



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0646

Former Novartis Site, Parsonage Road, West Sussex, Horsham, RH12 5AA,

DESCRIPTION:

Non Material Amendment to previously approved application DC/25/0415 (The construction of 244 new homes (Use Class C3) with vehicular and pedestrian access from Parsonage Road, public open space, landscaping, parking and associated works) for the replacement of the Parking Strategy Plan to show amended split between allocated and unallocated car parking spaces and amendments to 3 x house types to provide separate kitchens.

RELEVANT PLANNING HISTORY:

DC/25/0415	The construction of 244 new homes (Use Class C3) with vehicular and pedestrian access from Parsonage Road, public open space, landscaping, parking and associated works.	Application Permitted on 16.01.2026
DC/25/0629	Residential development comprising up to 204 dwellings and a commercial unit / residential 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.	Pending determination

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 5 – Horsham Town
Policy 7 - Strategic Policy: Economic Growth
Policy 8 – Strategic Allocation: University Quarter Mixed Use Development
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport

Policy 41 - Parking

Neighbourhood Plan: North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018.

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 4: Horsham Town
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District

Other Relevant Guidance and Policies:

WSCC Supplementary Planning Guidance (September 2020) - revised county parking standards and transport contributions methodology

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

WSCC Highways: No Objection.

Parish Comments:

None received

Representations:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The main consideration of this application is whether the proposed alterations can be considered as non-material amendments to the approved scheme in accordance with Section 96A of the Town and Country Planning Act 1990 (as inserted by S190 of the Planning Act 2008). The discretion rests with the Council to decide whether the revisions would constitute a non-material amendment to a planning permission, which would not take it outside the scope of the original permission.

Under this application, consent is sought for non-material amendments to the split between allocated and unallocated car parking spaces and to the internal layouts of 3 x house types to provide separate kitchens. The amendments relate to Phase 3 of the Former Novartis site (DC/25/0415).

Car Parking Allocation:

The approved scheme includes 331 car parking spaces. The proposal approved plan showed 28 spaces as being 'allocated' and 298 spaces as 'unallocated'. In addition, it showed two 'car club' spaces and one associated with the substation at the site.

As stated in the committee report for DC/25/0415, this proposal for Phase 3 is potentially to be used for 100% affordable housing. The applicant has stated that a potential Registered Provider has reviewed the application and is seeking a revision to the parking allocation. The proposal (as shown on plan no. 17100-HGP-P3-XX-D-A-0796 REV P10) indicates an amendment to allow 200 spaces to be allocated spaces, with 128 remaining unallocated. There is no change to the overall number of spaces to be provided.

WSEC Highways have commented that this amendment would reduce the ability of spaces to be used flexibly (the allocated spaces can only be used by a specific property rather than others; this raises the possibility of spaces being unused should a particular property have fewer cars than allocated spaces) and therefore could generate increased demand for parking spaces.

In considering these proposals, WSEC are mindful of the town centre location where a wide range of day-to-day services are within short walking distance, thereby reducing the dependence on car use. The location of the site, and the resultant influence on parking, is effectively already accounted for within the use of the parking zone applied to generate the overall parking need. WSEC are also aware that the design and layout of the scheme would greatly restrict ad-hoc on-street parking with this further reinforced with a scheme of waiting restrictions proposed as part of this NMA.

WSEC have also stated that there is the potential for parking to take place beyond the development. Parking within the surrounding area is though largely controlled by existing waiting restrictions and residents parking zones. These controls would negate any potential safety impacts arising from increased parking demands.

In summary, WSEC have no objection to the proposal commenting that, whilst there is the potential for increased parking pressures, these are mitigated within the development by the additional parking controls.

The submitted Parking Note outlines that there are ongoing discussions regarding the extent of adoption within the site of roads by WSEC. This would be the main internal roads, including the primary road into the site and the primary spine road that runs west to east. If adopted, parking restrictions in the form of double yellow lines would be provided to restrict parking in these areas.

The Parking Note states if the site is to remain private, a management company would oversee the site and enforce any parking restrictions. Advisory signage would be provided at the site entrance (and around the site where appropriate) informing that the site is privately owned and any parking outside of bays would be subject to parking penalties. It is therefore proposed that, even if the site does in fact stay completely private, double yellow lines would be provided, as shown in the Note. A management company would enforce the parking restrictions within the site.

To ensure these parking controls are in place, a condition is recommended securing these parking control measures.

Internal Layouts:

The proposal also includes an amendment to the internal arrangement of 28 dwellings (3 house types). The house types in question are HT1, HT2 and HT3. The proposal is that these would be replaced by two plans for each house type (one showing an enclosed and one showing open kitchen arrangements). The key on these replacement plans shows which units would have which layout. The amendments would not affect the external appearance of the dwellings.

Summary:

Overall, the proposed amendments to DC/25/0415 would not appreciably impact on the appearance of the building or amenities of adjacent occupiers, and would give rise to no other material impacts. The amendment to the parking between allocated and unallocated spaces is also considered appropriate in that it would not result in any highway concerns. The amendments are therefore considered non-material under Section 96A of the Town and Country Planning Act 1990.

Recommendation: Application Permitted subject to the following condition

1. **Pre-Occupation Condition:** The development hereby permitted shall be carried out and thereafter operated in accordance with the parking control measures set out in the Parking Note (020.0930/PN/3 received 22 April 2026).

Reason: To ensure adequate parking controls within the site in accordance with Policy 41 of the Horsham the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/0646

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents approved:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan		0401 REV P05	22.04.2026
Elevation & Floor plan		0416 REV P01	22.04.2026
Elevation & Floor plan		0402 REV P05	22.04.2026
Elevation & Floor plan		0417 REV P01	22.04.2026
Elevation & Floor plan		0407 REV P05	22.04.2026
Elevation & Floor plan		0418 REV P01	22.04.2026
Plans	Parking strategy	0796 REV P10	22.04.2026
Supporting Statement	Parking Note	020.0930/PN/3	22.04.2026

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 29.05.2026

Authorising Officer sign/initial Adrian Smith Date: 02/06/2026