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Horsham Society,
82 Worthing Road,
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West Sussex,
RH12 1TD.

16th November 2018

Strategic Planning,
West Sussex County Council,
County Hall,
Chichester,
West Sussex,
PO19 1RH.

[Sent to: info@communicationspotential.co.uk](mailto:info@communicationspotential.co.uk)

Dear Sirs,

Re: Proposed Redevelopment of the Novartis site - Wimblehurst Road, Horsham.

Horsham Society initially submitted comments to the planning consultants for West Sussex County Council, following the first consultation period in October 2018. Subsequently, various of our members have taken the opportunity to view the exhibition, which forms a part of the second consultation. As a result Horsham Society do have a number of issues, which we consider require addressing and we would appreciate the opportunity to meet the design team and discuss the various points. This proposal was discussed and agreed with the County Councillors at the CLC meeting on Monday 12th November. Such a meeting would save email correspondence and enable the Society to put our case clearly, in turn understanding the constraints appertaining to the site. We would appreciate agreement of a date for this meeting.

Horsham Society have produced a design guide, entitled 'Good by Design'. This document serves to ensure that good design and construction standards are maintained in the Horsham area. A copy of the document has been handed to Councillor Louise Goldsmith and it would be appreciated if a copy of the document could be incorporated into the master planning and detailed planning for the site. Good by Design is available on the Horsham Society website at:- <https://tinyurl.com/yclbaeu9>

We want to work constructively with West Sussex County Council and Horsham District Council on this sensitive project, to produce a masterplan and design which we could support and one the residents of Horsham can be proud. However we do have a number of concerns:-

- 1) We consider the heritage of the site to be extremely important, as it is an example of a commercial building from the Art Deco period. Therefore the main building, blue cedar tree lined avenue and the gatehouses should be retained in their entirety, including the reinstatement of any missing trees. Any development to the front of the main building should be designed NOT to overpower the main building, avenue and trees, but to enhance these important features.

- 2) It was unclear at the presentation whether the gatehouses are to be retained or demolished. Perhaps you would confirm their fate. If they are to be replaced, which we believe would serve to spoil the heritage of the site, there needs to be a specific design brief to ensure a high quality replacement design of a matching size to those existing.
- 3) Presently both Wimblehurst Road and Parsonage Road suffer with traffic congestion and traffic queues, particularly at peak periods. This will only worsen with the construction of the Liberty project in North Horsham. Any proposal to discharge vehicles from the Novartis site onto Wimblehurst Road will further serve to exacerbate the problem. Furthermore the possible incorporation of traffic lights at the junction of Wimblehurst Road and Parsonage Road could cause traffic to back up in Parsonage Road, towards the level crossing.
- 4) There is a proposal for retail outlets to be provided on the ground floor of the existing building. Whilst this would undoubtedly be of benefit to the residents and office workers, it could possibly attract people from outside the site who would wish to use the facility, serving to increase vehicle movements and further congestion.
- 4) Horsham Society consider that there should be connectivity between the site and Horsham town, to prevent the site remaining divided from the rest of the town by the railway lines. Please reconsider the need for a pedestrian link, which crosses the railway line.
- 5) The proposals put forward by West Sussex County Council presently conflict with the Horsham District Council Planning Framework, which has been produced by Horsham District Council. What is the proposal to overcome this?

We would hope that a meeting with WSCC and the planning team can be arranged, to discuss these points.

Yours faithfully,

David Griffiths. (secretary to the Horsham Society Planning Sub Committee)