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BUILDING 3

PLOT 2

MAYDWELL INDUSTRIAL PARK

SLINFOLD

PLANNING CONDITION 4

MATERIALS STATEMENT

Context

Slinfold Business Park is well established, based upon a former corporate industrial complex undergoing re-development for several years to serve smaller commercial uses on three plots with housing on a fourth.

Remaining buildings on Plot 2 in 2011 were a warehouse Building 1 occupied by Griffiths and Nielson and a Factory Building 2 occupied by tenant.

Griffiths and Neilson Ltd obtained Planning permission DC/13/2288 in 2016 to extend the two buildings subject to a 106 agreement. Construction was commenced October 2020 following the completion of the agreement and final document issue, but this was only the extension of Building 1

Griffiths and Neilson Ltd obtained Planning permission DC/21/0156 in October 2021 for Building 3 at the rear of the site.

The permission contained basic, pre-commencement and pre-occupation conditions including Condition 4 as follows:

Pre-Commencement (Slab Level) Condition: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).



Building 3 - West Unit

This Building was commenced February 2022; that commencement precluded any works on Building 2 as approved. Slab completed mid-June.

Details were not submitted at the time of construction; we seek to rectify that now:

Materials List

The building is a steel portal frame with composite panel profiled metal cladding to the roof and full height to the walls.

Wall Cladding

Kingspan KS 1000RW colour-coated XL Forte Colour Pure Grey RAL 000 55 00

Roof Cladding

Kingspan KS 1000RW colour-coated XL Forte Goosewing Grey

New Opening, corner and verge trims

C200 folded sheet colour-coated Pure Grey

Windows

Aluminium – Dark grey

Doors

Steel – Colour-coated and painted dark grey.

These are not the same materials or colours as the existing buildings where the original and newer cladding is matching built up sheet, not composite panel.

Andrew Vanags for Manhire LLP

September 2026