

DESIGN AND ACCESS STATEMENT

November 2024

PRC



THE OLD BRICKHOUSE, SHOREHAM ROAD, HENFIELD, WEST SUSSEX, BN5 9SE On Behalf of SABBG Holdings LTD

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1.0 INTRODUCTION

This Design & Access Statement has been prepared on behalf of SABBG Holdings Ltd in support of a planning application for the redevelopment of the site known as Shoreham Road, Henfield.

SITE ADDRESS:

The Old Brickworks, Shoreham Road, Henfield, West Sussex BN5 9SE

PROPOSAL:

The proposal is for the erection of 4 buildings split into 12 units for E(g)(iii) light industrial, B2 general industrial and B8 storage and distribution employment uses, with ancillary offices, associated car parking, service yards and landscaping.

This document considers the existing site analysis and site influences and sets out the design vision, together with a proposed site concept layout for the site.

The process of design is discussed throughout this document following the headings identified in CABE guidance for assessing proposals in terms of design and the integration of access these headings are as follow:

USE: Establishes the proposed use of development, how it will fit in with and support the local area.

AMOUNT: Identifies the amount/density of development being proposed and why it is appropriate.

LAYOUT: Explanation of how the site can be successfully developed and how it will work and fit in with its surroundings.

SCALE: Refers to the size of buildings and spaces, showing why those sizes are right for the site and how they relate to existing buildings.

LANDSCAPING: Explanation of how the existing landscape surrounding the site will be protected and how landscape concept can be incorporated into the scheme and how it has influenced the scheme design.

APPEARANCE: Explanation of what the development will look like and why it is appropriate for the setting.

ACCESS: Proposals for pedestrian, vehicular and transport links and inclusive access.

SUSTAINABILITY: An overview of sustainable design.

This statement accords with the national information requirements set out in the National Planning Practice Guidance and the form and content of Design and Access Statements which are prescribed by the Town & Country Planning (Development Management Procedure) (England) Order 2015.



SITE LOCATION ●



2.0 LOCATION AND SETTING

The application site is 8.42 acres in size and is formed of two fields just west of the Shoreham Road (A2037) and approximately 1 mile south of Henfield.

The site lies to the north and east of a landfill site and a disused brick works. Immediately to the south is The Old Kennels site, which has been recently developed for employment purposes. To the east on the opposite side of Shoreham Road is the Henfield Business Park an established employment location. There are a handful of residential properties to the north and northeast of the site.

SITE CHARACTER:

The site is laid to grass pasture with most of the boundaries benefiting from mature tree and shrub growth. The site is then divided into two by a former field boundary running west to east. This line is planted with some mature trees including Oaks and provides local character and scale to the plot.

The site falls from north to south and from east to west, providing an undulating development platform. There are no utilities constraining the site and the location sits within flood zone 1.

ACCESS & PUBLIC TRANSPORT:

The nearest mainline railway station is Hassocks some 7 miles to the east. There are bus stops on both sides of Shoreham

Road immediately outside the site, which also currently serve the adjacent Henfield Business Park.

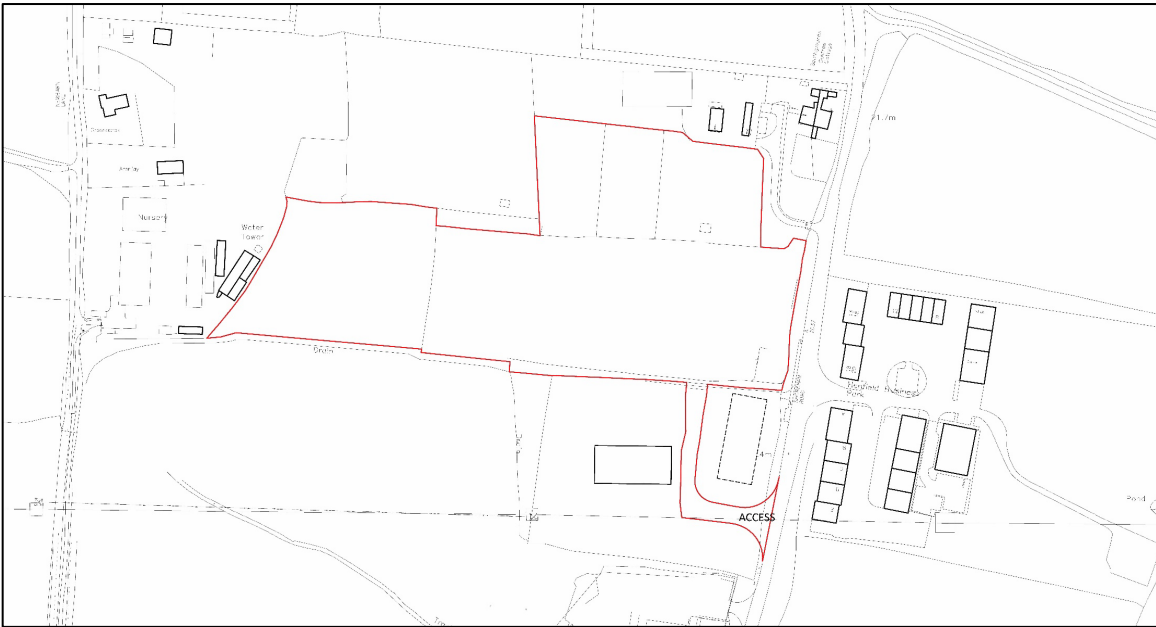
There is a gated access to the site directly onto Shoreham Road (A2037) at the southeast corner of the plot. However, a new, shared vehicular access has been allowed for into the site off the A2037 from the newly constructed junction serving the recently constructed site to the south (The Old Kennels site).

