



BABSHAM FARM
BABSHAM LANE
BOGNOR REGIS
WEST SUSSEX
PO21 5EL

DESIGN AND ACCESS / PLANNING STATEMENT
TO ACCOMPANY PLANNING APPLICATION FOLLOWING ALLEGED BREACH
ENF/413/18 IN RESPECT OF APPROVAL BE/79/17/PL
FOR THE RETENTION OF SECURE CONTAINERS, WELFARE FACILITIES AND
SECURE FENCING TOGETHER WITH ASSOCIATED LANDSCAPING WORKS

FEBRUARY 2019

Sloane & Brown Ltd
Unit 3B Woodhorn Business Centre
Woodhorn Lane
Oving Chichester
West Sussex PO20 2BX

INTRODUCTION

This Design and Access / Planning Statement accompanies a full planning application for the retention of secure containers, welfare facilities and secure fencing together with associated landscape works at Babsham Farm, Babsham Lane, Bognor Regis following the alleged breach of approval BE/79/17/PL.

SITE HISTORY

Planning approval under BE/79/17/PL was granted on 12th December 2017 with conditions for the change of use of the site to skip storage.

A discharge of conditions application in respect of pre commencement conditions 5 and 6 was submitted and approved under BE/136/18/DOC on 5th February 2019.

An alleged unauthorised breach of Planning notice ENF/413/18 was issued on 24th January 2019 identifying a number of alleged breaches in respect of BE/79/17/PL which requested further information and an invitation to submit an application to address the alleged breaches of planning.

DESIGN PRINCIPLES AND CONCEPTS

The proposals comprise the retention of the change of use of the land for use to skip storage as approved under BE/79/17/PL with the addition of the siting of two secure containers, a portacabin welfare unit, a portaloos, secure fencing and gates together with associated landscaping works including the provision of earth bunding to the south east boundary.

The applicant is Recycle Southern Ltd, who operate a very successful waste and recycling business from Elbridge Farm, which is a short distance to the north-west along the A259. Their main operation would remain at Elbridge Farm, but Babsham would be a site dedicated for overflow skip storage and also for roll on-roll off (roro) bins. Skips range in size from 2 cubic yards up to 12 cubic yards and would be stacked for storage purposes. Roro bins are larger hooklift type skip to sizes of 20 and 40 cubic yards. All waste collected in skips is taken to the Elbridge Business Centre, separated into different waste streams, and either recycled on site or bulked up and transferred to be recycled by other specialist licenced plants. They aim to be as environmentally friendly as possible in their processes, and view taking waste to landfill as an absolute last resort.

ASSESSMENT OF PHYSICAL CONTEXT

The site is located to the rear of the Babsham Farm site, to the north of Bognor Regis. Existing properties to the south-west and west have a variety of commercial and residential uses. There is an established access point running along the south east boundary.

There is a large, former agricultural building (Dutch barn) along part of the south-west boundary, and this forms effective screening from existing premises beyond the site.

The Dutch barn will be retained and utilised for a workshop to repair damaged skips and for secure storage.

The aspect to the north and east is general open, and there are no other properties in close proximity to the site in this area.

INVOLVEMENT OF LOCAL INTERESTS

No consultations have been carried out with local residents, businesses or other organisations.

SCALE

The two secure containers and the portacabin are single storey and low profile.

The proposed container adjacent to the Dutch barn which houses a small generator to provide power for the welding equipment required for the skip repair is 6m x 2.4m x 2.6m high.

The container adjacent to the palisade fence to the south west boundary adjacent to the main gate is 12.3m x 2.4m in plan x 2.9m in high and is to provide secure materials and tool storage for activities ancillary to the storage of skips.

The proposed portacabin between the large container and the Dutch barn is 4.9m x 2.8m in plan and 2.9m high and is to provide welfare facilities for staff on site and a secure area for paperwork associated with the business of the storage of skips.

The portaloo is located between the larger container and the portacabin to provide on site facilities for staff. The portaloo is approximately 1.2m x 1.2m in plan and 2.3m high.

The fencing to the south west boundary running from the north west corner of the Dutch barn to the north west corner of the site is 2.44m high and is of metal framed construction with solid plywood facing to the external side of the fence.

The fence is to provide permanent screening of the site for adjacent residential and commercial properties and provide a secure enclosure to deter unauthorised access and vandalism.

The main entrance gates are located at the main vehicular and pedestrian access point into the site. The gates are 2.55m high and clad externally with vertical boarding.

The gates provide a secure closure to the site to deter unauthorised access.

LAYOUT

The general layout and the site and the access arrangements would be retained.

FLOOD RISK

The site is not within an area defined as being at risk of flooding by the Environment Agency, and would not increase the risk of flooding either on the site or elsewhere.

AMOUNT OF DEVELOPMENT

The area of the site amounts to approximately 5,000m². Only part of the site would actually be used for the stacking of skips and for roll on-roll off bins (in order to minimise the visual impact from nearby residential dwellings), and the remainder of the site would be utilised for vehicular manoeuvring and short term lorry parking together with the siting of two secure storage containers and welfare facilities identified above.

ACCESS AND PARKING

The existing vehicular access along the south east boundary of the site would be retained and utilised as defined under approval BE/79/17/PL. The proposed siting of the containers and welfare facilities on site together with the retention of the secure fencing and gates will not lead to an increase in vehicular movements in the immediate area above those already granted under BE/79/17/PL.

LANDSCAPING STRATEGY

Condition 6 of BE/79/17/PL was subject to the submission and approval of a landscape plan under BE/136/18/DOC.

A further landscaping plan has been produced to incorporate the provision of the secure containers, welfare facilities and fencing together with details of the proposed requirements for the reptile receptor area, hibernaculum and reptile corridor.

In addition the areas of skip storage have been clarified and areas of vehicle turning areas adjacent to the Dutch barn indicated.

In addition further screening in the form of a 2m high earth bund has been indicated to the south east elevation either side of the retained oak tree. The bund will provide screening from the north east across the open farm land and a level of security.

The earth bund will be formed from materials on site and topped with clean certified top soil and wild grass seeding. The bund will taper and be graded to follow the site boundary.

FOUL DRAINAGE STATEMENT

There will not be any requirement to connect into a foul drainage system.

The portaloos have self contained waste storage and will be emptied as required on a regular basis.

SUMMARY

Approval has already been granted for the change of use of the land to skip storage.

The application is in response to an alleged breach of planning under ENF/413/18 and relates specifically to the retention of storage containers, welfare facilities, fencing, gates and landscaping. The purpose of which is ancillary to the business of skip storage and will not increase or decrease the level of use of the site or the impact on adjacent or nearby commercial and residential uses.

The proposal will enable the applicant, a local company, to maintain and improve its waste and recycling business without the need for staff to travel between sites to use welfare and storage facilities and to ensure their site is secure and not subject to unauthorised access, theft and vandalism.

This proposal should be acceptable in principle and would not detract from the quality of the area or have any harmful impact upon the amenities of neighbouring residents.

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Oving Chichester
West Sussex PO20 2BX
Tel 01243 774764