

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
Unit 1, Marylands
Bolney
Haywards Heath
RH17 5RA



REV P3



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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 have 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. Birch Sussex

Birch Sussex are a high-end car storage company situated to the south of Bolney Village. They have capacity for 5-600 cars. They offer a high security, discretionary storage solution and are carrying out a number of works to comply with their insurance company requirements.

4. Proposal and Design

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. This is an important aspect due to the value of some of the vehicles in storage. As explained, this is high-end storage, and the site can hold 5-600 vehicles. Security and discretion is of the utmost importance and the higher, more secure fencing (allowing no viewing through the panelling) is a requirement to maintain this:



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 staff. This was installed as a requirement by the insurance company for a fire protection system in the event of a fire. It was installed with an open topped screen enclosure with access door to the side. Going forward, the enclosure will now comprise a steel frame with sheeting rails internally to support vertical composite steel cladding screening to match existing materials and colour of the new building.

The tank will be painted in a matt green colour to match existing colouring on site as closely as possible, and planting will be made around the fencing to better screen the site and make it less visible on the main road to those passing by.

The position of the tank was limited as it could not be placed in the yard due to high vehicle activity and turning and potential damage, and also needed to be in the right location for accessibility internally.

Due to the high-end nature of the business, safety and security are of the utmost importance and locations were carefully considered. This was considered the most viable.

A photo of the installation is included below:



5. Landscaping

Planting will be undertaken around the site to soften the impact of the fencing and water tank addition as per the Master Landscaping plan LLD1912 – LAN-DWG-010 REV04 approved in the application DM/22/3492 but not implemented. These will mitigate the impact from the main road.

6. Parking

Parking was and is not affected by the change.

7. 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.

8. At the end of lease / termination of lease contract

It is understood and agreed that prior to Birch Sussex leaving the site, the water tank, and associated enclosure as well as the new timber close boarded fence will be taken down and the original paladin fence will be reinstated. Therefore, making all structures temporary in nature.

9. Conclusion

The changes have ensured a more secure unit compliant with insurance requirements. The company is bringing a lot of business to the area and hopes that as the council have indicated that the changes would be acceptable, that this is still the case.