PLANNING POLICY:

- Relevant design policy is contained in the following documents:
- National Planning Policy Framework 2021
 - Horsham District Framework 2015
 - The Henfield Neighbourhood Plan 2017 – 2031
 - South Downs Local Plan 2014 – 2033
 - Henfield Parish Design Statement 2008

The site is identified within the Henfield Neighbourhood Plan for employment uses, with the adjacent Henfield Business Park identified as a Key Employment Area. Whilst technically a countryside site the application site together with the established Henfield Business Park create a sustainable employment location.

The site is also located immediately to the North of Sweeptech Environmental Services which is by nature an intensive industrial facility.



SITE LOCATION

2.0 LOCATION AND SETTING



VIEW EAST FROM EXISTING SITE ENTRANCE TOWARDS HENFIELD BUSINESS PARK



VIEW SOUTH TOWARDS NEW SITE ENTRANCE AND NEIGHBOURING INDUSTRIAL ESTATE



VIEW WEST FROM SHOREHAM ROAD TOWARDS EXISTING SITE ENTRANCE AND TREE SCREENING



VIEW NORTH FROM SOUTHERN FIELD TOWARDS EAST/WEST BAND OF TREES

3.0 PRE-PLANNING CONSULTATION

A pre-app was submitted for 16 employment units on this site with Horsham District Council's response dated the 14th November 2023. This supported the principle of development but had some reservations over the detail of this scheme, with reference to the Henfield Neighbourhood Plan 2017 – 2031.

The current application proposals therefore seek to address these issues and provide a compliant scheme. The key changes and attributes of the current application are:

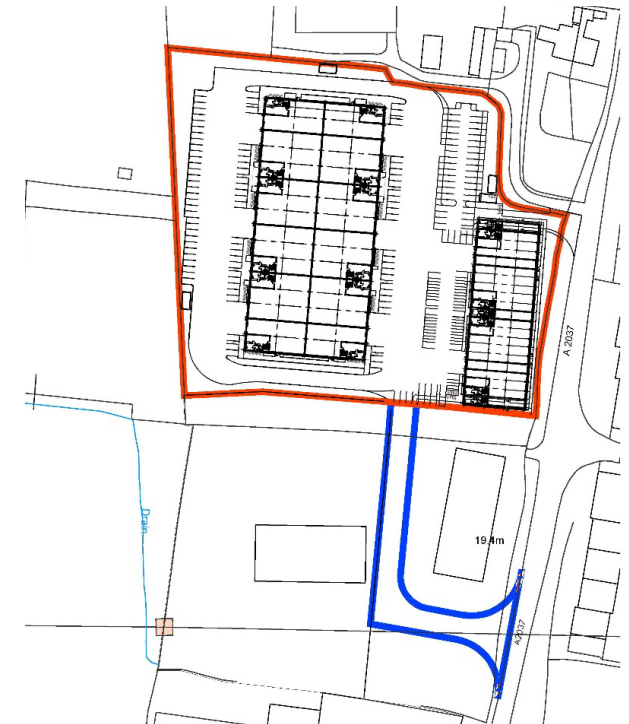
- The character of the existing landscape is respected with the retention of the central hedgerow between the two parcels, which was shown as removed in the pre-app proposals.
- Vehicular access from the A2037 is obtained from the existing junction arrangements through the existing site to the south. No further highway amendments are therefore required to the A2037, and the immediate landscaped eastern site boundary is maintained to provide visual screen to development.
- To assist ease and safety of movement for pedestrians and cyclists a new footpath/ cycle path is proposed from the pavement and bus stop location on A2037 through the existing site entrance and directly into the application site.
- The development layout is broken-down into 4 smaller buildings (2 previously) and the orientation and siting of these blocks is offset and stepped to create less visual impact and more interest.

