

Wimblehurst Road Residents Association

Wimblehurst Road Residents Association
c/o Chandos House,
14 Wimblehurst Road,
Horsham, RH12 2ED

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

Date: 28 August 2026

Pre-commencement actions for DC/25/0415 and DC/25/0629

Dear Jason

Over the last six years the Wimblehurst Road Residents Association (WRRRA) has made a significant number of contributions to the consideration of the Planning Applications for the Former Novartis Site in Parsonage Road, Horsham.

As the development progresses we feel that there is an ongoing role for us as representatives of Wimblehurst Road residents to monitor the impact of the development on the local area, in particular the impact on traffic flows as we use these roads on a regular basis.

In the 16 January 2026 Committee Report for the Novartis Planning Application there are a substantial number of pre-conditions that the developers have to respect. Our particular focus is on Paragraph 3, in particular the stipulations in 3(b) and the inauguration of the public consultations set out in 3(c). We feel it would be of mutual benefit to the developers and to our members to be involved in the development of the plans for communication as we may be able to highlight the benefits and issues that will undoubtedly arise from the substantial increase in vehicular, cycle and pedestrian use of Wimblehurst Road, North Heath Lane and Parsonage Road, and of course Richmond Road and the associated Conservation Area listing of Wimblehurst, Gordon and Richmond Roads.

We would like to be able to respond promptly and effectively to the issues raised in 3(b) and 3 (c) and are writing to ask if it would be possible for you to give us some indication of when the logistics plan is likely to be released and when the planned consultations are likely to start.

Pre-Commencement Condition: Other than works of site survey and investigations, notwithstanding the submitted details, the development hereby approved shall not commence

until the following demolition and construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following measures:

- (a) Details of site management contact details and responsibilities;
- (b) A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including
 - i. Location of site compound
 - ii. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
 - iii. site offices (including location, height, size and appearance),
 - iv location of site access points for construction vehicles,
 - v location of on-site parking,
 - vi locations and details for the provision of wheel washing facilities and dust suppression facilities
- (c) The arrangements for public consultation and liaison prior to and during the demolition and construction works – newsletters, fliers etc, to include site management contact details for residents;
- (d) Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination

All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved. Reason:

As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

The roads surrounding the Former Novartis Site are narrow and already subject to a high level of use by vehicles, cyclists and pedestrians. As a typical example of traffic issues affecting road safety in Wimblehurst Road one of the issues WRRRA is currently concerned about is the impact of the frequent regular deliveries to the Ashtonleigh Residential Care Home in Wimblehurst Road. Due to spacing and the delivery lorries needing to park on the road during the unloading of the lorries traffic heading towards the traffic lights comes to a halt. This is because it is not safe to drive around the lorry in the face of traffic turning left into Wimblehurst Road from North Parade. On occasions double-decker buses have to mount the pavement to get around the lorries

It is a point of interest to be noted that the Wimblehurst Hotel building has now been purchased by the company owning the Wimblehurst Care Home and the owners will be making a future planning application to extend the Wimblehurst Care Home into the hotel site, thus doubling the capacity of the Care Home.

As the new pedestrian crossing at the Wimblehurst Road/North Parade junction comes into use we will be monitoring the situation carefully, given the planned use of Wimblehurst Road by residents of the two Former Novartis development sites.

Members of our residents group who have worked on the responses to the Former Novartis Planning Applications are all long term residents of the area and are able to give useful feedback to the developers and HDC Planning Dept.

Kind regards,

A solid black rectangular box used to redact a signature.

Chair, Wimblehurst Road Residents Association.