

8.1 Leisure Provision

The masterplan proposals include the provision of a leisure facility intended to serve not just the new accommodation delivered by the wider masterplan, but more widely the existing residents and businesses of this part of Horsham.

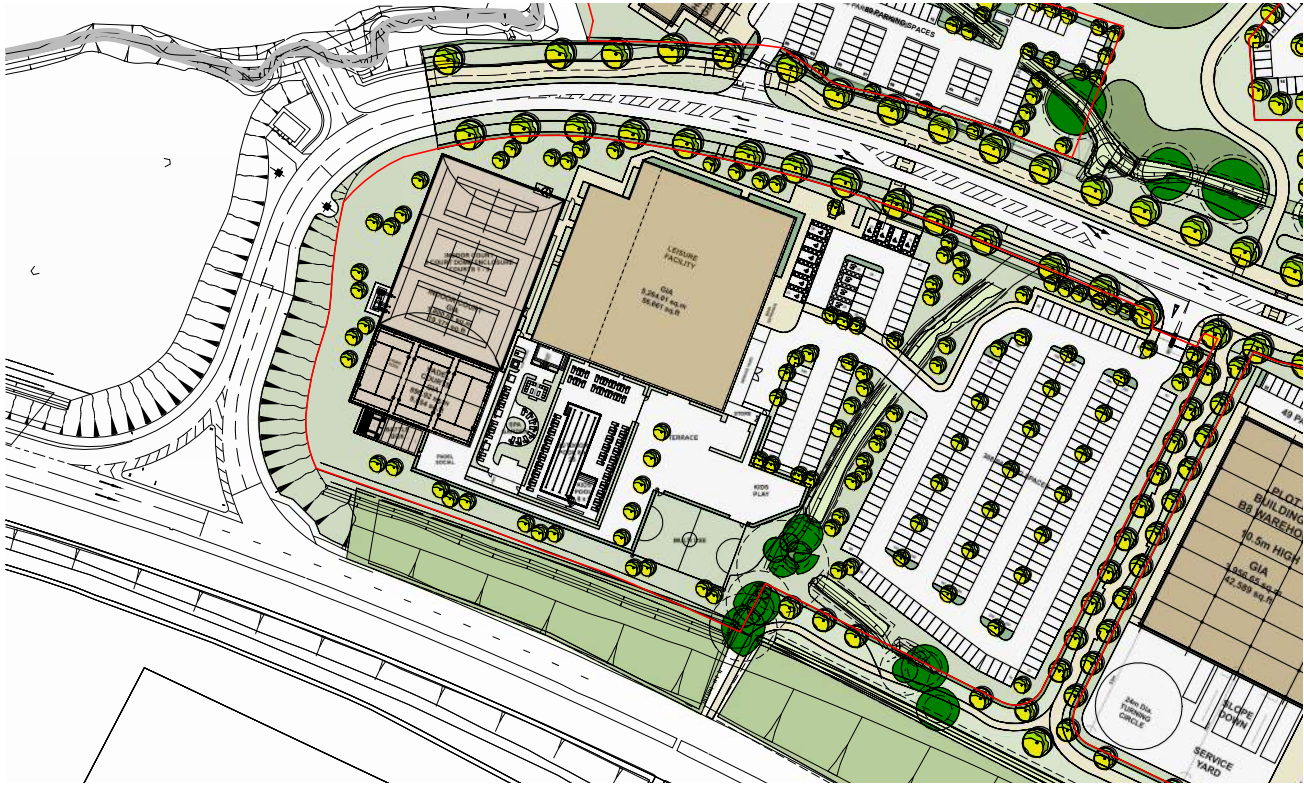
This represents a key component of the masterplan vision and a major investment in the area. This plot can be operated completely independently of the other uses in the masterplan.

The site allocated for this use is located at the entrance of the employment site (via the new access point) and visible from the A264, it will served by a large carpark with direct access from the new estate road and with immediate access to the pedestrian and cycle links that run adjacent to the perimeter of the leisure site.

The leisure complex will include indoors and outdoors facilities such as multi-use pitches, 3 court tennis dome, 3 padel courts, swimming pools, spa, cafe and terrace.

Key Points:

- Working with an occupier to integrate approach into masterplan.
- Key component to provide diversity of uses.
- Private parking.



