



Address: 4 Elm Grove South, Barnham, PO22 0EL



**PLANNING STATEMENT**

**AND**

**DESIGN & ACCESS STATEMENT**

**November 2025**

OSBORNE REFRIGERATORS LTD  
148 ROSE GREEN ROAD  
ALDWICK  
WEST SUSSEX  
PO21 3EG

## **CONTENTS:**

1. Introduction
2. The Site
3. Proposed Development
4. Relevant Planning and Validation considerations
5. Conclusion

## 1. **INTRODUCTION**

Manhire LLP are instructed by Osborne Refrigerators Ltd to submit a full planning application for a small extension to their factory on the outskirts of Aldwick.

The company are manufacturers and suppliers of commercial display refrigerators used in the retail and entertainment industry including for beverage manufacturers.

The company was established in 1960 operating from Merchant Street and West Street before moving to Rose Green Farm in 1965, moving to the current site, a former Equestrian Centre in 2008 Osborne Refrigerators have specialized in production including the use of CFC free insulation, improved safer refrigerants and continued research to improved efficiency and reduction in the carbon impact of their products.

## 2. **THE SITE**

The application site is almost one hectare extending North from the entrance in Rose Green Road, Aldwick into the parish of Pagham, comprising a modern portal framed steel-clad factory extended in 2013, with a separate warehouse and Portakabin ancillary buildings providing office and toilets. There are also two groups of former stables used for workshops and storage.

West of the site is a paddock with former stabling currently in possession of the Applicant pending sale and not included in the application.

## 3. **PROPOSED DEVELOPMENT**

The rear of the factory is used for the display, commercial sale and testing of new products.

The size of the refrigerators has increased following industry demands and the benefit of energy efficiency in combining units, but this requires more space and a small increase in the production workforce.

This part of the use does not require the height of the main portal frame; thus, the proposal is to repeat the Monopitch of the existing lean-to extending 6.5 metres to the North, limited by the constraint of the surface water sewer.

#### 4. **RELEVANT PLANNING & VALIDATION CONSIDERATIONS**

##### Design

The proposal follows materials already on site as a low-key subsidiary structure with minimal profile.

##### A3 Drawings included:

Drawing 0091/SU-01 Existing Plan, Section and Elevations at a scale of 1:250 due to the size.

Drawing 0091/SK-10 Proposed Extension Plan, Section and Elevations at a scale of 1:200.

Drawing 0091/SK-11 Proposed Part Site Plan at a scale of 1:500, with OS grid and North Point.

Drawing 0091/SK-12 Location Plan at a scale of 1:2500, with OS grid and North Point.

##### CIL

Not included as not residential or retail.

##### Trees

There is one oak tree in the corner of the site 17.5 metres from the corner of the proposed extension identified in the Taylor Wimpy Sefter Road Housing site as T45. This tree has a canopy spread of between 8 and 9 metres and warrants a root protection radius of 7.8 metres. A protective temporary Heras fence is shown at 8.5 metres from the corner of the proposed extension. The nearest tree in the adjoining paddock, another 14metre oak, will be 27 metres distant.

##### FRA

The site is less than 1 ha and in Zone 1 for flood.

##### Drainage

The existing foul drainage will not change, pumped to the main sewer in Rose Green Road.

The existing surface and roof water drainage is to the adjacent drainage ditch part of a wider field system and is piped to the adopted SW Sewer in Rose Green Road.

##### Archaeological Assessment

No prior archaeological investigations have been undertaken; we are aware of results in nearby excavation immediately North which revealed no finds, immediately East, is a ditch filled by excavation of the modern ditch and a small pit with burnt flint. Further afield excavation of the tank ditch and sewer were abandoned as modern features, i.e. it will have destroyed any archaeology.

### Biodiversity

A report has been prepared, in particular to address Biodiversity Net Gain, by Ecology Works and is included in the application. The report recommends the installation of one approved Bat Box on the oak tree within the site to achieve the appropriate gain.

### Community involvement

None undertaken as a minimal development of an existing use.

### Energy/Sustainability

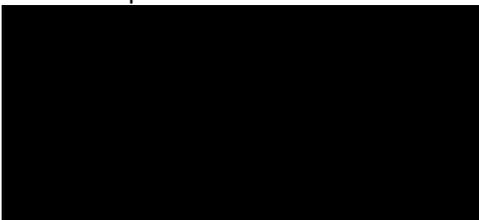
The building is heated including production heat and insulated. The proposal will have to comply with current Building control standards. Primary heat source is by liquified petroleum gas held in on-site storage; a temporary protective Heras fence at a minimum 1.5 metres and a fender are also shown to this installation to be maintained during the works.

### Transport

The larger but fewer refrigerators are anticipated to result in a small reduction in goods vehicle movements. The majority of the current workforce of 29 are local and walk or cycle to site with minimal pressure on site parking and traffic; this not anticipated to change in principle.

## 5. CONCLUSION

The proposal is a minor supplement to an existing well established employment use with minimal visual effect or demand on transport but will enable continued development of more efficient products.



C B C Manhire BSc (Est Man) MRICS