

# Yeomans: Worthing

New Honda Showroom, Workshop & Head Office, supporting facilities & Hard/Soft Landscaping



Design, Access & Planning Statement

March 2018

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## Additional Design Documents in Support of Design and Access Statement

Phase 1 Ecology Survey  
(Lizard Landscape Design and Ecology)

Arboricultural Report & Tree Survey  
(Lizard Landscape Design and Ecology)

Sustainable Drainage Strategy  
(AKS Ward Construction Consultants)

Ground Condition Desktop Study  
(Ground Condition Consultants)

Noise Impact Assessment  
(PC Environmental Ltd.)

Transport Statement  
(Paul Basham Associates)

BREEAM Pre-Assessment  
(Red Six Partnership)

Energy Statement  
(Red Six Partnership)

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Project **YEOMANS LIMITED  
WORTHING  
HONDA / OFFICE / PEUGEOT**

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## Contents

**Yeomans: Worthing**  
Design, Access & Planning Statement



## EXECUTIVE SUMMARY

Yeomans are a family owned and run Motor Group with a turnover of £220,000,000 per annum. The business currently has 20 Motor Dealerships spanning from Plymouth in Devon to Bexhill on Sea in East Sussex, representing Abarth, Citroen, DS Automobiles, Fiat, Honda, Hyundai, Nissan, Peugeot and Toyota. The group currently employs 460 people.

These proposals represent a significant investment within the Arun District as the company looks to expand its operations leading to both existing employment security as well as employment growth, with a new state of the art facility to combine existing Head Office functions and bring the evolving Honda brand to a new, prominent location with excellent access and facilities.

Yeomans have operated from Ferring (Worthing) for many years. Combining Honda with the existing Peugeot site will lead to exciting opportunities for the Group and has the support from the highest levels within the manufacturing brands (including Phillip Webb, United Kingdom Head of the Honda Motor Europe Ltd.)

The proposals have been designed to ensure a 50-50% balance between both Peugeot and Honda, with the Yeomans Office located centrally. This ensures that both brands retain equal prominence - essential in the competitive motor retail environment.

The proposals will tidy and enhance the existing site which currently includes various dilapidated outhouses, a small bungalow and un-kept land behind the existing Forecourt. New landscaping will ensure that the site remains in keeping with the character of the area and softens the boundaries to adjacent sites. The bungalow is proposed for demolition and whilst this represents the minimal loss of a residential property it is important to note that this is an inefficient use of the site as existing and that the enhanced Social, Economic and Sustainable credentials of the site will all be significantly improved through the successful determination of these important proposals for one of the regions largest employers.



Title to image

## INTRODUCTION

This Design and Access Statement has been prepared to support the detailed planning application, illustrate the process that has informed development, and to explain and justify the proposed scheme. It has been developed following guidance within CABE's document; Design and Access Statements, how to write, read and use them.

### Consulting Professional

This Design and Access Statement is to be read in conjunction with supporting documentation prepare by the full team of consultants appointed for this project. These documents have been submitted as part of this application.

### Yeomans Group (Applicant)

Yeomans, first formed in 1985 is a successful long-standing Vehicle Retailer across the southern counties.

They operate Showrooms, Workshops and New & Used Car Sales areas that are designed to provide their customers with a relaxed, comfortable and efficient environment and journey. Yeomans' also provide Approved Vehicle Services and Maintenance by fully trained professional technicians.

Their franchises include some of the biggest names in the industry including Nissan, Hyundai Peugeot, Abarth, Fiat, Citroen, Toyota, Honda and is one of only four dealers in the UK that specialised in Honda NSX

### Project Description:

**Demolition of existing property and outbuildings. New Motor Dealership with Showroom, Offices and Motor Vehicle Workshop (including MOT) and new Head Office Facility adjoining the existing Peugeot building on site - all with associated hard and soft landscaping and associated supporting facilities.**

This application seeks consent to extend the existing Peugeot Dealership on the A259, Worthing with a new Honda Dealership and Workshop, and new Head office facility for Yeomans, all with associated vehicle display and parking, hard and soft landscaping and ancillary accommodation. The site boundary is to be extended through the demolition of the former bungalow property on site (all within the Applicant's ownership).

As demonstrated through this document the proposal will benefit the local area with enhanced economic contribution and notably provision of additional valuable local employment opportunities.