Illustrative view showing potential location of the health centre and associated parking facilities.

8.2 Health Centre

The health centre has been introduced in a prominent and accessible location at the forefront of the masterplan when entering the development from the West.

A stand-alone plot has been allocated to enable the ability to deliver the health facility independently from the main business park.

Space has been provided for an arrival space for ambulances and drop off / pick up for visitors to the health centre. 80 spaces inclusive of accessible spaces have been provided within a well landscaped car park for the two-storey healthcare facility.

The first floor overhangs the entrance to provide shelter on arrival for patients whilst delivering additional floor space to the upper floor.

Key Points:

- Through consultation with local stakeholders, the need for a health facility was identified.
- During the early stages of the design development following the outline approval, land was identified for a potential health facility.
- Visible and accessible to the wider community.



Illustrative view showing potential location of the health centre and associated parking facilities.

Both site are located on the western gateway to the site. off the new junction with the A264.



9.0

MATERIALS AND PRECEDENTS

9.1 Business Park - Architecture and Materials Approach	73
9.2 Employment Park - Architectural and Materials Approach	75

9.1 Business Park - Architecture and Materials Approach

The architectural material strategy for the business park masterplan option will be carefully crafted with the aim to create a cohesive appearance across the campus, using natural colour tones that complement and enrich the adjacent natural environment.

Building Facade Design

The combination of aluminium and glass curtain walls serves as a modern and elegant facade solution that enhances the aesthetic appeal of the buildings while providing functional benefits. Achieve a balanced degree of transparency that allows visual connection with the outdoors and natural light penetration without compromising privacy.

Facade Stratification

Use of layered volumes, step-backs, and terraces to create dynamic rooflines and reduce the perception of height. Adopt a Bottom-Middle-Top strategy that creates a facade hierarchy. Where plant areas are necessary at roof level, they will be enclosed to reduce visual impact and integrate them into the architectural form. The enclosures will be set back from the building edge and clad in materials that blend with the building's facade, such as perforated aluminium screens. The roof plant areas and enclosures become part of the overall design and volume treatment language.

Colours

Natural colour tones aim to blend with and enhance the surrounding landscape, creating a seamless integration between the built and natural environments.

Earthy Browns: Reflecting the soil and natural terrain.

Soft Greens: Mirroring the lush vegetation.

Subtle Beiges and Greys: Emulating natural rock formations and the sky.

Material Selection

Aluminium: Brushed or anodised to achieve a matte finish that reduces glare while maintaining a sleek appearance.

Colour: Warm tones or metallic hues that resonate with natural elements.

Brick: potentially as a secondary material for contrast, to be placed strategically.

Glass/Transparency: High-performance, low-emissivity glass to maximise energy efficiency while ensuring clarity and light penetration, whilst balancing privacy.



We have introduced a few precedent images to illustrate how the interior business park environment could be developed.



9.2 *Employment Park - Architectural and Materials Approach*

The architectural material strategy for the employment masterplan buildings aim to use natural colour tones that complement and enrich the adjacent natural environment and promote a design approach that breaks away with the traditional warehouse facade design, especially for the facades that from key access routes and arrival areas.

Building Facade Design

The combination of Corten steel effect cladding, aluminium cladding and glass curtain walls provides a modern and elegant facade solution that enhances the aesthetic appeal of the buildings while offering functional benefits.

The combination of different cladding materials and tones aim to offer varying views and colour compositions across the site and between the buildings, seeking to avoid a monolithic appearance of the building forms.

Facade Stratification

The use of layered volumes, step-backs, and ribbed cladding textures seek to reduce the perception of height, while simultaneously ensure that key warehouse facades, that would otherwise be blank, are aesthetically activated.

Colours

Natural colour tones aim to blend with and enhance the surrounding landscape, creating a seamless integration between the built and natural environments.

Earthy browns and oranges: Reflecting the soil and natural terrain.

Subtle beiges and greys: Emulating natural rock formations and the sky.

Material Selection

Corten steel - weathered steel with rust-like protective layer.

Aluminium: polyester painted matte finish that reduces glare while maintaining a sleek appearance.

Colour: warm tones or metallic hues that resonate with natural elements.

