



Planning Committee – 17th March 2026

Agenda item 5: DC/25/0629- Former Novartis Site, Parsonage Road, Horsham

Further to the committee report, please note the following condition amendments and clarifications:

1. Paragraph 6.39 (page 39) of the committee report states there are two blocks of flats either side of the Wimblehurst Road entrance, which would form gatehouses to Phases 1&2. This is incorrect as the two gatehouses would be for four houses (two sets of semi-detached houses) and are not flats.
2. The applicant has agreed to an additional condition relating to bird bricks and boxes, as follows:

Pre-Occupation Condition: Prior to occupation of any dwelling hereby permitted, details shall be submitted of proposed bird habitat enhancements (species specific) such as boxes or bricks, including their location, design and fittings, for the approval of the Local Planning Authority in writing. The approved details shall be installed prior to occupation of a dwelling and thereafter retained.

Reason: To ensure provision of bird bricks and boxes to the development in accordance with Policy 31 of the Horsham District Planning Framework (2015).

3. Following the publication of the committee report, amendments to the wording of conditions 10 & 14 have been agreed with the applicant. The amended wording does not fundamentally change the purposes of both conditions and have been agreed with the HDC Environmental Health Team (condition 10) and Heritage Team (condition 14). The amendments are as follows:

Condition 10 (noise mitigation measures)

Pre-commencement Condition: Prior to commencement of development (other than demolition) for blocks C01, C02a, C02b, C03, C07, C10, C11, C15 and C26 as shown on drawing reference HOR-ACG-XX-00-DR-A-1061 dated 17.02.26, a scheme of noise mitigation and mechanical ventilation sufficient to prevent overheating and maintain thermal comfort shall be submitted to and approved in writing by the Local Planning Authority. The Assessment shall demonstrate that CIBSE TM59 compliance would be achieved with the proposed design, and that CIBSE TM49 has been considered as part of the modelling. Any mechanical ventilation shall then be designed in accordance with the ANC Acoustics Ventilation and Overheating: Residential Design Guide 2020. The scheme shall include but not be limited to.

a) A scheme of façade insulation including performance details and a glazing plan that shall achieve the habitable and commercial room standards as detailed in BS8233:2014 with no relaxation for exceptional circumstances and appropriate consideration of LAmass with suitable measures to ensure the thermal comfort of occupiers and prevent overheating.

b) A scheme of validation including at least three interim stages of construction work that shall be validated by site visit with suitable supporting records and photographs. The scheme of validation shall be submitted to and approved by the local planning authority prior to occupation

All work must be carried out by suitably qualified person prior to occupation and the approved noise, vibration attenuation and ventilation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Condition 14 (timetable for demolition works):

Pre-commencement Condition: No works of demolition of the wings of Building 3 shall take place before a timetable showing when works will commence on the rebuilding of the wings of Building 3 has been submitted to and approved in writing by the Local Planning Authority. The rebuilding of the wings of Building 3 shall be commenced in accordance with that timetable, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the works to Building 3 are completed to ensure a satisfactory appearance to the Locally Listed Building in accordance with Policy 34 of the Horsham District Planning Framework (2015).

End