Horsham with the opening of Bohunt School and the Mowbray development (which is not completed)

North Heath Lane and Wimblehurst Road are often the preferred routes into Horsham from North Horsham to avoid Littlehaven Halt, the Parsonage Road level crossing and the drive around the A264/A24.

Therefore, HDNC is concerned that the proposed development will exacerbate the problems.

Concerning access, historically there was little traffic coming in and out of the Enterprise Park site as the car park provision was on the Linden Homes site in Parsonage Road and Novartis work times were staggered. Novartis closed its Wimblehurst Road Access many years ago due to safety issues. Insufficient parking on site will cause drivers to look for external parking solutions, which are already very tight in the area and exacerbated by car use connected to Collyers.

2) Lack of infrastructure

HDNC considers that the applicant's opinion that the proposed development is convenient for shopping is an exaggeration, and most residents will use their cars to visit the shops and supermarkets. There is also likely to be an increase in online shopping resulting in deliveries to the estate.

There is no social provision for residents on site such as a meeting place, or café. Local medical and educational facilities are oversubscribed.

3) Parking

As there are no garages planned for either application cars will be very visible either on driveways, specific parking areas or on the streets: this is visually unattractive and may cause congestion.

DC/25/0629 has 252 parking spaces but 50% is unallocated parking; HDNC assumes unallocated spaces are mainly for the apartments and considers this will cause arguments between residents.

4) Housing

HDNC considers that the housing is overall too dense and overbearing. Many of the houses are 3-storey which saves space but would not be physically convenient for some potential residents and en masse can appear oppressive.

5) Trees

DC/25/0629 There seems to be controversy over the health of the Cedar trees along the avenue; and HDNC suggests that an independent survey is carried out.

We could go into much more detail but would be repeating submissions made by other respondents.

HDNC **objects** on the grounds that both applications constitute overdevelopment.

ANY RECOMMENDED CONDITIONS: See main comments

NAME:	
DATE:	28.5.25