HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land Off Platts Roundabout Newbridge Road Billingshurst West Sussex
DESCRIPTION:	Variation of condition 1 of previously approved application reference DC/19/0295 (Hybrid application for the erection of petrol filling station with convenience store and sandwich bar, car wash, jet wash and car parking; motorcycle showroom and workshop with associated car parking; outline planning permission for flexible employment space (B1b/B1c/B2/B8) totalling 4,627sqm with associated car parking and circulation space (scale, landscaping and appearance reserved); new access to the site from A272 and pedestrian link to footbridge over A29.) To increase size of building for the provision of additional display space. Two car park spaces revised to electric charging spaces.
REFERENCE:	DC/23/1892
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal

SUMMARY OF COMMENTS & RECOMMENDATION:

To understand the impacts of the additional bulk of showroom 1 and higher ridge height of showroom 2 (if this is the case), it is recommended that a photomontage for viewpoint 7 (LVA) is provided and the assessment updated.

It is appreciated the principle of development is established, but this will help to understand the level of adverse effects and if mitigation (i.e reduction of ridge height or lowering of the buildings are necessary).

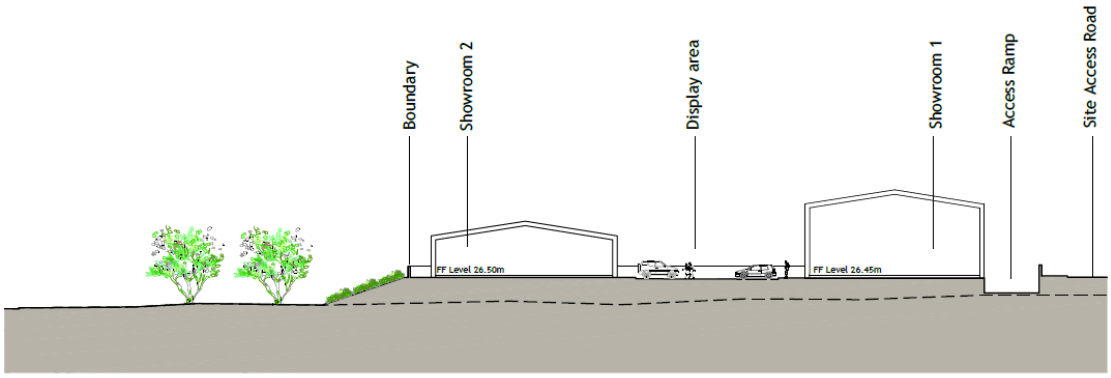
MAIN COMMENTS:

The proposed and approved section have inconsistent information and I'm not clear if the ridge of showroom 2 is now being raised to approx. 31.866 as showroom 1?

FF for both buildings seem to remain as approved and levels within the key plan remain the same but when looking at the section, the ridge level of showroom 2 is now at the same height as showroom 1 and the latter seems to be remain as 31.866.

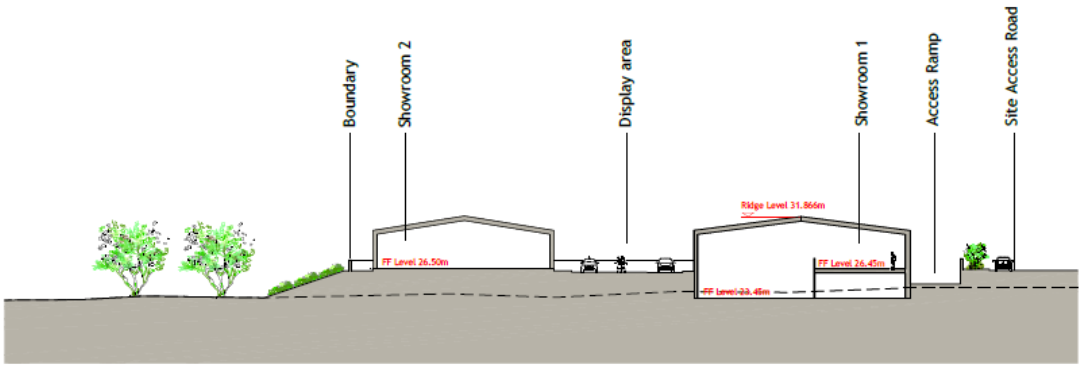
There are also inconsistencies with proposed and approved levels varying between showroom proposed elevations plans and indicative site section.

Approved:



SECTION A-A

Proposed



SECTION A-A

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On the face of it, the proposed section seems to show showroom 1 at a lower levels but when looking at the detail this is not the case.

Clarification is needed as to any changes pertinent to ridge height of showroom 2 as this is likely to exacerbate views of the site from the more sensitive receptors of prow 1327.

Overall, changes to the bulk of the showroom 1 building, particularly the width increase, are likely to be perceived by users of prow 1327 but it is agreed that these are unlikely to be over and above the adverse effects of the permitted scheme and that no further mitigation is necessary.

If showroom 2 ridge height is to be raised, as per clarification sought above, the scheme will be more prominent in the landscape, and I have concerns the effects of this on the users of the prow and the wider countryside.

It is recommended that a photomontage of viewpoint 7 (LVA) is provided and the assessment reviewed to clearly understand the impacts of the proposal.

It is appreciated the principle of development is ultimately established, but this will help to establish the level of adverse effects and if mitigation (i.e reduction of ridge height or lowering of the buildings are necessary).	
ANY RECOMMENDED CONDITIONS: N/A	
NAME:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	28/11/2023