Glass/transparency (warehouse office elements): high-performance, low-emissivity glass to maximise energy efficiency while ensuring clarity and light penetration, whilst balancing privacy.



10.0

SUPPORTING INFORMATION

10.1 Landscape and Ecology Approach	77
10.2 Project Delivery Intent	79
10.3 Energy and Sustainability Approach	80

10.1 Landscape and Ecology Approach

The Landscape Strategy for this area is to make optimum use of the site's unique natural assets and distinctive character to create a new development which fits seamlessly into the landscape with easy access to green space and the countryside.

The development also provides the opportunity to reconnect Horsham to the south with the wider landscape to the north through a series of new pedestrian and cycle greenways running north to south and east to west.

- The Landscape Strategy has been developed to fit seamlessly into the existing rural setting wherever possible
- Existing woodland, hedgerows and trees will be retained wherever possible to form the landscape structure to the site and provide an attractive backdrop to the development from the outset.
- Areas of Ancient Woodland to the north of the site along Bush Lane will be protected
- The Landscape Strategy seeks to optimise opportunities presented by the unique characteristics of the site for people to engage with nature and the countryside.
- A generous framework of greenways will connect the employment area with the wider site and will offer a variety of public spaces for play, walking, sport and socialising.
- Existing Public Rights of Way will be retained and new links created to link the site with the wider development and communities in Horsham to the south.

The planting strategy will ensure that the proposed development fits seamlessly into the host landscape, by enhancing and building upon existing site features, the landscape characteristics of the surrounding area and the existing plant species native to the area. Wherever possible existing trees and hedges have been retained and incorporated into proposed planting areas, with protection given to existing Ancient Woodlands both within and adjacent to the site.

The plant typologies will include predominantly native planting, forming small woodlands, copses, hedges, meadows and marginal wetland areas to reflect the characteristics of the host landscape.

Trees will be used in parking areas to provide shade and

visual mitigation.

Streets will be tree lined with generously proportioned species, with feature trees at key locations to provide visual amenity and shade. Hedges will be used to delineate plot boundaries and provide visual containment to parking areas and accessways. A consistent approach will be used to provide continuity across the site.

Species selection will be appropriate to the local area and consider biosecurity, water demand and changes in climate.

Some existing hedgerows include mature, 'landmark' trees, predominantly oak, while other hedges have been laid in the traditional method.

Existing habitats of high ecological value include the vegetation associated with the brook to the northern boundary of this area. The development provides a unique opportunity to enhance biodiversity across the site, to engage the community with nature through the creation of new habitats and landscape typologies, which reinforce and build upon the site's existing ecological assets.

The landscape strategy will be closely integrated with the proposed drainage infrastructure across the entire development site, ensuring a holistic approach to environmental design. This integration will not only manage surface water effectively but also enhance water quality, support biodiversity, and create attractive, functional spaces for all to enjoy. By embedding these principles within the sustainable drainage system, the development will deliver ecological and amenity benefits while contributing to long-term resilience and sustainability.



Example of informal parkland character



Hedges used to define boundaries



High quality public realm design



Native hedge



Opportunities for more formal spaces



Social spaces and courtyards within development parcels



Bug hotels



Biodiverse grasses



10.2 Project Delivery Intent

Building Heights

Commercial Offices: 16m plus 3m plant zone on roof, in-line with previous Outline Planning Application (OPA). Floor to Floor height 4.050m

Light Industrial with Commercial Office Space

10m overall height. Typically two storey buildings, providing full eight warehouse with office mezzanine or full cover office at first floor level.

Mezzanine floors: 5m FFL

Upper floor office minimum 2.5m clear height.

Industrial B8 Warehouses

Vary depending on overall floor area. Indicative design assumptions below:

20,000sq.ft = 10.5m height (8m to U/S of haunch)

30,000sq.ft = 10.5m height (8m to U/S of haunch)

40,000sq.ft = 12.5m height (10m to U/S of haunch)

50,000sq.ft = 12.5m height (10m to U/S of haunch)

75,000sq.ft = 12.5m height (10m to U/S of haunch)

100,000sq.ft = 14.5m height (12.0m to U/S of haunch)

150,000sq.ft = 14.5m height (12.0m to U/S of haunch)

175,000sq.ft = 16.5m height (14m to U/S of haunch)

200,000sq.ft = 16.5m height (14m to U/S of haunch)

175,000sq.ft = 19m height (16.5m to U/S of haunch)

Bespoke HQ requirement.