## Planning Statement

The proposals on the site seek to further develop and extend the existing Peugeot dealership to include a new Head Office for Yeomans Group as well as a new Honda car showroom with workshop facilities and Parts Storage (classed as a combination of sui generis and similar in nature to B1, B2 and B8 uses)

This section provides a review of the proposals in the context of the relevant presiding National and Local Planning policy and guidance. An assessment of the key planning considerations arising from the development has been undertaken to demonstrate the acceptability of the proposals in the context of national and local planning policy.

## Planning History

Planning records indicate that the site has been in use since at least the 1940's. It's initial use was as a restaurant with on site dwellings. During the 1950's it was earmarked for development as a petrol station, this was ultimately refused and it remained in use restaurant, with dwellings, until the mid 1990's.

In 1996 it gained approval for its current use as a car showroom, workshop and offices. It was acquired by Yeomans group in 1998 who successfully obtained permission to extend a workshop to the rear of the premises in 1999.

In 2013 an enlargement of the forecourt was approved and carried out.

## Planning Policy Context

The proposals have been assessed primarily against the:

- National Planning Policy Framework (NPPF) (2012)
- Arun Local Plan (2011-2031) Version October 2014
- Arun Local Plan (2011-2031) Publication version showing modification - March 2017
- Parking Standards SPG (October 2000)

The relevant policy assessments are detailed in the context of each of the key planning considerations identified below. Design matters are considered in detail within this Design, Access and Planning Statement.

## Key Planning Considerations and Assessment

The key material planning considerations in the context of the proposals are considered to comprise the following:

1. The principle of the proposed development (including part-change of land use & economic considerations);
2. Design Considerations; (see Page 9, onwards)
3. Access, transportation and parking; (see page 14)
4. Environmental considerations; (see Proposals pages)
5. Sustainability and energy efficiency (see page 14)

## The Principle of the Proposed Development

The **NPPF** acknowledges that the Government is committed to developing strong, vibrant and sustainable communities and to promoting community cohesion in both urban and rural areas. It promotes a strong presumption in favour of sustainable development. In delivering sustainable development the Government advocates building a strong, competitive economy. Paragraphs 18-20 of the NPPF state:

*"18. The Government is committed to securing economic growth in*

*order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.*

*19. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.*

*20. To help achieve economic growth, local planning authorities should plan pro-actively to meet the development needs of business and support an economy fit for the 21st century."*

Paragraph 21 also acknowledges that Local Planning Authorities should:

*"...support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area..."*

The **Arun Local Plan (2011-2031) Version October 2014**, with modifications in March 2017, reinforces the NPPF and the aims of the proposed development through its economic policies:

**Policy 8.1 Employment & Enterprise:** policy background text states that;

*'The Local Plan's policies aim to retain existing employment, accommodate future business needs and encourage local job growth. It includes the allocation of sufficient employment land in sustainable locations to encourage growth in the local economy.'*

This proposal supports Arun District Council's strategy objective by enabling growth to a long standing existing business within the local authority area. This will provide an increased amount of employment within the area and also supports section **8.1.1** of the local plan by providing economic growth and reducing out-commuting from the district.



Location of site within Arun District





## ASSESSMENT

### The Need

Yeomans are a family owned and run Motor Group with a turnover of £220,000,000 per annum. The business currently has 20 Motor Dealerships spanning from Plymouth in Devon to Bexhill on Sea in East Sussex, representing Abarth, Citroen, DS Automobiles, Fiat, Honda, Hyundai, Nissan, Peugeot and Toyota. **The group currently employs 460 people.**

Currently Yeomans Head Office and Accounts Department are based in East Worthing, West Sussex. This function of the business has been at this location for 14 years.

The business has more than doubled in size since then. It shares a location with its Nissan Worthing operation that has grown massively as the Nissan brand in the UK has become ever more popular to the car buying public. 19 people are employed at the Head Office, the group is currently growing organically and through acquisition. **The current facility is at maximum capacity.**

We will look to **add a further 20 people** in a Customer Contact Centre if our relocation plans to Ferring are successful.

Yeomans have been operating from their current site in Littlehampton for 32 years. Originally selling Nissan cars then SEAT and for the last 14 years Honda.

Due to the continued success of the business we have outgrown the current facility – **one that is no longer fit for purpose.** Parking on the site is limited and this has a detrimental impact on customer experience. Dealership employees are currently having to park on residential roads.

