

DESIGN AND ACCESS STATEMENT

For

**Proposed Warehouse
and new access road to adjoining property
at
Renvyle Farm, Billingshurst**

Drawing No. 1639/P040

Prepared

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Renvyle Farm, Billingshurst, W. Sussex

1.0 Site and Surroundings

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 South of Okehurst Lane and being set back from the main highway by at least 105 metres.

The site is home to detached barns with associated hard and soft landscape. The wider locality is predominantly rural in nature. The site is assessed via a private driveway located just off Okehurst Lane.

2.0 Design Principles

2.1 Objectives

The objectives that were aspired to in the preparation of the design were:

- The need to maintain the character of the area in which the site is set and the identity of the neighbourhood.

The new development will not affect the character, Appearance, Impact, Layout, Impact and Scale and respects local character and is in keeping with the prevailing character of the area.

2.2 Building and site use

The site is home to detached barns with associated hard and soft landscape. The wider locality is predominantly rural in nature.

The existing commercial building on the site with 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.

2.3 Amount

- 2.3.1 The Application seeks planning permission for a commercial warehouse building split into four separate units. The application also seeks permission for a new internal access road with the adjoining farm. The site area is 7555 square metres

2.4 Planning

- 2.4.1 There is also a requirement to use land effectively and efficiently. This site provides an ideal opportunity to develop an existing parcel of land without harm to the established character of the area.

2.5 Scale

- 2.5.1 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 south of Okehurst Lane and being set back from the main highway by at least 105 metres.

2.6 Appearance

- 2.6.1 The appearance of industrial style warehouse building with 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.
- 2.6.2 The use of good design is encouraged at all levels within the planning policy framework.
- 2.6.3 The proposed material types are shown on the elevations to give an indication of how the building could look.
- 2.6.4 Sustainable construction will be a main feature for this new development with high levels of insulation within the fabric of the building with low E glass to the rooflights. A commitment to reducing Carbon Dioxide.
- 2.6.5 Small scale renewable energy to include solar power & high efficiency air source heat pumps. Rainwater collection/harvesting from roofs. Charging points to be provided for farm vehicles and visitors.

2.7 Landscaping

The development has been designed with a landscape-led approach to deliver multiple ecosystem services.

3.0 Access

- 3.1 The site utilizes the existing access from Okehurst Lane.

ADCS Ltd
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