Note: 16m at top of site would provide approximately 26m at the lower part of the site if straight line taken as a maximum height threshold.

Parking Ratios

Commercial office space: 1 space per 30sq.m (based on total GIA of building)

Commercial office space: 1 space per 30sq.m (commercial, business and service – business, office, research and development and light industrial process).

Warehouse B8 Use: 1 space per 100sq.m (based on total GIA of building)

Warehouse B2 Use: 1 space per 40sq.m

Office Provision for B8 Warehouse

Typically 10% of warehouse floor area.

15% of warehouse floor area if HQ Base plus storage.

Service Yard Depths

Industrial B8 warehouses: Vary depending on overall floor area. Indicative design assumptions below;

Up to 50,000sq.ft warehouses = 35 to 40m service yard depth. (minimum 30m)

75,000sq.ft warehouse = 35 to 50m service yard depth.

All warehouses over 80,000sq.ft = 50m service yard depth.

Note: suggest gatehouse to provide secure control point for buildings over 150,000sq.ft

Loading Bay Provisions

Industrial B8 warehouses: Vary depending on overall floor area. Indicative design assumptions below.

Level Access Loading Doors + Standard Loading Docks + Euro Loading Docks = Total:

20,000sq.ft warehouse = 2

30,000sq.ft warehouse = 3

40,000sq.ft warehouse = 1 + 4 (total 5)

50,000sq.ft warehouses = 1 + 5 (total 6)

75,000sq.ft warehouse = 1 + 5 + 2 (total 8)

100,000sq.ft warehouse = 2 + 8 + 2 (total 12)

150,000sq.ft warehouse = 2 + 13 + 2 (total 17)

Construction approach to be considered:

Commercial Office Buildings

- Option 01: traditional approach steel frame with composite floors.
- Option 02: concrete frame / concrete floors.
- Option 03: hybrid approach steel frame / CLT floors. Lift cores in pre-cast concrete.
- Option 04: timber clt frames and floors. Lift cores in pre-cast concrete.

Industrial Warehouse Buildings

- Option 01: traditional approach steel frame.
- Option 02: hybrid approach steel frame for warehouse and CLT or LVL frame for office element.
- Option 03: hybrid approach steel columns / CLT or LVL truss / CLT or LVL for office element.
- Option 04: timber CLT or LVL portal frames plus CLT or LVL frame and floors for office element.

Façade Approach:

Commercial Office Buildings

- Option 01: aluminium / glazed curtain walling with aluminium façade panels.
- Option 02: aluminium / glazed curtain walling with timber façade panels.

Industrial Warehouse Buildings

- Option 01: aluminium / glazed curtain walling and windows to offices with core 10 steel cladding to primary facades and contrasting silver aluminium vertical façade panels to side and rear elevations.
- Option 02: aluminium / glazed curtain walling and windows to offices with vertical brown / rust coloured aluminium cladding to primary facades and contrasting silver aluminium vertical façade panels to side and rear elevations.
- Option 03: aluminium / glazed curtain walling and windows to offices with vertical treated timber cladding to primary facades with contrasting silver aluminium vertical façade panels to side and rear elevations.
- Option 04: aluminium / glazed curtain walling and windows to offices with vertical treated timber cladding to all facades.

Market Leading Design Criteria and Features

General Criteria

- Targeting BREEAM Excellent as a minimum.
- Ev charging points.
- Rainwater harvesting for landscape irrigation and greywater use for toilets.
- Water attenuation.
- Sustainably sourced timber.
- Green walls.
- Target EPC A+ for commercial office / office space.
- Target EPC A for warehouse elements.
- Intelligent lighting controls to offices.
- Sensor controlled lighting to warehouses.
- Maximise daylight.
- Roof mounted solar PV.
- Green travel plan.
- Bus service.
- Promote car sharing + car club.
- Cycles paths (cycle to work).

- Cycle storage.
- Wildlife corridors throughout the site.
- Significantly enhanced green infrastructure.
- 10% net gain to biodiversity.
- Woodland mixed planting.
- Community hub.
- Green amenity space.
- Trim trail.