Bringing both Honda and our Head Office onto our Ferring site would help **safeguard 33 local jobs and would potentially help create 20 new jobs** in a Customer Contact Centre. And the scope for an **extra 5 in the Honda Dealership and 5 in our Head Office.**

Honda UK do not currently believe that the existing facility on Horsham Road is fit for purpose.

The new link road between Littlehampton and Bognor Regis has dramatically reduced traveling time between the two towns. Meaning the current facility is now in competition with its Sister Dealership in the neighbouring town. Relocating further east would help the business grow both the sales of Cars, Parts and workshop hours.

Pre 2004 the Honda business was located in Ferring and had been since the 1980's when it was operated by John Cooper Garages.

Phillip Webb the Head of Honda Cars in the UK is in full support of the relocation to a new purpose built facility.

**James R B Smith, Managing Director - Yeomans Limited**



## ASSESSMENT

### Existing Site and Buildings

This site currently houses an existing Peugeot Car Showroom and Workshop site that was built in 1997, located on Hangleton Road in Ferring, close to Worthing.

It lies alongside the A259 Littlehampton Road in an area of predominantly industrial and commercial use, with some residential use. Yeomans acquired the site in 1998.

The site currently consists of the Car Showroom, Workshop and Preparation Area to the eastern half of the site, with a vehicle display forecourt and customer parking to the south.

To the north west of the site, accessed via Hangleton Lane is a small 1960's bungalow and a collection of dilapidated outbuildings and stables. The bungalow is a very poor use of the site in space planning and energy efficiency terms.

The existing Peugeot Showroom faces the A259 Littlehampton Road.

As illustrated opposite, (See page four for location of views) the existing site is underutilised and would benefit from the removal of the dilapidated outbuildings and bungalow to provide more space for display and commercial use creating a more viable and appropriate use for the site.

