

WIMBLEHURST ROAD RESIDENTS ASSOCIATION

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17th June 2025

Jason Hawkes, Principal Planning Officer,
Horsham District Council,
Albery House,
Springfield Road,
Horsham RH12 2GB

Ref: Outline Planning Applications DC/25/0415 and DC/25/0629
Former Novartis Site, Parsonage Road, Horsham RH12 5AA

Dear Jason,

I am contacting you on behalf of Wimblehurst Road Residents Association working in conjunction with residents of Richmond Road Conservation Area together with residents of North Heath Lane and Allcard Close regarding Planning Applications DC/25/0415 and DC/25/0629 for the Former Novartis Site, Parsonage Road, Horsham RH12 5AA.

We submitted to HDC Planning our response to Planning Application DC/25/0415 on 23rd April 2025 and to Planning Application DC/25/0629 on 19th May 2025 and these documents can now be viewed on the HDC Planning Portal.

Our residents group has read through in detail the responses that can be viewed on the HDC Planning Portal from Statutory Organisations to these Planning Applications. We note that several Statutory Organisations have either objected or requested further information regarding Planning Applications DC/25/0415 and DC/25/0629 before they can support the Applications. In total we identified over 160 issues raised in the objections posted on the Planning Portal.

With regard to DC/25/0415 we note:-

-1) Network Rail is asking for the development to demonstrate that the risk of flood on their network will not be increased through the development. They are also querying why no account has been taken of the increase in pedestrian traffic at the railway crossing.

- 2) HDC Enterprise and Development wish to discuss options with WSCC regarding the mixed use on site.
- 3) HDC Strategic Planning object to a number of material planning considerations including the commitment to commercial space which are not compliant with policy and undermine economic objectives. They have also questioned the viability of the lapsed Planning Application DC/18/2687.
- 4) WSCC LLFA is requesting further confirmation regarding run-off rates and copies of calculations. They also recommend that Network Rail are consulted regarding their drainage systems near the boundary of the site to the railway.
- 5) WSCC Highways notes that the Transport Plan does not make reference to the possibility of future remedial actions should targets not be met, and the Traffic Assessment does not quantify the impact of increased traffic queue lengths and that delays should be identified. They also point out the issue of on-street parking having an impact on refuse vehicles.
- 6) Sussex Police has stated that they will object to the Planning Application until funding for APNR and extra policing costs is confirmed from the developer.
- 7) Arch Associates recommends updated land testing in their report as the last report was in 2021 when the land was considered only for commercial use.

With regard to DC/25/0629 we note:-

- 8) WSCC LLFA states that it has not been adequately demonstrated that the Planning Application is in accordance with NPPF, PPG, Flood Risk and costal change of Policy 42 of HDPF. They query the position of the foul pumping station proximatey to the impermeable paving. They also state that the exceedance plan shows flows could end up on the railway and the Greenfield run-off rates are missing.
- 9) HDC Ecology are querying the large net loss.
- 10) HDC Enterprise and Development comment the current proposal is not compliant with policy and undermines economic objectives.
- 11) WSCC Highways state that it is important to have an integrated perspective from both Planning Applications DC/25/0415 and DC/25/0629 and that off site improvements need to be a joint response from the developers, Muse and Lovell. They also comment that the statement of Reserved Matters is unclear, that there is no vision led perspective, that the Wimbleshurst Road/Richmond Road safety audit was not undertaken and should be included, and that the Transport Plan should include commitment for remedial actions along with indicative measures.
- 12) HDC Strategic Planning state overall the proposal is not compliant with policy and that they would welcome an opportunity to discuss with WSCC to explore a mixed use for the site.

-13) Sussex Police request financial developer contributions to mitigate the extra cost on their reserves.

This leads to some questions which we would appreciate having a response on from HDC Planning:-

- a) If a response is received to the questions and issues raised by the Statutory Organisations will this be posted on the HDC Planning Portal ahead of when the Planning Applications go for consideration at an HDC Planning Committee meeting?
- b) Given the number and extent of the changes that should be relected in the Application documents will HDC request that revised documents are submitted where appropriate?
- c) Several of the comments, notably from WSCC Highways, have requested that an integrated response that covers all three phases of the development is prepared. In addition some of the responses, such as those from Network Rail, the WSCC LLFA and Gatwick Airport apply to both Planning Applications. Will HDC ask the applicants for an integrated response to these requests?
- d) Will a new land quality survey be undertaken before the Applications go for consideration at an HDC Planning Committee meeting?
- e) There seems to be some confusion about the status of Planning Application DC/18/2687 and the Reserved Matters in this Application. Will HDC be clarifying the status of this approved application with respect to DC/25/0629?
- f) Given that many Statutory Organisations have responded to both Planning Applications and many issues raised apply to both areas of the site, will the two Planning Applications be discussed together at an HDC Planning Committee meeting or separately?

We are aware of the importance of all of the issues raised by the Statutory Organisations and of the importance of the issues being fully considered. I understand from your previous correspondence that a date for when these Planning Applications are to be considered at an HDC Planning Committee meeting is yet to be decided. I would like to formally request that we are informed of when each Planning Application is to be considered at an HDC Planning Committee meeting and that we request speaking allocations at each of these meetings.

Thank you for your time and attention,
Kind regards,

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Chair, Wimblehurst Road Residents Association.