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Limited

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Our Ref: TFN/emn/45/87

Yr Ref:

Date: 22 September 2023

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Dear Sir

I have pleasure in enclosing on behalf of my client, Cox Management Services Ltd, completed application forms, along with relevant information and drawings set out below, relating to an application seeking full planning permission concerning the erection of a replacement portal framed industrial building for the repair, maintenance and storage of vehicles, plant and equipment, along with the installation of a sealed tank on land at Burleigh Oaks Farm Waste Transfer and Recycling Centre, East Street, Turners Hill, West Sussex RH10 4PZ.

The statutory planning fee payable in respect of this full application is in excess of £1,000 and therefore will be paid by the client direct as it cannot be paid through the planning portal.

The following drawings and documents accompany this full application, all of which have been sent through the planning portal.

1. Covering letter of support dated 22 September 2023 from Tim North & Associates Ltd.
2. Planning Statement inclusive of five separate appendices prepared by Tim North & Associates Ltd.
3. An Ecological Assessment dated September 2022 along with four separate appendices prepared by Ecology Solutions Ltd.
4. A Biodiversity Impact Assessment Technical Note dated August 2022 along with two separate appendices prepared by Ecology Solutions Ltd.



5. An Environmental Noise Impact Assessment along with three separate appendices prepared by Sharps Acoustics LLP.
6. A Site Plan Scale 1:2500 @ A3 showing the application site including the existing access to East Street edged in red, with the location of the replacement industrial building diagonally edged in red. The remainder of the site forming part of the Burleigh Oaks Farm Waste Transfer & Recycling Centre is edged in green, with other land in the ownership of the applicant edged in blue.
7. A Location Plan Scale 1:2500 @ A4 delineating the location of the replacement industrial building diagonally edged in red within the application site.
8. Drawing No. 12 Rev A - Proposed Roof Plan with Elevations of the replacement industrial building Scale 1:100 @ A1 and 1:200 @ A3; also showing the outline of the existing building on the same footprint, prepared by John Marshall Associates Consulting Structural Engineers.
9. Drawing No. 13 Rev A - Proposed Ground Floor Layout Plan with full height section Scale 1:100 & 1:50 @ A2, along with the position of the Klargest STS 02810 sealed tank, prepared by John Marshall Associates Consulting Structural Engineers.
10. Drawing No. 14 Rev B - Existing Roof Plan and Elevations of the existing building occupying the same footprint on the same site Scale 1:100 @ A1 and 1:200 @ A3, prepared by John Marshall Associates Consulting Structural Engineers.

The application site occupies a valley floor location in the countryside, outside the High Weald AONB and any other nationally or locally designated area. The proposed development will remain visually undetected within the surrounding landscape even during winter months from positions along the public footpath network. The only exceptions to this situation are selective glimpses of parts of the waste transfer and recycling centre through the tree canopies of Burleigh Arches Wood from positions along Public Footpath 62 to the south of Burleigh Oaks House; and from a point where the same public footpath leaves Burleigh Arches Wood proceeding in a north-westerly direction where part of the open expanse of the same built waste management facility becomes apparent. In this latter view, it is the presence of empty skips along with the side elevations of the two buildings occupying the same built waste management facility which are evident, and to that extent no change in views will occur. There are no views of the application site from any isolated residential property in the vicinity.

The replacement industrial building which forms the subject of this application is to be used for the same lawful purpose as an existing Atcost building standing on the same parcel of land, having taken on an unsightly and dilapidated appearance, with lean-tos attached to a concrete frame on the front and rear elevations constructed with timber



posts. The lean-to on the rear elevation of the existing building has recently collapsed as a consequence of severe wind, resulting in an open aspect to the rear elevation of the existing building.

The replacement industrial building has a gross external floor area of 821.25 sq.m. (8840 sq.ft) and is comparable to the existing building on the same footprint measuring 805.03 sq.m. Both the existing and proposed buildings have comparable ridge heights of 8.6m, with the existing building having an eaves height of 4.65m compared to that of the replacement industrial building of 6.15m.

A sealed tank in the form of a Klargester STS 02810 built of composite GRP, being light, watertight and chemically resistant, as well as waterproof and durable, is to cater for any liquid spillage from the workshop floor of the replacement industrial building, where at present no equivalent drainage system is present. The same emptying and disposal arrangements involving Sweeptech Environmental Services Ltd is to take place, as is the case with the three sealed drainage systems comprising the existing waste transfer and recycling centre, which are inspected daily, with sealed sumps emptied at no less than 6 month intervals.

An Ecological Assessment, along with a Biodiversity Impact Assessment prepared by Ecology Solutions Ltd, accompanies the current application, the latter resulting in a Biodiversity Net Gain of more than 10% in accordance with the Environment Act 2021, even though this is not currently a mandatory requirement. Aside from this benefit, my client is willing to improve Burleigh Arches Wood in their ownership through native broadleaf tree and shrub planting, and through selected removal of other trees where they may otherwise have an adverse impact on the ancient trees in the same woodland area. It is contended this is a matter which can be the subject of an appropriate condition on any favourable decision notice.

The proposed development results in no loss of trees or deterioration of the ancient woodland comprising Burleigh Arches Wood, with the current proposals having been examined in the context of Natural England's Assessment Guide on Ancient Woodland. A distance of approximately 20m separates the front elevation of the proposed replacement industrial building along with the new sealed tank from the boundary of Burleigh Arches Wood. The intervening area between the proposed replacement/existing building and Burleigh Arches Wood comprises a long established lawful tarmacadamed area used for ancillary purposes in conjunction with the waste transfer and recycling centre. No sustainable drainage systems are involved which otherwise may have a negative impact on the ancient woodland.

An Environmental Noise Impact Assessment forms part of the particulars accompanying the proposed development, which confirms that during the proposed operational day-time periods, the cumulative sound rating level of the proposed development is predicted



to be well below the BS4142 background level at both of the closest noise sensitive receptors. It is contended that in term of noise, there would be an improvement given the open nature of the existing building occupying the same site and used for the same lawful purposes.

No external lighting is involved, and there are no alternative locations for the proposed replacement industrial building which would be preferable seen in terms of its location of Burleigh Arches Wood. No public access is permitted to Burleigh Arches Wood, edged in blue on the submitted Site Plan owned by my clients.

I trust you will find this proposal acceptable. Meanwhile should you require any further information please do not hesitate to contact me.

Yours faithfully

*Tim North*

**T.F. North**

Cc: Cox Management Services Ltd