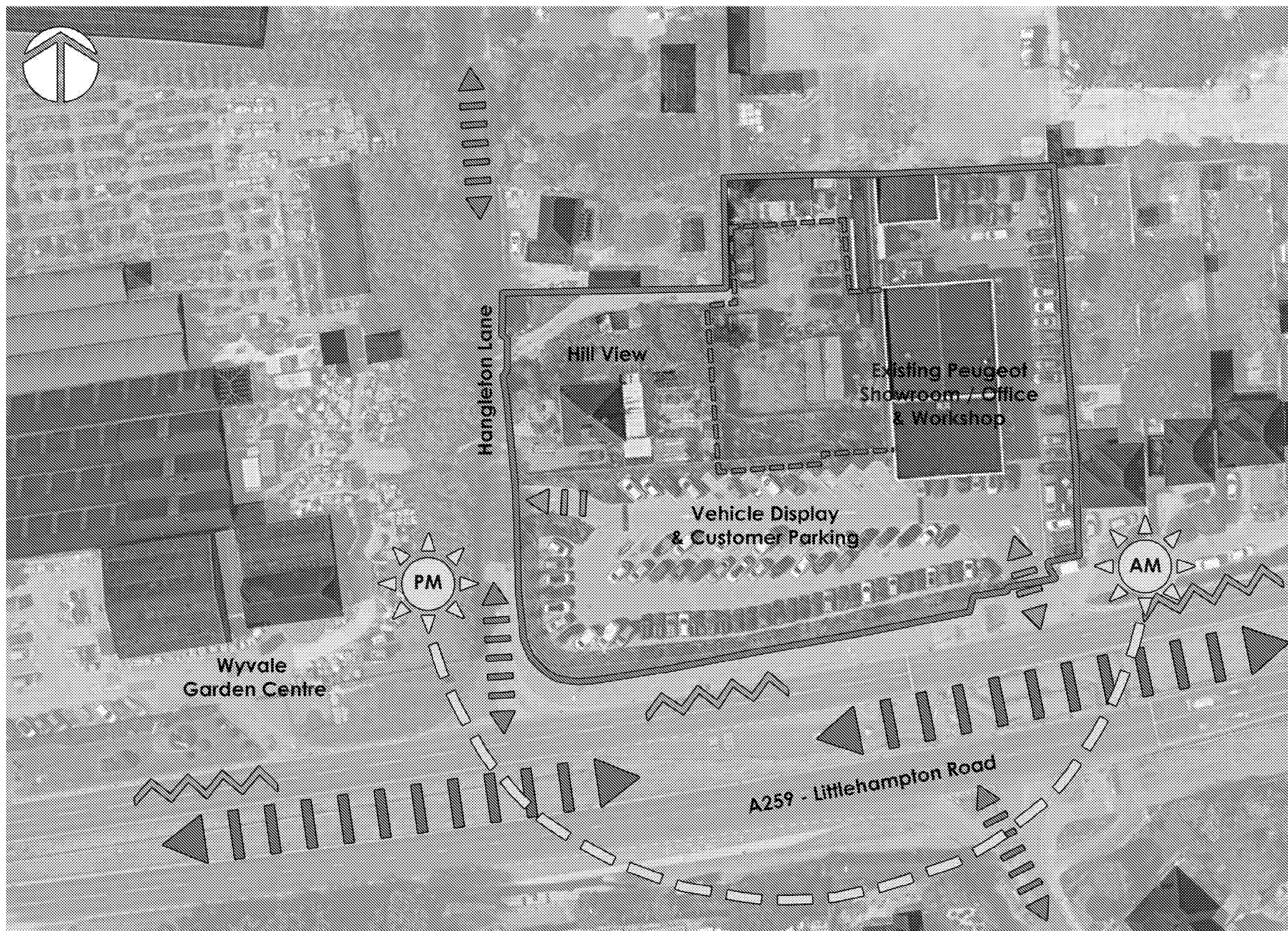


Diagram showing Site Analysis

Involvement

These proposals have been developed collaboratively with various stakeholders;

Yeomans

The proposals have been developed in collaboration with Yeomans to ensure that the scheme meets their precise requirements for Retail and Workshop environments whilst meeting their aspirations for a new two storey Head Office building to portray the successful company image.

Honda Motor Company

The proposals have been approved by the manufacturer at the highest level as Honda look to support these proposals in increase their offering in West Sussex and relocate the Dealership from the existing small site in Littlehampton to this new, larger and prominent site in Worthing.

Pre-Planning Application Advice

Yeomans sought informal pre-planning advise regarding the long term redevelopment of this site to accommodate Honda and the Office and replace the existing bungalow as part of the discussions for the approved (now constructed) Forecourt Improvement Works (FG/134/13). This was received positively subject to details of suitable land use and screening.

West Sussex County Council Highways

The Transport Consultant has made initial contact with West Sussex County Council Highways in order to agree principles for delivery and access to the site. As there are no proposed alterations to this, and all large deliveries are carried out to the separate Compound (A/114/17/PL) the proposals were met positively.

Design

Design Development

Informed by the ongoing Stakeholder engagement process and feedback, the design of these proposals has been developed to ensure minimal impact on the adjacent homes and businesses while meeting the requirements and expectations of Yeomans and Honda and sit suitably alongside the Peugeot dealership.

Earlier options for the site looked to separate the proposal from the existing Peugeot dealership (as illustrated below). This did not result in both Honda and Peugeot retaining equal frontages - an essential aspect in the commercial/retail sector. This also caused complications with access to and from the buildings and the integration of the Head Office as an integral element attached to both Peugeot and Honda.

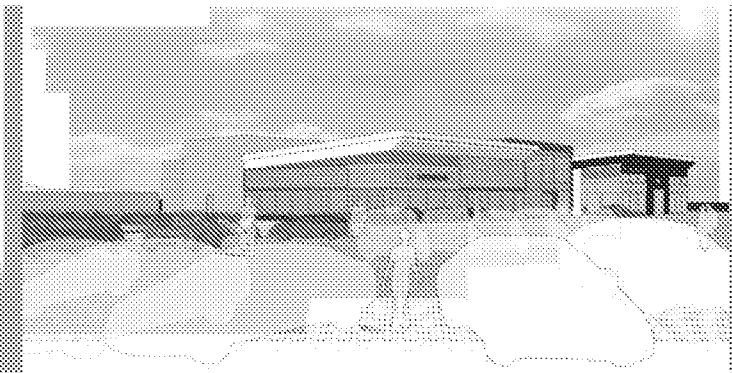
Proposed Design

As such, the proposal seeks to extend the existing Peugeot showroom with a combined Head Office for Yeomans and a new Honda Showroom, Vehicle Workshop (including MOT) and associated offices / storage and facilities. New hard and soft landscaping around the site will ensure the proposals tie in visually with the character of the adjacent and immediate context whilst softening the appearance of the site setting.

