

BIODIVERSITY ENHANCEMENT STATEMENT

For

**Proposed Change of Use to rear
parcel of land and existing house.
Retrospective Planning application for
extension to existing commercial building
at
L & W Yard, Stane Street, Billingshurst**

Drawing No. 1626/P040

Prepared

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1.0 Project

2.0 Site Location

3.0 Land Use

4.0 Conclusion

L & W Yard at Stane Street, Billingshurst, W. Sussex

1.0 Project:

- 1.1 The Application seeks retrospective planning permission for the rear extension to the existing commercial building. Proposed extensions to form new stores to the rear commercial building. Change of use to the existing rear parcel of residential land to park heavy plant vehicles and change of use to the existing house to offices at ground floor level and a two-bedroom apartment to the first floor. The combined site area is 5734 square metres.

2.0 Site Location:

The application site is located outside the built-up area boundary of any settlement, including Billingshurst that is located to the south, with the commercial building being located to the west of Stane Street (A29) and being set back from the main highway by at least 40 metres. The existing commercial building on the site is an L-shaped building with two low pitched roofs, with the main part of the building being comprised of red brick for the walls and dark green metal sheeting for the roof. The existing windows for the main building have brown frames, whilst there are existing door openings to the building at the west, east and south elevations.

The rear parcel of land which is currently residential with an existing two storey double bay fronted house with pebble dash rendering, plain tile pitch roof front to back with timber sliding sash windows colour white. Existing trees to the western and northern boundaries. The site is served by an existing site access.

3.0 Land Use:

- 3.1 The site itself consists of an industrial unit. The frontage consists of a hard standing concrete area for parking and temporary storage of materials. The rear of the commercial site consists of hard standing for parking of heavy goods vehicles. The external changes are mainly to the rear west elevation which consist of new 6360mm deep extension. Two new 6-metre wide roller shutter doors to the rear west elevation and a new access door.

The rear parcel of land which is currently residential with an existing two storey double bay fronted house. No trees will be lost as a result of this development.

3.0 Conclusion:

- 3.1 The development will not result in a loss to local biodiversity, and it will protect the current biodiversity that exists on the site.

ADCS Ltd
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