

DMA BUILDING DESIGNS

PLANNING STATEMENT

RETROSPECTIVE PLANNING FOR A NEW TIMBER CLOSE BOARDED FENCE REPLACING
EXISTING PALADIN FENCE AND NEW WATER TANK WITH STEEL CLAD ENCLOSURE

Birch Sussex Ltd
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1. Site background / Use

This statement has been prepared to support the retrospective planning submission for a new timber close boarded fence replacing existing paladin fence and a new water tank with steel clad enclosure

The statement should be read in conjunction with all the supporting paperwork.

2. Site history

The site was previously a nursery with numerous planning, appeals and enforcement notices. There has also been applications for use of the site as a petrol station, services and erection of a hotel, all of which were refused.

More recently the following applications have been made:

DM/22/3890 – Discharge of condition 12 in relation to application DM/22/2865 – Approved

DM/22/3492 – Variation to condition 20 relating to application DM/22/2865 – Approved

DM/22/2865 – Variation to condition 2 relating to application DM/22/2865 – Approved

There are numerous other discharge and variations of conditions relating to applications made over 3 years ago.

3. Proposal and Design

The site is situated to the south of Bolney Village.

Due to the nature of the business and the value of goods the company store, secure fencing was required to ensure security was up to standard and protect the area from unwanted criminal activity. The tenants therefore installed 3m high close-boarded timber fencing as can be seen in the images below which offered a more robust option to secure the premises and stop unnecessary prying from external sources:





Materials used on the site are all in keeping with the buildings in the location.

In addition, a new water tank and controls were installed as a fire extinguishing system to again protect the contents and allowed an open topped screen enclosure with access door to the side. The enclosure comprises a steel frame with sheeting rails internally to support vertical composite steel cladding screening to match existing materials and colour of the new building. A photo of the installation is included below:



Planting will be undertaken around the site to soften the impact of the fencing and water tank addition.

4. Parking

Parking was not affected by the change.

5. Flood Risk Assessment

The site has been assessed as being low risk when it comes to flooding as can be seen on the attached Flood Map for Planning document. The changes implemented will not increase flood risk in the area.

6. Conclusion

The changes have ensured a more secure unit. The council have indicated that the changes would be acceptable so we hope this is still the case.