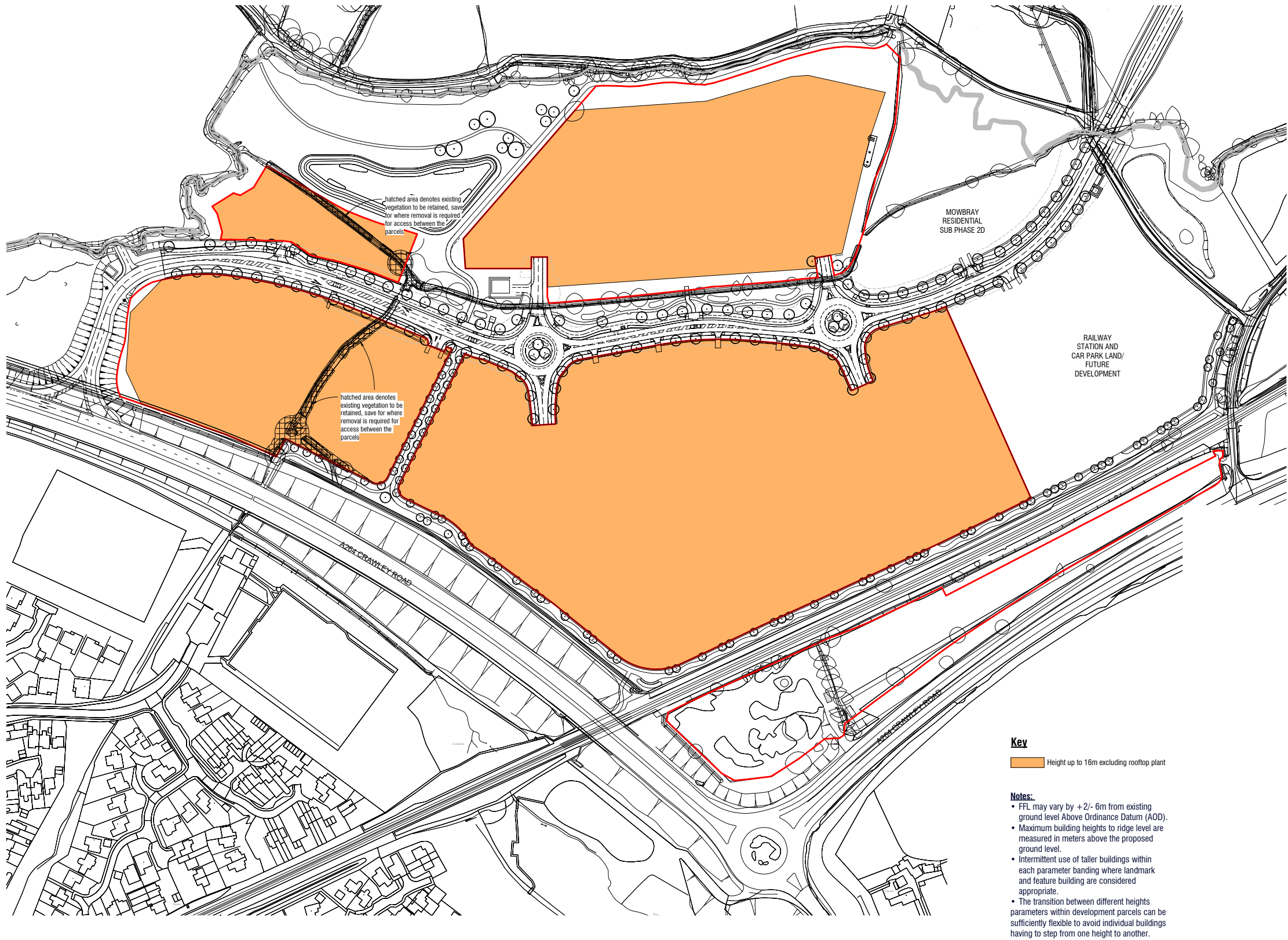


11.3 Building Heights Parameter

Similar to the other submitted parameters, the building heights parameter aims to achieve a reasonable amount of flexibility, to be able to respond to local demand for any of the employment uses described in the land uses parameter and accommodate a range of building types and typologies.

The maximum proposed height is the same as the consented outline scheme for the employment land. This was agreed at a maximum height of 16m Above Ordnance Datum, excluding the height of roof plant.

In order to account for the significant topographic level changes across the site, the heights parameter proposes a variation of +2/-6m Above Ordnance Datum (AOD) to the building FFLs from existing ground levels.



12.0

SUMMARY

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Key drivers to the masterplan





Open green space for events



Zones of formal landscape / buffer around buildings



For illustrative purposes

Good legibility towards building entrances



Space at the heart of the masterplan

12.2 Illustrative Vision - Employment Park Approach

Key drivers to the masterplan

High quality key facades design to warehouses on to main roads



Maximise green landscape around public realm and buildings



Good legibility/wayfinding towards building entrances and across the masterplan



Create a mixed use employment masterplan led by logistics and light industrial uses







Summary

The proposed masterplan promotes the comprehensive development of the site to provide a modern and vibrant employment park, including ancillary uses such as leisure and health care. The proposals represent a major investment into Mowbray, creating a new business destination and a new place for the whole community to access and enjoy.

The new facilities will support the Horsham community with employment opportunities in purpose-built commercial, logistics and light industrial business accommodation. The units will be capable of adaptation to facilitate multiple tenancies and suit a diverse range of business sizes.

Sustainability and energy efficiency will be at the heart of the proposals, aiming to provide business accommodation of high environmental quality using the latest technology to promote low energy and water use as well as reduced embodied carbon.

The key significant benefits include:

- Provision of bespoke employment units, creating job opportunities in North Horsham.
- Creation of a modern, sustainable and attractive employment campus.
- Local and wider communities can benefit from this major local investment to provide a modern employment park which includes leisure facilities and a new health centre.
- The delivery of high quality adaptable and energy efficient buildings of exemplar architectural design in a quality landscaped environment.
- Significant investment in the area, providing economic benefits during construction and future job creation, including local employment opportunities.



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