
Sustainability Statement

Reference: DM/25/1195

Description: Retrospective planning application for a new timber close boarded fence replacing the existing paladin fence and a new water tank with steel clad enclosure.

Location: 1 Marylands, Bolney, Haywards Heath, West Sussex

Prepared for: Birch Sussex Ltd.

Date: 20/05/25

This Sustainability Statement has been prepared in support of the retrospective planning application for the replacement of an existing paladin fence with a new timber close-boarded fence and the installation of a new water tank with a steel-clad enclosure at 1 Marylands, Bolney.

The statement outlines the measures taken to ensure the development minimises environmental impact, enhances site sustainability, and aligns with local and national planning policy objectives.

Site Context and proposed Development

The application site is located at 1 Marylands, Bolney, within an established commercial area, adjacent to the A272 (Cowfold Road).

The proposal comprises:

- Replacement of an existing 1.8m paladin fence with a 3m high timber close-boarded fence to improve security and visual appearance.
- Installation of a new water tank and controls, enclosed within a steel-framed, composite steel-clad enclosure matching the existing building.
- New landscaping to enhance visual screening and biodiversity, including the planting of hazel (*Corylus avellana*), mulberry (*Morus alba*), and magnolia sp. trees (see Proposed Plan DE1328/FT/04 and Proposed Elevations DE1328/FT/05).

Sustainable Design and Construction

Materials and Resource Efficiency

The new fence is constructed from sustainably sourced timber, certified as Forest Stewardship Council (FSC) approved.

The steel cladding for the water tank enclosure is durable, recyclable, and selected to match existing site materials, reducing visual impact and the need for future replacement.

All construction waste was managed responsibly, with materials reused or recycled where feasible.

Water Management

The new water tank supports efficient water management on site, providing storage for operational needs and reducing reliance on mains water.

The water tank and controls were installed as a fire extinguishing system to protect the contents and will only be operated in the event of an emergency. There is no requirement for continuous filling of the water tank when not in operation.

The tank enclosure is designed to prevent contamination and ensure safe access for maintenance.

Biodiversity and Landscaping

New landscaping has been incorporated to enhance site biodiversity, provide screening from Cowfold Road, and improve local visual amenity.

The planting scheme uses a mix of native (hazel) and ornamental species (mulberry and magnolia) to support pollinators and local wildlife.

Existing vegetation has been retained wherever possible.

Visual and Community Impact

The timber fence provides a softer, more natural boundary treatment compared to the previous metal paladin fence, improving the site's appearance and integrating better with the surrounding landscape.

The enclosure for the water tank is designed to match the existing building, minimising visual intrusion.

Enhanced screening and landscaping provide privacy and reduce any potential impact on neighbouring properties and the wider community.

Climate Change and Energy

The use of timber and steel, both recyclable materials, supports a circular economy and reduces the project's overall carbon footprint.

The water tank enables more resilient site operations in the face of changing weather patterns and water supply needs.

Policy Compliance

The development aligns with the sustainability objectives of the Mid Sussex District Plan and national planning policy by:

- Using sustainable materials and construction methods.
- Enhancing site biodiversity and green infrastructure.
- Managing water resources responsibly.
- Minimising visual and environmental impacts.

Policy Compliance Statement

This development has been designed to align closely with the sustainability objectives set out in the Mid Sussex District Plan 2014–2031 and the National Planning Policy

Framework (NPPF). In particular, the proposal responds to the following key local planning policies:

Policy DP39: Sustainable Design and Construction

The development utilises sustainably sourced timber and recyclable steel, minimising embodied carbon and supporting the efficient use of resources. Construction waste was managed responsibly, with materials reused or recycled wherever possible. The new water tank supports efficient water management and reduces reliance on mains water, while the landscaping scheme enhances biodiversity and green infrastructure.

Policy DP41: Flood Risk and Drainage

The new water tank and its enclosure are designed to manage water safely on site and prevent contamination, supporting responsible drainage and water management in line with local policy requirements.

Policy DP37: Trees, Woodland and Hedgerows

Existing vegetation has been retained wherever possible, and new planting-including hazel, mulberry, and magnolia trees-has been incorporated to enhance biodiversity, provide screening, and improve local visual amenity.

In addition, the development supports the aims of Section 14 of the National Planning Policy Framework (NPPF), which encourages the transition to a low carbon future, sustainable water management, and the enhancement of biodiversity and green infrastructure.

Conclusion

This small-scale development has been designed and delivered with sustainability at its core, making a positive contribution to the site and surrounding area. By adhering to the local policies, the proposal demonstrates a clear commitment to sustainable development, minimises environmental impact, and delivers benefits for both the local community and the wider environment.

Cross-Check with Submitted Plans and Photos

Plans and Elevations: The statement's descriptions match the submitted plans and elevations (DE1328/FT/04 and DE1328/FT/05), which clearly show the proposed fence, water tank enclosure, and landscaping.

Photos: The photo sheet provides visual confirmation of the works and context, supporting the narrative in the statement. (DE1328/FT/06)

Existing vs Proposed: The existing and proposed plans/elevations demonstrate the change from paladin to timber fencing and the addition of landscaping, as described. (DE1328/FT/02, DE1328/FT/03, DE1328/FT/05, DE1328/FT/03).