Industrial Warehouse Buildings

- 50KN/m2 floor loading.
- Low energy high frequency lighting.
- Ground level doors.
- Standard dock level doors.
- Euro dock level doors.
- Bespoke yard depth.
- Air tight cladding.

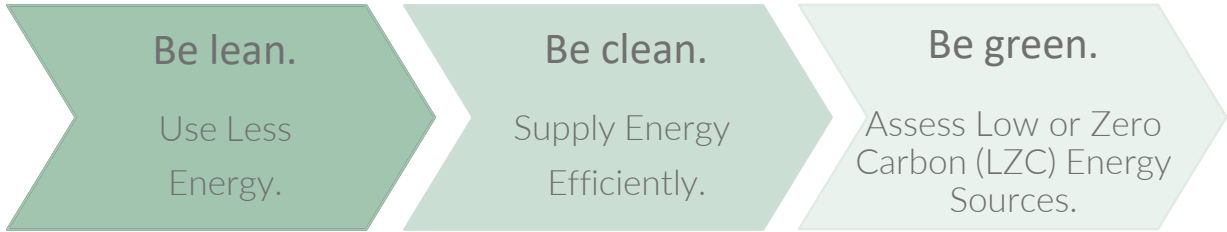
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Energy and Sustainability.

Energy Strategy

The energy strategy aligns with the “be lean”, “be clean” and “be green” energy hierarchy to maximise reduction in energy through passive design measures in the first instance, focusing on a “fabric-first approach”.



Be lean – use less energy.

This approach will maximise efficiency of building layout and form, as well as the thermal performance of the buildings’ envelopes. This could be achieved through the following measures:

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Good practice levels of air permeability and low U-values accounting for non-residential Part L 2021 notional targets.
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Appropriate levels of glazing to control winter heat loss and summer heat gain to reduce energy demand.
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Energy efficient lighting will be specified to reduce lighting demand and operational costs.
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Opportunities to incorporate smart energy systems and controls to intelligently use energy to minimise energy cost and consequent carbon emissions will be explored.

Be clean – supply energy efficiently.

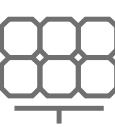
The feasibility of different heating and cooling systems within the Proposed Development in accordance with the heating and cooling hierarchy has been assessed. It should be noted that the Proposed Development is not identified as a Heat Priority Area within the West Sussex Sustainable Energy Study (2009).

1: Connection to existing Combined (Cooling), Heat and Power ((C)CHP) distribution networks	There are no existing Combined Heat and Power (CHP) or district heating/cooling networks in the area to which the Proposed Development can connect.
2: Site wide renewable (C)CHP	Biomass CHP is not suitable for the Proposed Development due to the high capital costs and potential adverse environmental effects, such as release of particulate matter.
3: Site wide gas-fired (C)CHP	Gas-fired CHP requires on site combustion which can have a negative impact on local air quality, and it is not in line with the UK’s transition to net zero emissions by 2050 through legally binding targets under the Climate Change Act 2008.
4: Site wide renewable community heating/cooling	For site wide renewable community heating/cooling to be viable sufficient heat demand is needed. In the Proposed Development, heat demand is anticipated to be lower meaning there would be concerns over distribution losses.
5: Site wide gas-fired community heating/cooling	Gas-fired community heating/cooling is not in line with the UK’s transition to net zero emissions by 2050.
6: Individual building renewable heating	Individual building technologies are deemed to be most appropriate for the Proposed Development due to the use types on-site, as it allows for flexibility of future tenants enabling optimised performance given the variety of energy profiles.

Be green – assess LZC energy sources.

A feasibility assessment was undertaken for potential LZC technologies. The following opportunities are anticipated to be explored further for the Proposed Development:

- 

Air source heat pumps (ASHPs) are one solution being considered for the Proposed Development as they are highly efficient technologies enabling them to reduce costs and carbon emissions, whilst also minimising impact on local grid resilience. With the projected continued decarbonisation of electricity in the UK, an all-electric strategy, such as an ASHP scenario could provide a viable route to achieving a net zero carbon development in the future.
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Solar photovoltaic (PV) panels can be used to generate renewable electricity from the sun. This energy can be exported back to the National Grid or directly used on site. The Proposed Development includes available roof space which could be used for the deployment of PV panels and would not conflict with flights to and from Gatwick Airport.