- Landscape boundaries are to be enhanced with greater planting proposed to the more open northern aspect. The immediate building height has been reduced in this location and plans have been shared with the immediate neighbour.
- Overall, the floor area has been reduced from that anticipated in the pre-app proposals. This together with the more fragmented building block arrangement has reduced the apparent building bulk. Moreover, the retention of the central band of trees and hedgerows greatly reduces the visual impact of the proposals from any point outside of the site.

In summary this current application proposal is a landscape led design recognising the unique nature of the site through maintaining the sense of enclosure afforded by the retention of the central field hedgerow and generous boundary landscape planting.

The building units are sized to match known, local market requirements with appropriate car parking and operational yard space. These units however provide flexibility in the possibility of subdivision to create a greater number of smaller units. This inherent flexibility creates a series of highly sustainable employment buildings.

The overall floor area and building mass have been reduced from that illustrated at pre-app stage, with the floor space now split into four buildings with varied height and orientation creating a varied and visually more interesting scheme.



3.0 PRE-PLANNING CONSULTATION

CONSTRAINTS:

- The site currently lies within the countryside near the South Downs National Park.
- The site character is defined as two enclosed paddocks divided by an established central hedgerow.
- The surrounding uses are mixed employment, residential and agricultural.
- Whilst generally well screened there are more open aspects to the west and north.
- The existing vehicular access at the southeast corner of the site is directly opposite the junction to Henfield Business Park.

OPPORTUNITIES:

- To develop a scheme on a designated employment site adjacent to an established employment area.
- To provide a policy compliant and sustainable employment scheme.
- To create a low-density scheme respecting the rural nature of the surrounding countryside
- To provide a new vehicular access route connecting to an existing highway junction close the existing vehicular access to allow pedestrian and cycle access only, utilising the existing bus stop.
- To enhance the character of the landscape and biodiversity of the site.
- To create a low carbon 'green' development.



OPPORTUNITIES PLAN

4.0 DEVELOPMENT VISION & OBJECTIVES

VISION:

The redevelopment of this site will provide a major regeneration of this employment location, that seeks to deliver a design vision that will create a vibrant and sustainable, leading edge employment site.

The site will provide high quality, flexible space to attract occupiers that serve local and regional markets.

A strong identity will be established using quality materials and a consistent building design.

The redevelopment of the site will establish a safer site environment with greater surveillance of the site interior and Shoreham Road

The site redevelopment will help play a part in the future economy of the area, providing a sustainably located employment scheme that offers good access to customers, suppliers and workforce.

The development will attract new investment from occupiers and create a significant number of new jobs across a broad range of skills.

The intention is to create a high-quality employment environment that will upgrade the appearance of its surroundings providing an attractive asset to employees, visitors and the wider community.

OBJECTIVES:

A site layout has been proposed for the site that responds to the site assessment and seeks to:

Create improved site layout:
The buildings are to be located to provide the optimum operational space and provide a secure and safe working environment

Ensure Future Proofing/ Design Quality & Sustainability:
The buildings will be designed to create flexibility, utilising high quality materials. The aim is to target buildings that have a BREEAM very good rating.

Improved Accessibility, Connectivity & Movement :
The proposed development will provide a clear and legible site layout. This will create an attractive and safe site environment with accessible footpaths, parking, and cycle storage.



4.0 DEVELOPMENT VISION & OBJECTIVES

After evaluating the site and its context, a series of design principles has been established. These principles set out the guidelines that have informed the design proposals for the site.

INTEGRATION & CONNECTION:

The proposed development site will:

- Integrate the built form within a sensitively landscaped setting.
- Establish safe public realm within the development.
- Enhance pedestrian and cycle links through the site linking with existing paths and bus stops.