The new Honda dealership, located on the left of the proposal, will complement the architectural style of the existing Peugeot dealership with its mono-pitched roof, large glazed frontage and architectural cladding panel façades, however it will incorporate the very latest corporate branding of Honda to visibly distinguish between the two showrooms.

Internally the showroom will be to the southern side of the site, directly facing on to the A259. This will give maximum visibility to the showroom from passing traffic with the Office and Workshop areas located in the less prominent locations to suit their functions.

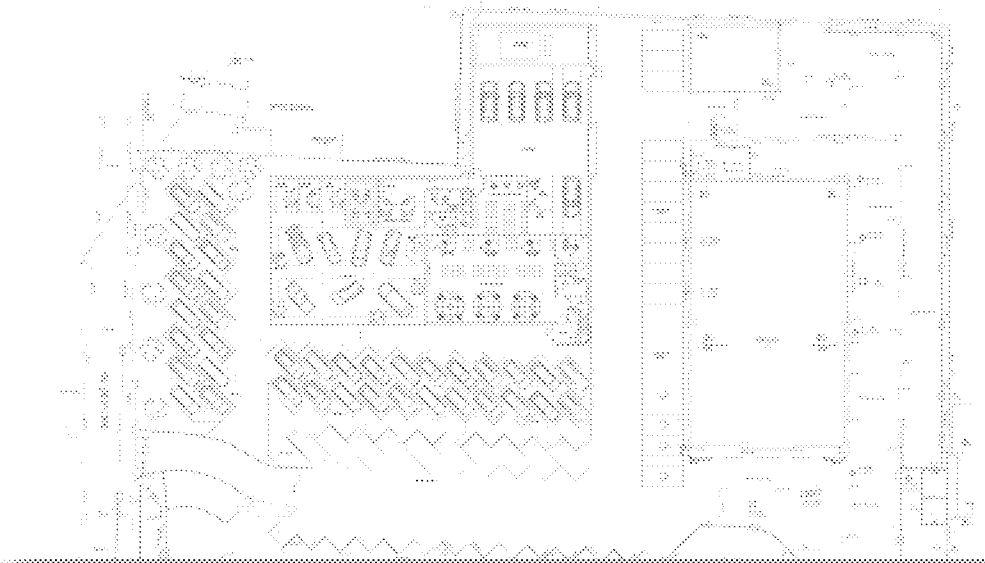
Between the two showrooms will be the new, two storey Yeomans Head Office. Visually it will be of a slightly different style to the showrooms to define this as a 'brand-neutral' feature element in the centre of the site. It will still have a panelled facade with large glazed frontage however it will have a flat roof and be set over two storeys.



Design Development; 3D visual demonstrating mass and overall look of proposal.



Design Development; View of proposed scheme from A259



Design Development;  
Initial options showing separate Honda and Head Office facilities.

## USE

### Site Area

Currently the site isn't fully utilised, with Yeomans using **0.44 hectares** in total for the existing Peugeot dealership, workshop and associated parking.

The red application line boundary equates to **0.67 hectares** and seeks to include an area to the north west of the site, currently the site of a small bungalow, stables and dilapidated outbuildings.

### Existing Use

The Yeomans Group currently operates a long standing Peugeot Car Showroom (Sui generis), office and workshop with parts storage (B2/B8 in nature). A large sales forecourt and customer parking area covers the southern part of the site. The north western area accommodates a poor quality and inefficient 1960's bungalow (Class C3 use), as well as dilapidated stables / out buildings (B2/B8 in nature).

Existing Use Classes;

- Sui generis
- Class C3
- B2/B8 Uses

### Proposed Use

The proposed use of the site will largely remain the same.

The intention is to demolish the bungalow, stable and outbuildings, due to their dilapidation and inefficient use of space, to make way for a larger retail area. The proposed development will incorporate the following key spaces:

- A new Honda showroom, office, workshop and parts storage.
- A new Yeomans Group Head Office
- Enlarged Sales Forecourt to provide a sales area for the Honda dealership and extra sales area for Peugeot with customer parking.

Proposed Use Classes;

- Sui generis
- B2/B8 Uses

## AMOUNT

Sizing for the main elements of the proposal (the showroom floor and Workshop area) have been carefully considered to meet the business need, whilst ensuring the site is not overdeveloped.

