



## **AGENDA ITEM 6 DC/17/2131**

### **Nowhurst Business Park, Guildford Road, Broadbridge Heath**

#### **1. Amended Plans:**

The applicant has submitted a revised Parameters Plan and Site Sections with the following amendments:

- Doubling of the depth of the 'Reduced Eaves Height Zone' fronting Nowhurst Lane
- Reduction in maximum eaves height within the 'Reduced Eaves Height Zone' from 8m to 6m, and overall height of any building within this zone (in part or full) from 12m to 10m

#### **Condition 24 to be revised as follows to reflect these changes:**

**24. Regulatory condition:** No building within the development hereby permitted shall have an eaves greater than 10m in height or shall exceed 12m in height overall. Within the reduced eaves height zone as illustrated on parameters plan 30853 PL 104 Rev D, the maximum eaves height of building elevations facing Quarries or Nowhurst Lane shall not exceed 6 metres and the overall height of any building falling within this zone shall not exceed 10 metres. Other than any building and any necessary emergency escape routes, no structures or activity shall take place within the Reduced Eaves Height Zone. No external plant is to be located in this zone without the express permission of the local planning authority.

Reason: To ensure a satisfactory appearance to the site to safeguard the wider landscape, amenities of adjacent residents and appearance of Nowhurst Lane and the setting of listed buildings in accordance with Policies 24, 25, 26, 32, 33 & 34 of the Horsham District Planning Framework (2015).

#### **Officer comment:**

These amendments are welcome and would appreciably reduce/improve the impact of the development in views from Nowhurst Lane, particularly once the boundary landscaping has matured over the first few years of the lifetime of the development.

#### **2. Condition 4 updated to amend phasing requirements.**

**4. Pre-commencement condition:** No development, other than works of demolition, shall commence until a phasing plan to cover the whole site has been submitted to and approved, in writing, by the Local Planning Authority. The phasing plan shall identify the separate parcels of the site that will be brought forward and include details for the phasing and implementation of the boundary planting around the perimeter of the site, with the intention that this planting is to be brought forward at the earliest reasonable opportunity within the agreed development phase. The details approved on the phasing plan shall determine how the development parcels and their relevant reserved matters are brought forward. The development must be constructed in accordance with the approved phasing plan, unless the Local Planning Authority gives written consent to any variation.

Reason: To enable the Local Planning Authority to control the development in detail to ensure a satisfactory development that is sympathetic to the landscape character and built form of the surroundings and preserves and enhances the ecological interests of the site, and in the interests of visual amenity in accordance with Policies 31 & 33 of the Horsham District Planning Framework (2015) and to ensure compliance with the NPPF.

**Officer comment**

This change is to provide greater flexibility in the delivery of the development. Officers will still be seeking that the landscape buffers are delivered as early as is reasonably possible.

**3. Condition 14 updated to provide greater clarity on expectations of the Noise Management Plan.**

**14. Pre-commencement (slab level) condition:** No unit shall be occupied until a Noise Management Plan for the relevant phase or unit has been submitted and approved in writing by the Local Planning Authority. The Plan shall include, but not be limited to:

- hours of operation,
- management responsibilities during all operating hours,
- measures to control noise from all activities and operations at the site (including the operation of any equipment plant, or building services) and minimising noise from vehicles, deliveries and servicing.
- Details on the construction specification of each unit to minimise noise escape
- Details of a Noise Complaints Register to keep a record of complaints received and actions taken, including where reasonable and necessary modification of the Plan in consultation with the LPA; the LPA to be able to inspect the register at its request

The noise management plan shall be regularly reviewed to ensure that it takes account of current operational practices at the site. The relevant units shall operate at all times in accordance with the approved details.

Reason: To safeguard the tranquillity of the countryside and amenities of adjacent occupiers in accordance with Policies 24, 25, 26 & 33 of the Horsham District Planning Framework (2015).

**Officer comment**

This change to the last item is to provide greater clarity and certainty as to how complaints will be managed and addressed.

**4. Withdrawal of the x1 bus service along Guildford Road**

It is understood that the hourly X1 bus service referenced in the report to committee at paragraph 6.57 is to be withdrawn from 9 March 2018. The submitted Transport Assessment (TA) and comments of the Highways Authority make no reference to this service (which only started operating in mid-2017), therefore its operation was not key to the Highway Authority's resolution to raise no objection to the development. Whilst the loss of this service is regrettable, officers are of the view based on the TA and Highway Authority comments that the absence of this service would not in itself render the development unsustainable in transport terms, subject to the improvements to be secured to the access roundabout, provision of the shuttle bus service, and the agreement of a Travel Plan.

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