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Energy and Sustainability.

Sustainability Strategy

The sustainability strategy for the Proposed Development is based on sustainable design and construction principles as informed by planning requirements, industry best practice and the Applicant’s vision. The strategy is based on the five capitals framework which is based on five defined factors (physical, social, economic, human, and natural). Details of the sustainability measures to be explored in the Proposed Development are outlined below.



Energy and carbon
The Proposed Development aligns with the energy hierarchy and will be designed to comply with Part L 2021 Building Regulations. An all-electric approach is proposed to be undertaken, with low-carbon technologies, such as ASHPs and PV panels to be explored further.

Sustainable transport
Sustainable modes of travel will be provided and there are existing links to public transport. Footways and cycleways will be developed with green infrastructure integrated where possible, and crossings established to enhance safety, connectivity, appeal and enjoyment of travel. A bus service will serve the Proposed Development. Vehicular parking including accessible parking and electric vehicle charging facilities will be provided. There will also be cycle parking.



Landscape and character
The landscaping strategy comprises native species where possible, and incorporates planting around buildings, roads and parking areas to break up massing. The materials strategy consists of natural colour tones to reflect the surrounding landscape and step back, terraces, layered volumes, and ribbed cladding textures to reduce the perception of height.

Health and security
The health centre and commercial leisure facilities will benefit the local community and will help to improve mental and physical health. The layout has been designed for passive surveillance to increase security, and measures to enhance the safety of travel routes have been incorporated.



Economic growth
The Proposed Development will result in significant economic benefits for the local community, which will include both construction and operational jobs. The creation of a flexible mix of employment uses will enhance economic resilience and the ability to respond to market trends.

Sustainable procurement
Products will be procured locally where possible to support local businesses and trades.



Thermal comfort
The Proposed Development will be designed to provide thermal comfort in line with the cooling hierarchy, and will include combination of passive design principles, flexible servicing strategies, and compliance with emerging regulatory standards.

Air quality and noise impact
Mitigation measures during the construction phase include adhering to the IAQM guidance and best practice measures which will be delivered through a Construction Environmental Management Plan. During operation, utilising an all-electric energy strategy and increasing the uptake of active travel will reduce emissions.

Inclusive and accessible design
There will be good legibility and wayfinding throughout the Proposed Development emphasising access points and creating a sense of arrival.



Green infrastructure and biodiversity
Existing trees, woodland and vegetation will be safeguarded where possible, and green infrastructure will be created within the Proposed Development.

Flood risk and drainage
Sustainable Drainage Systems (SuDS) will be utilised, and once mitigation measures are implemented the Proposed Development will not be at risk of flooding and can be developed safely without increasing flooding elsewhere.

Water consumption
Low flow fixtures will be specified where possible, such as dual flush toilets, to reduce water use.

Waste and resource management
The Proposed Development has been designed to reduce material use, minimise waste, and embed longevity, flexibility and adaptability.

