

# **Horsham Denne Neighbourhood Council**

## **CONSULTATION COMMENTS**

<b>TO:</b>	Horsham District Council – Planning Dept
<b>SITE ADDRESS:</b>	Former Novartis site, Parsonage Rd, Horsham
<b>PROPOSAL:</b>	Residential development comprising 206 dwellings and a commercial unit, including the part-demolition and 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 (amended proposal)
<b>REFERENCE:</b>	Amendment to DC/25/0629
<b>RECOMMENDATION:</b>	Objection
<b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b>	Objection – See main comments on pages 2 and 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.

The tour of the site arranged on 17 December was very worthwhile and assured us that the replacement wings of heritage building would be in character with the central tower. We would like assurance that original features and details will be replicated wherever possible.

However, we maintain some of our objections in our original response:

### **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 Collyer's.

### **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.

Following the site visit we now have further comments:

### **4) Drainage**

HDNC is particularly concerned about drainage for the whole site. We are aware that there are already problems with flooding in the basements of Wimblehurst Road properties. We are concerned that additional hard standing development over the whole site will cause more pressure on the water table. Plans to line the foundations of the Heritage building will push water outwards and exacerbate the problem. We feel that it is essential that the source of the drainage problem is found before any development is allowed to take place. Any solutions should not aggravate the problem for surrounding properties.

## 5) **Trees**

Regarding the Cedar tree avenue, we now agree that the remaining trees should be removed as they do not create a complete avenue. Also they are out of proportion to the height of the proposed housing and are misshapen.

We would like a condition regarding the proposed replacement for the Cedar trees, as we consider this decision is critical to the overall appearance of the whole development.

## 6) **Window frames and cladding**

We have noted in the information about the rebuild of the Heritage building that bronze aluminium window frames and metal cladding are proposed and would like confirmation regarding its weathering and maintenance properties.

Unless there are satisfactory answers HDNC maintains its **objection**.

**ANY RECOMMENDED CONDITIONS:** See main comments

<b>NAME:</b>	
<b>DATE:</b>	22.12.25