LAYOUT:

The proposed development site will:

- Create high-quality, inward-looking employment development with perimeter landscape screening.
- Create a layout which sets the lower buildings to the sensitive residential boundary to minimise impact on the surrounding neighbours.
- Create a layout that provides sufficient operational space for a sustainable, flexible, contemporary employment environment.

ACCESSIBILITY & CRIME REDUCTION:

The proposed development at the site will:

- Allow for a clear distinction between public and private spaces.
- Allow vehicle users who are disabled to have easy access.
- Provide excellent natural surveillance of the spaces with inward facing units and office windows.
- Provide secure cycle storage at the pedestrian entrance to the site and additional visitor cycle stand close to building entrances.

LANDSCAPE:

The proposed development at the site will enhance existing landscaped areas and habitats that will:

- Retain as much of the existing landscape as possible (including the central band of trees and hedgerows), together with providing additional planting to maintain the historic sense of visual enclosure.
- Link the site to the surrounding network of open spaces and landscape areas.
- Help ensure the landscape character net biodiversity of the wider area is enhanced.

ECOLOGY:

The proposed development at the site will:

- Enhance the nature conservation of the site through the creation of stronger green perimeter planting and routes.
- Investigate the provision of habitat enhancements through the detailed design of the buildings, for example for bats.
- Provide a biodiversity net gain through carefully considering planting and site enhancements to encourage new wildlife habitats, including off-site enhancements as required by policy.

ENERGY & SUSTAINABILITY:

The proposed development at the site will have a positive impact upon climate change through seeking to:

- Aim to achieve BREEAM ‘Very good’.
- Ensure all new buildings are designed to the highest achievable sustainability standards and maximise environmental gain through environmental enhancements.
- Fully consider the whole-life costs of the proposal.
- Provide a SUDs drainage solution for the site.
- Enhance the existing landscaping and create new wildlife habitats to improve biodiversity.
- Create new places that are of high-quality design, with flexible and adaptable buildings.
- Incorporate renewable energy sources and low carbon systems with the buildings including an extensive PV installation with on-site PV battery storage to maximise solar energy use.

QUALITY OF BUILT FORM & MASSING:

The proposed development at the site will incorporate the highest standards of contemporary building design. The proposal will:

- Be sited carefully to integrate into the unique setting of this location.
- Create an appropriate scale and massing, providing a strong sense of place.
- Deliver attractive, contemporary building elevations that respect their semi-rural surroundings.
- Establish a controlled palette of high-quality materials to achieve a consistency of appearance and sustainability.

5.0 USE & AMOUNT

The proposed uses of the units will be B2 general industrial/ B8 distribution and E(g)iii light industrial.

Overall, the scheme outlines a GEA floor area of 6,429 sq.m, divided among 4 buildings into 12 units. These units are designed to meet the local demand for specific sizes, addressing a perceived shortage in the area.

The development density considers the rural setting, the sensitivity to local residents, and the preservation of existing flora. This is demonstrated by the low development density of 17% site coverage, which is significantly lower than the industry norm of around 50%. When compared to other local industrial estates, such as Henfield Business Park, the reduced density of this development is evident.

DEVELOPMENT DENSITY:

- Site ownership area (excl shared access road)
- 3.27 Ha
- Proposed building footprint - 5,536 sq.m
Building coverage - 17%
- Site development area (excl shared access road and BNG area)
- 1.97 Ha
- Proposed building footprint - 5,536 sq.m
Building coverage - 28%

PARKING SCHEDULE:

- Total cars - 103
- Disabled - 12
- EV - 41
- Secure Cycles - 52 (in secure cycle shed)
- Cycle hoops - 12 hoops / 24 cycle spaces
(2 spaces per unit close to entrance)

GEA SCHEDULE		
LEVEL	AREA SQ.M	AREA SQ.FT
UNIT A		
00 Ground Floor	525 m ²	5,652 ft ²
01 First Floor	131 m ²	1,410 ft ²
	656 m ²	7,062 ft ²
UNIT B		
00 Ground Floor	387 m ²	4,164 ft ²
01 First Floor	70 m ²	749 ft ²
	456 m ²	4,913 ft ²
UNIT C		
00 Ground Floor	396 m ²	4,264 ft ²
01 First Floor	70 m ²	749 ft ²
	466 m ²	5,013 ft ²
UNIT D		
00 Ground Floor	487 m ²	5,243 ft ²
	487 m ²	5,243 ft ²
UNIT E		
00 Ground Floor	487 m ²	5,243 ft ²
	487 m ²	5,243 ft ²
UNIT F		
00 Ground Floor	264 m ²	2,844 ft ²
01 First Floor	76 m ²	821 ft ²
	340 m ²	3,665 ft ²
UNIT G		
00 Ground Floor	257 m ²	2,767 ft ²
01 First Floor	70 m ²	749 ft ²
	327 m ²	3,516 ft ²