11.0

PARAMETER PLANS

11.1 Land Use Parameter	83
11.2 Access and Movement Parameter	84
11.3 Building Heights Parameter	85

11.1 Land Use Parameter

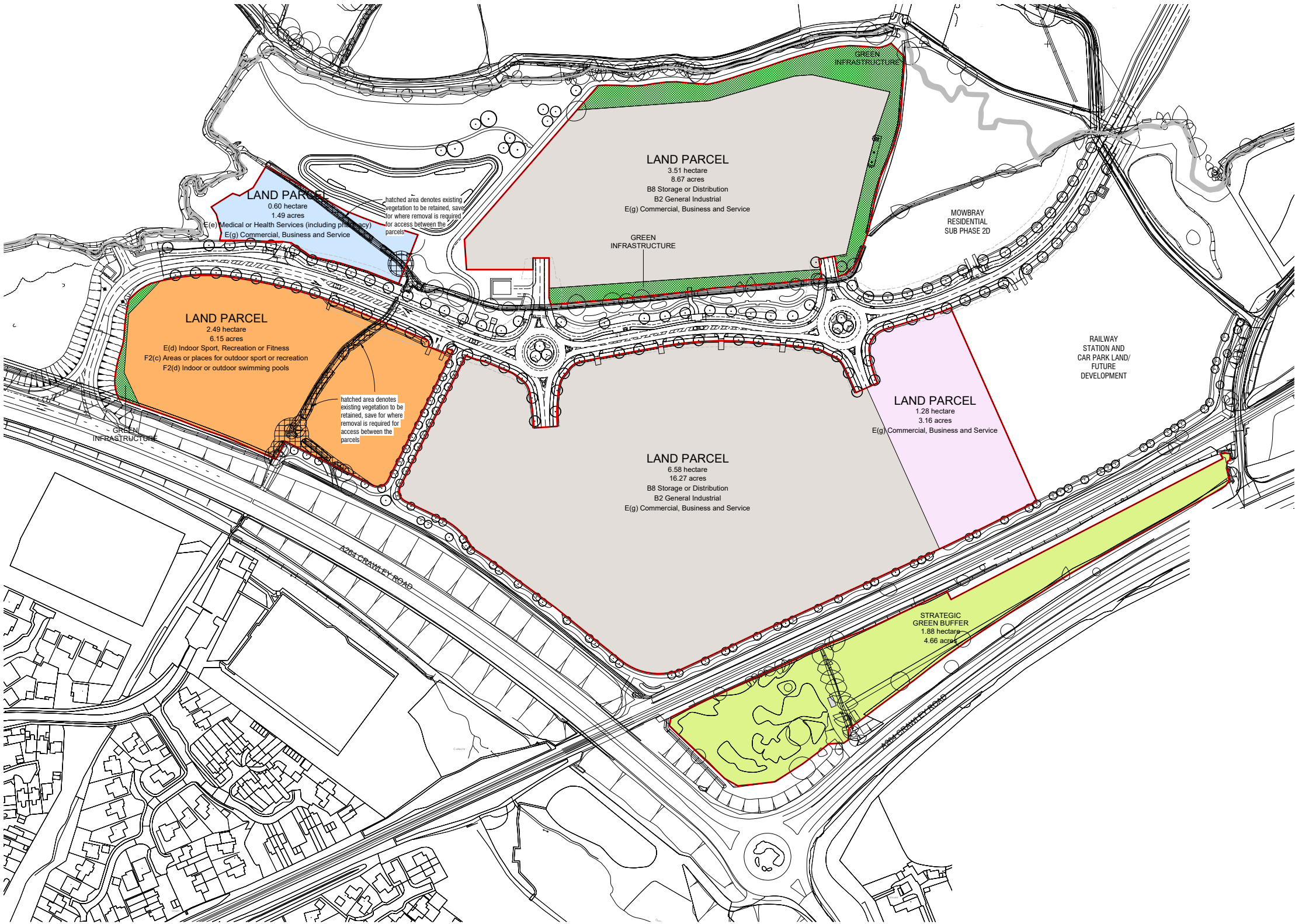
The land use parameter plan seeks to maximise flexibility of uses to the address the volatility and changing market trends locally.

The larger land parcels in the centre of the adjacent plan are submitted for uses B8 Storage and Distribution, B2 General Industrial and E(g) Commercial Business and Service. This creates the opportunity to deliver a variety of employment uses that better reflect the local needs and ensures viability of the masterplan.

A parcel has been allocated as a transition zone between the parcels described above and the land safeguarded for the future train station. This buffer parcel are proposed for use E(g) Commercial Business and Service, which can be office space or light industrial space.

The parcel in orange in the plan adjacent, represents land identified for a leisure facility and is as such submitted for use E(d) Indoor Sport, Recreation or Fitness.

The parcel in blue has been discussed for a potential health centre but for greater future flexibility is submitted for both uses, E(e) Medical or Health Services and E(g) Commercial, Business and Service.



11.2 Access and Movement Parameter

The access and movement parameter plan demonstrates how the proposals connect to the existing and established movement network as well as to the emerging network being created by the wider Mowbray masterplan.

The re-alignment of the PROW running North-South through the site is dealt with under a separate planning application already submitted, which also includes the new cycleway aligned with the south edge of the site and the new estate road.

The new road spurs off the already constructed LILO junction off of the A264 Crawley Road and will eventually extend to the NE of the site to provide access to future residential phases of the Mowbray masterplan.