The areas required have been driven by the latest corporate requirements defined by Honda and to meet the immediate and future needs of Yeomans in respect to the offices.

The proposed total footprint of the new Showroom, Workshop, Head Office and existing Peugeot Showroom represents approximately 21% coverage of the site. This is considered a well balanced area, which retains appropriate external space for vehicle parking and display - a key requirement for the proposed use, and soft landscaping, such as structured planting.

The proposal will result in a total of 1288m<sup>2</sup> of new build floor area (GIA)

### Floor Area

Ground Floor (to extension) - 896m<sup>2</sup>  
First Floor (to extension) - 392m<sup>2</sup>

**Total Area (to extension) - 1,288m<sup>2</sup>**

**Site Area - 0.67Ha**

The proposal includes 15 no. customer parking spaces, 2 no. accessible parking bay. There are 24 no. 'back of house' external vehicle service and storage spaces.

The showroom itself has space for 7no. new vehicles to be displayed, including the prestigious 'Handover Bay Facility' and the workshop has 5 no. Service bays plus 1 no. MOT bay.

## SCALE

The proposed building is set back from the main road and reflects a similar scale to the existing Peugeot Showroom element, with the parapet height similar to the roof level of the adjacent existing houses.

The Honda dealership will respect the height and scale of the existing Peugeot building.

The showroom is a double height space giving it a scale appropriate to its footprint for the display of new cars. The workshop is to the rear of the showroom, the double height allowing for the servicing of vehicles on raised lifts. The workshop has been located, as indicated, to improve accessibility for servicing of vehicles and also to reduce the massing and visual impact from the site boundaries. A small parts store is provided at first floor level above the sales office area.

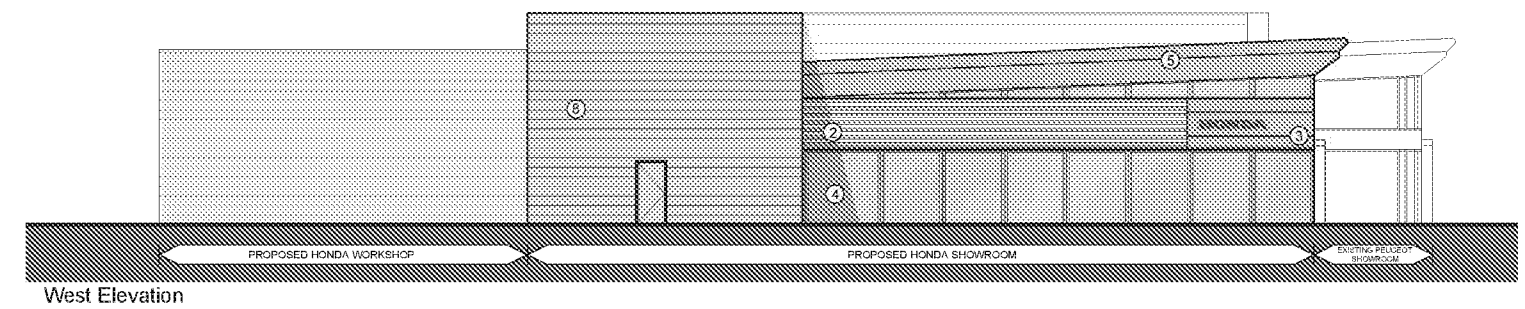
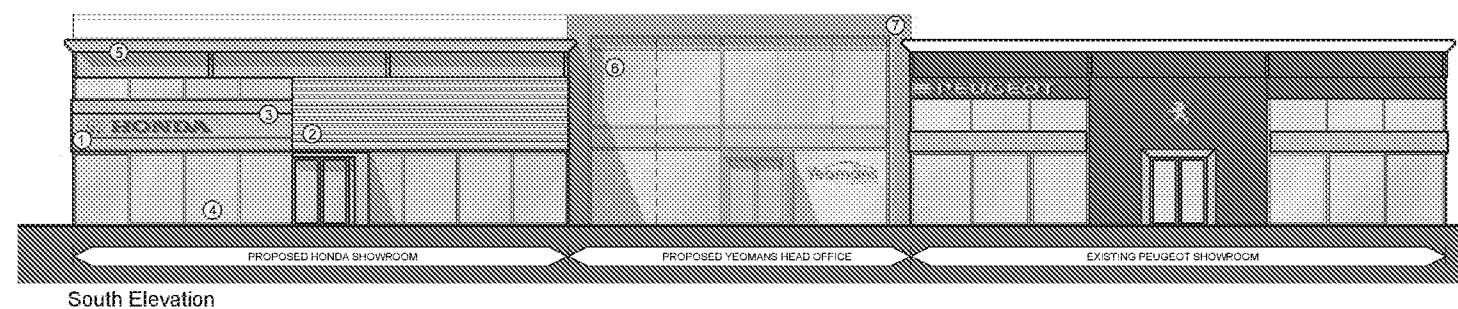
To the centre of the building is a two storey head office. This will visually distinguish itself as a different part of the proposal. It will also act to visually separate the two different car dealerships with a 'brand neutral' element.