GEA SCHEDULE		
LEVEL	AREA SQ.M	AREA SQ.FT
UNIT H		
00 Ground Floor	206 m ²	2,222 ft ²
01 First Floor	70 m ²	749 ft ²
	276 m ²	2,972 ft ²
UNIT I		
00 Ground Floor	214 m ²	2,300 ft ²
01 First Floor	76 m ²	821 ft ²
	290 m ²	3,121 ft ²
UNIT J		
00 Ground Floor	819 m ²	8,811 ft ²
01 First Floor	131 m ²	1,410 ft ²
	950 m ²	10,221 ft ²
UNIT K		
00 Ground Floor	675 m ²	7,269 ft ²
01 First Floor	69 m ²	744 ft ²
	744 m ²	8,013 ft ²
UNIT L		
00 Ground Floor	819 m ²	8,811 ft ²
01 First Floor	131 m ²	1,410 ft ²
	950 m ²	10,221 ft ²
TOTAL	6,429 m ²	69,202 ft ²

The landscaped area to the west of the units is retained and enhanced to improve BNG, incorporating addition boundary trees and native shrub planting. Additional trees are planted throughout this area to create an orchard.

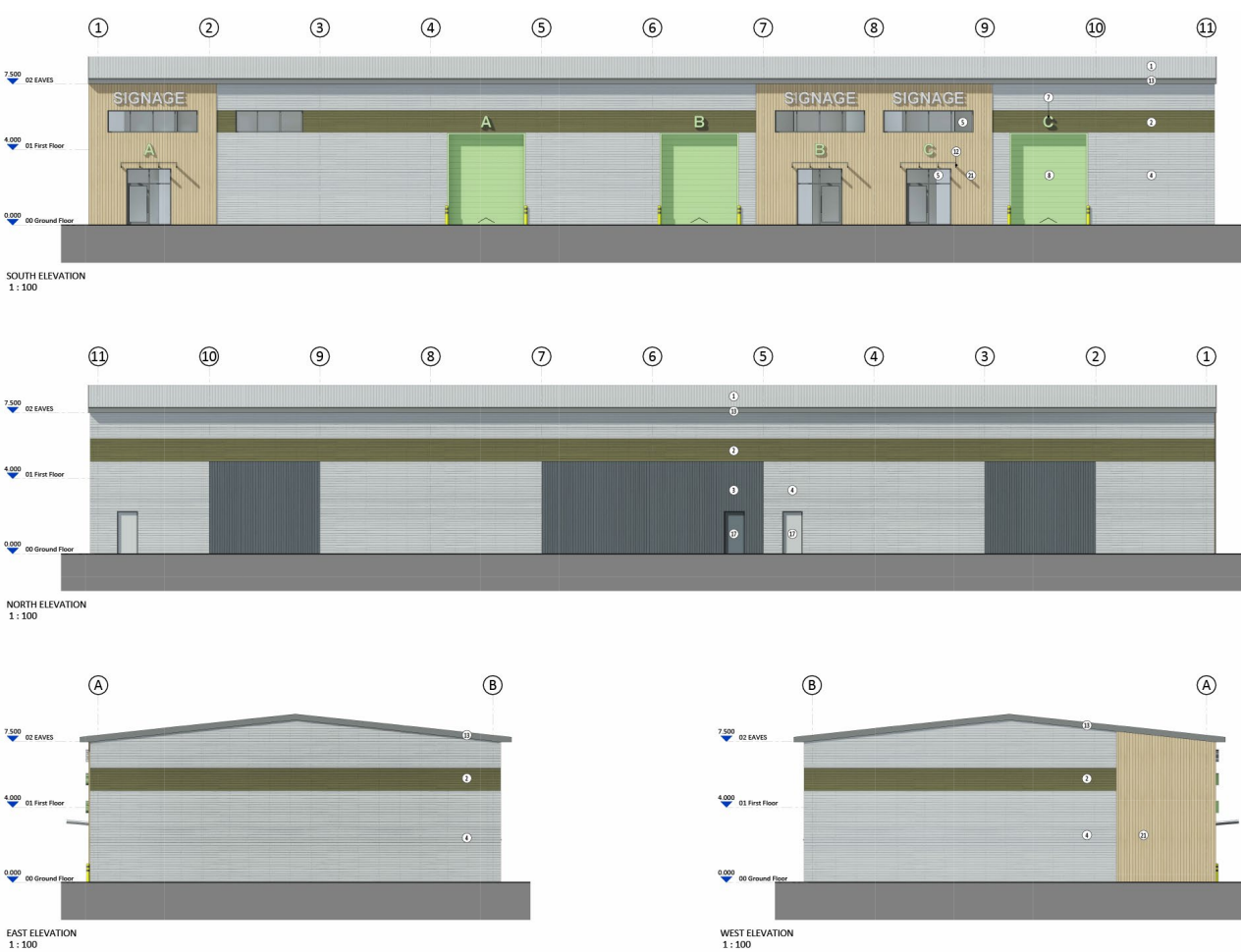


PROPOSED SITE PLAN

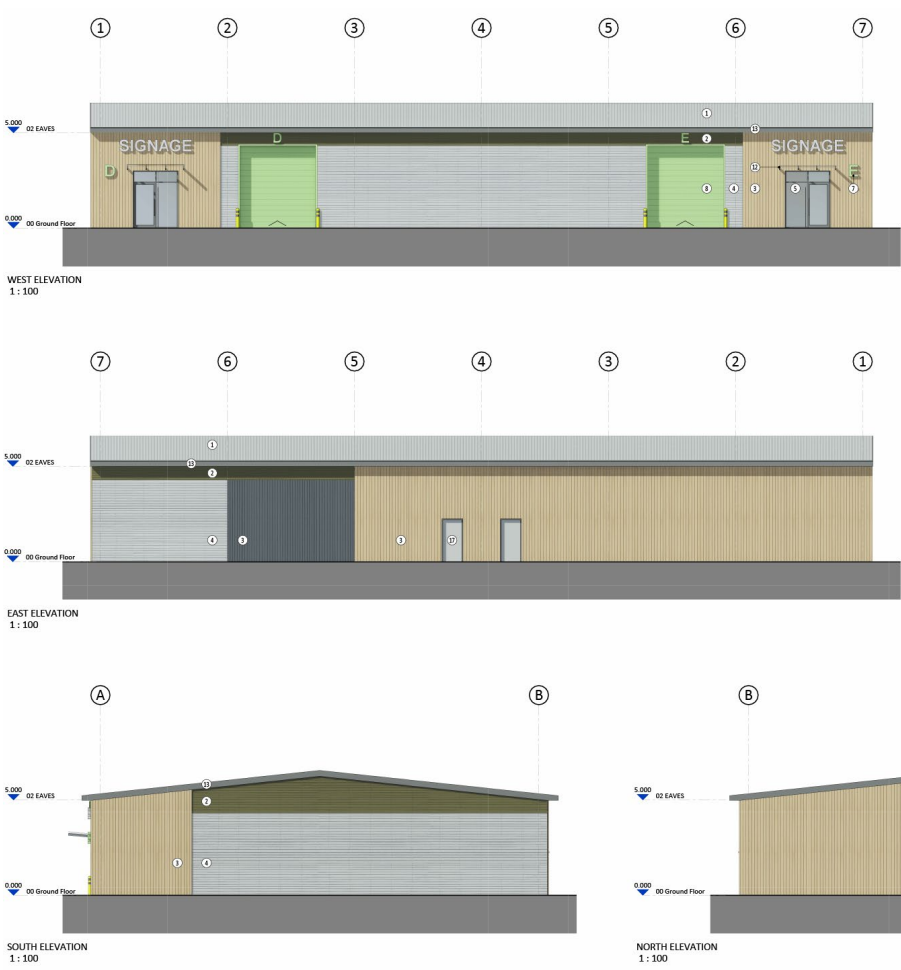
7.0 SCALE

The buildings generally have a 6.5m clear internal height, providing an eaves height of 7.5m with a low-pitched roof. The buildings are therefore capable of having a partial first floor mezzanine installed creating sustainable and flexible buildings but with a domestic height.

Building 2 in the northeast corner of the site is in closest proximity to the neighbouring residential properties and following discussion with the adjacent owner, this building is proposed to be lower. The units in this block will be single storey with a clear internal height of 4m and an eaves height of 5m.



PROPOSED ELEVATIONS BUILDING 1



PROPOSED ELEVATIONS BUILDING 2