

Frequently Asked Questions

1 What are you proposing for the former Novartis site?

An innovative sustainable development is proposed, with high quality business space, local facilities and new homes.

2 Why have you chosen a new name for the site?

We want to move away from calling the site the “former Novartis site” and are introducing the new name Horsham Enterprise Park for the outline planning phase.

3 Why did West Sussex County Council purchase the site?

The key driver for the Council’s investment in the acquisition was to build on the site’s long-established position as a major employment centre. The Council is committed to ensuring the site makes a significant contribution to creating and supporting jobs, providing high quality business space, and contributing to the West Sussex economy.

4 What happened to the original proposals to build a health and life sciences campus?

When the site was initially purchased in 2016, this was envisaged through the development of a health and life sciences campus. Since then market conditions have changed but the County Council has always been keen on preserving employment uses on the site – in particular ‘high value jobs’.

5 What is happening to the existing buildings on the site?

The locally listed 1930s art deco Building 3 will be retained and converted to residential apartments. Building 36 could also be retained and improved to include small convenience stores and a café on the ground floor, with apartments above.

6 How much business space will the new development provide?

In total, up to 25,000 square metres of new employment space will be provided, as well as associated infrastructure and facilities.

7 How many jobs will be created?

It is too early to say how many jobs the commercial space will accommodate, but there is potential for it to be around 1,000.

8 How many residential units are you proposing?

In total, up to 300 new homes, including 35% affordable, can be provided on site.

9 Where will the residential units be located?

They will be focused around the retained avenue of cedar trees in the northern part of the site. A large proportion of the space in the two retained buildings on the site will be used to create high quality apartments, extending and restoring the important local landmark.

10 How tall will the buildings be?

New homes are likely to be generally 2-3 storeys in height, with apartments of up to four storeys, to ensure that the scale does not impact upon adjoining areas or views of the art deco building.

11 What other facilities are you proposing?

New local facilities are likely to include a café, potential crèche/nursery, and convenience stores, which could be accessed by the existing and future local residents and businesses, and the local community.

12 How will people access the site?

There will be two separate vehicular accesses into the site, with “through access” only for emergency vehicles, pedestrians and cyclists. The Wimblehurst Road access will be improved and will be used for residents’ vehicles and for pedestrians and cyclists travelling anywhere within the site. The Parsonage Road access will be improved and will be the only access for vehicles for the employment area and proposed local facilities. A link between the two areas will be included for emergency vehicles. Additional access points will be provided along Parsonage Road for pedestrians and cyclists.

13 How much parking will be provided on site?

Car and cycle parking provision for the proposed development will have regard to

Horsham District Council’s parking standards, local car ownership levels and visitor numbers. Sustainable movement and transport is an integral part of the vision so access by foot and cycle will be encouraged.

14 Will new routes be provided for cyclists?

The internal layout is proposed to be designed to ensure low traffic speeds and a supportive environment for walking and cycling, with improved pedestrian and cycle links into and through the site. There could also be a dedicated cycle route through the site, which would provide an alternative to the existing cycle route along Parsonage Road.

15 Will there be a footbridge over the railway?

A pedestrian bridge over the rail line has been considered; however, with ground level changes and land ownerships making such a link very costly and highly difficult to achieve, a bridge has not been included in the masterplan for these reasons.

16 Will you be providing open spaces?

Informal and formal public green space is proposed, including play provision as part of the residential development and parkland space as part of the employment campus.

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17 Will you be removing any trees?

We will be aiming to keep as many trees as possible, including the avenue of cedar trees, as we believe they are integral to the development. However, all existing trees on site will be subject to professional inspection by an arboriculturalist. This inspection will confirm the condition of the trees and ensure that there are no health and safety risks (e.g. bough or branch failures). It is likely that we will need to remove some lower-quality trees. Where trees are removed, we will look to replace them with high-quality native species. We are proposing a programme of biodiversity enhancements, including new green spaces and corridors, a wide ranging scheme of perimeter landscaping, including enhanced hedgerows.

18 What is the purpose of the consultation?

We are involving the local community and businesses to help shape the masterplan prior to submitting an outline planning application later in the year and we welcome your comments.

19 What happens next?

You can provide us with your comments by completing a feedback form at or after drop-in events, or online at www.westsussex.gov.uk/horshamenterprisepark. The comments we receive throughout the consultation process will help inform the final masterplan. West Sussex County Council aims to submit an outline planning application by the end of 2018.

20 When is construction expected to start?

Construction is not likely to begin before 2021.