The proposal is considered to be of an appropriate use and scale for its context and its proposed height isn't overbearing to the surrounding buildings. Refer to HNW drawings P912 & P913 which both demonstrate the proposal in its wider context.

### Material Scale

The scale of the materials is typical of a high quality car showroom, with materials that are proportional to the scale of the elevations. The materials are also sympathetic to the existing Peugeot building.

The panels to the Honda dealership have been selected to reflect the mandatory Honda branding. The Yeomans Head Office will use similar materials to create an overall coherence to the aesthetic of the existing and proposed elements of the building.



Proposed Southern and Western Elevations showing the scale in relation to the existing Peugeot dealership.

## LAYOUT & DESIGN CONSIDERATIONS

The proposed site layout has been rationally planned in response to the requirement for a 7-car showroom with connectivity to/from the adjoining customer car park and vehicle display area. As there is an existing Peugeot dealership on site the proposed Honda dealership has been orientated to give an equal frontage (50-50%) to both brands, as not to give an unfair advantage to either franchise.

The less public areas of the site, including the back of house vehicle storage area and access to the workshop for vehicle servicing will be to the rear of the site and screened from wider view along Littlehampton Road/A259. To the south, along the A259 the existing customer parking and sales forecourt will be enlarged to create 157 formal vehicle parking spaces across the site - an increase of 45 number when compared to existing. To maximise the use of the site the proposal will be in the form of an extension to the existing Peugeot.

The main entrance, to both the new Honda showroom and Head Office, will be to the south of the proposed building. This will ensure maximum visibility from the access point, on Littlehampton Road, to the front of the proposal. A more discreet entrance is provided to the north side for workshop staff and parts drop-off. Here there is also roller shuttered access for vehicles requiring access to the workshops and MOT area.

### Noise

An Acoustic Assessment Report has been prepared which concludes that the predicted noise levels are shown to be very low and inaudible at the nearest neighbouring residential properties. The requirements of Arun District Council's guidance on noise levels will be met.

### Utilities

Site surveys have been carried out to identify existing services and utilities in the vicinity of the site- these will be marked up and identified on site.

