

Horsham District Council (Planning)
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London SE1 8BT
[nexusplanning.co.uk](https://www.nexusplanning.co.uk)

Via Planning Portal Only

14 March 2025

Planning Portal Ref: PP-13840258

Dear Sir or Madam,

Planning Application – Former Novartis Site, Parsonage Road, Horsham

On behalf of our client, Lovell Partnerships, we are pleased to submit an outline planning application relating to the proposed strategic development at Novartis Site, Parsonage Road, Horsham, West Sussex (“the Site”).

The description of the proposed development is as follows:

“Residential development comprising approximately 206 dwellings, including the conversion of ‘Building 3’ and the 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.”

Submission documents

The application is submitted online via the Planning Portal under reference PP-13840258. In addition to this covering letter, the application comprises the following documents, which are consistent with the local validation requirements of Horsham District Council:

Technical documents

- Application form including ownership certificates, prepared by Nexus Planning.
- Community Infrastructure Levy forms, prepared by Nexus Planning.
- Architectural Plans prepared by ACG.
- Landscape Plans prepared by Fabrik.
- Design and Access Statement prepared by ACG.
- Arboricultural Statement prepared by Hayden’s.
- Biodiversity Net Gain (BNG) Impact Assessment prepared by Greengage.
- Ecology (Biodiversity Survey and Report) prepared by Greengage.
- Air Quality Assessment prepared by Spectrum.
- Noise Assessment prepared by Spectrum.
- Sustainability and Energy Statement prepared by WD.
- Flood Risk Assessment prepared by Arch Associates.

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- Surface Water Drainage Statement prepared by Arch Associates.
- Heritage Statement and Heritage Environment Record (HER) Search prepared by Orion.
- Archaeology Report prepared by Orion.
- Land Contamination Statement prepared by Leap Environmental.
- Statement of Community Involvement prepared by Cavendish.
- Transport Assessment prepared by PBA.
- Travel Plan prepared by PBA.
- Water Neutrality Statement prepared by Waterstone.
- Utilities/Services Strategy/Assessment prepared by Waterstone.
- Fire Statement prepared by BB7.
- Structural Statement and Survey (existing buildings).
- Daylight/Sunlight Assessment prepared by Hollis ; and
- Waste Management Plan prepared by PBA.

The application is accompanied by an application fee that has been calculated to be £59,946.00. The fee has been paid to the Council via the Planning Portal. Should you have any questions or wish to discuss any aspect of the application please do not hesitate to contact us.

Yours sincerely



Nexus Planning