

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 May 2025 12:47:56 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 15/05/2025 12:47 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:	21 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">- Highway Access and Parking- Other- Overdevelopment- Trees and Landscaping
Comments:	Parking: A reasonable observer can see that the on-site parking provision planned is INADEQUATE for the number of dwellings & likely number of inhabitants. Allied to this is the difficulty exiting

the site in the morning. This will result in Novartis residents seeking off-site parking in the surrounding roads overnight to protect their ability to get away on time in the morning. However, this will produce an excessive amount of indiscriminate parking in surrounding roads involving commercial vehicles as well as cars - some of it in a residential conservation area. 'Dropped kerbs' are currently inadequately protected by 'access protection lines'(APLs), which are only advisory [in the absence 'double-yellow' lines];

Other: Road Safety (Safety = avoidance of death OR serious injury to pedestrians, cyclists, motorists). There will be significantly increased traffic densities & congestion on the roads immediately bounding this proposed development. This probably is NOT a safety issue on its own. However, it will undoubtedly create increased and unacceptable safety hazards and risks on the surrounding pavements and roads. A driver emerging from the Parsonage Road 'traffic hold-up' will be tempted to accelerate hard down Wimblehurst Road (WR) to make up lost time and similarly Richmond Road (RR). The WR-RR junction is already a potential hazard for pedestrians who are forced to cross at this point (due to no pavement on the railway embankment*). This safety risk will increase as a result of the proposal. On Richmond Road itself there are large amounts of pedestrians walking up & down to town (with a lot of road crossing required for above mentioned* reason) there will be increased safety risks & hazards for these pedestrians;

Overdevelopment: The proposal will place a potentially excessive burden on existing roads & infrastructure, coupled with inadequate provision of general health facilities and schools in the surrounding area for the incoming residents.

Trees: Having read the various documents submitted over time regarding the 'blue cedars' in particular, I can only assume this development proposal has little in it in the way of true consideration for these trees aesthetically, environmentally OR as a valuable habitat. 'Green moral grandstanding' when it's convenient but NOT when it's inconvenient!

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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