### Advertising/Signage

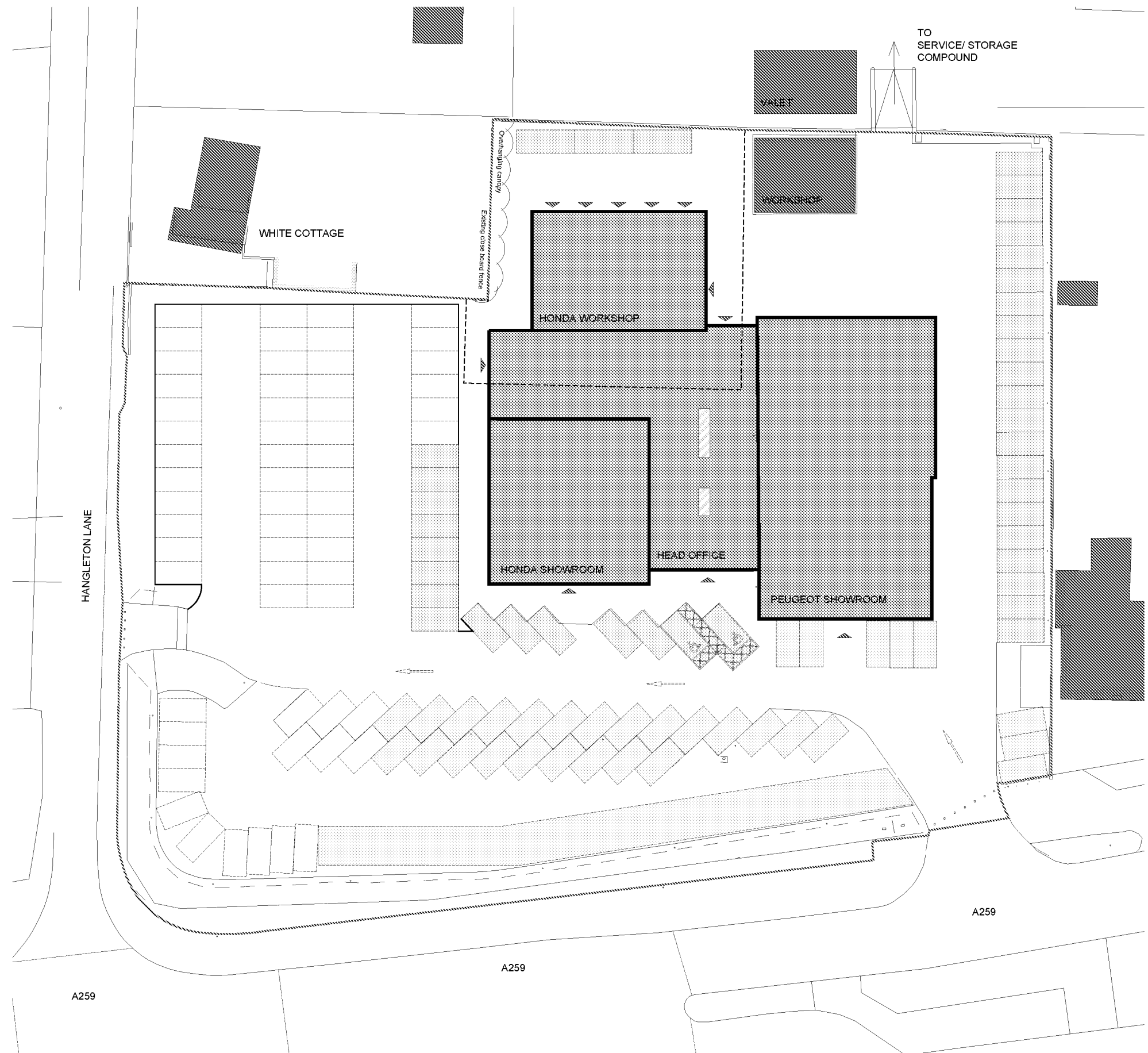
All advertising and signage for the proposals need to be in accordance with 'Approved Honda Branding' - this includes the feature signage to the building frontage. This application shows the indicative positions for branding and signage but details will follow under a separate Advertisement Consent application. Existing on-site signage will remain in place.

### Lighting

The proposal will incorporate new, highly efficient and focussed (very low light spill) LED lighting externally to illuminate display spaces. Full details can be provided by condition, these will be mounted to columns at 6m height to match the existing on site.

### Waste/Recycling

All waste and recycling collections, as well as Oil Delivery/Collection for the Workshops will continue to be carried out by contract - as existing, with Waste/Recycling located in the areas identified on the proposed site plan drawings.



Proposed Site Plan

## APPEARANCE

The materials that have been selected for the Honda dealership meet with mandatory prescribed corporate identity standards for Honda.

Extract from the latest official Honda Showroom Design Standards Document -

*"The dealership exterior is a key element in creating a positive impression. Well located and easy to access with a memorable appearance that is recognisable as a Honda dealership ..... " A Brand Icon"*

The new Yeomans Head Office will use materials of a similar palette of materials as the Honda and Peugeot dealerships to give the building a coherent appearance, yet remain smart and 'brand neutral'.

**The materials proposed for the new head office are**

### Schedule of Materials

The below Schedule of Materials is as included within the planning application form. Refer to elevations for material locations and further information.

#### HONDA

##### Walls

Composite architectural aluminium panels - RAL 9006 White Aluminium

##### Roof

Composite architectural aluminium panels - Light Grey

##### Windows / Doors

- Curtain walling with silver external frames colour - RAL 9007 Grey Aluminium
- Insulated, up and over shutter doors Silver - RAL 9006 White Aluminium + Glazing.

#### YEOMANS HEAD OFFICE

##### Walls

Composite architectural aluminium panels - Dark Grey

##### Roof

Composite architectural aluminium panels - Light Grey

##### Windows / Doors

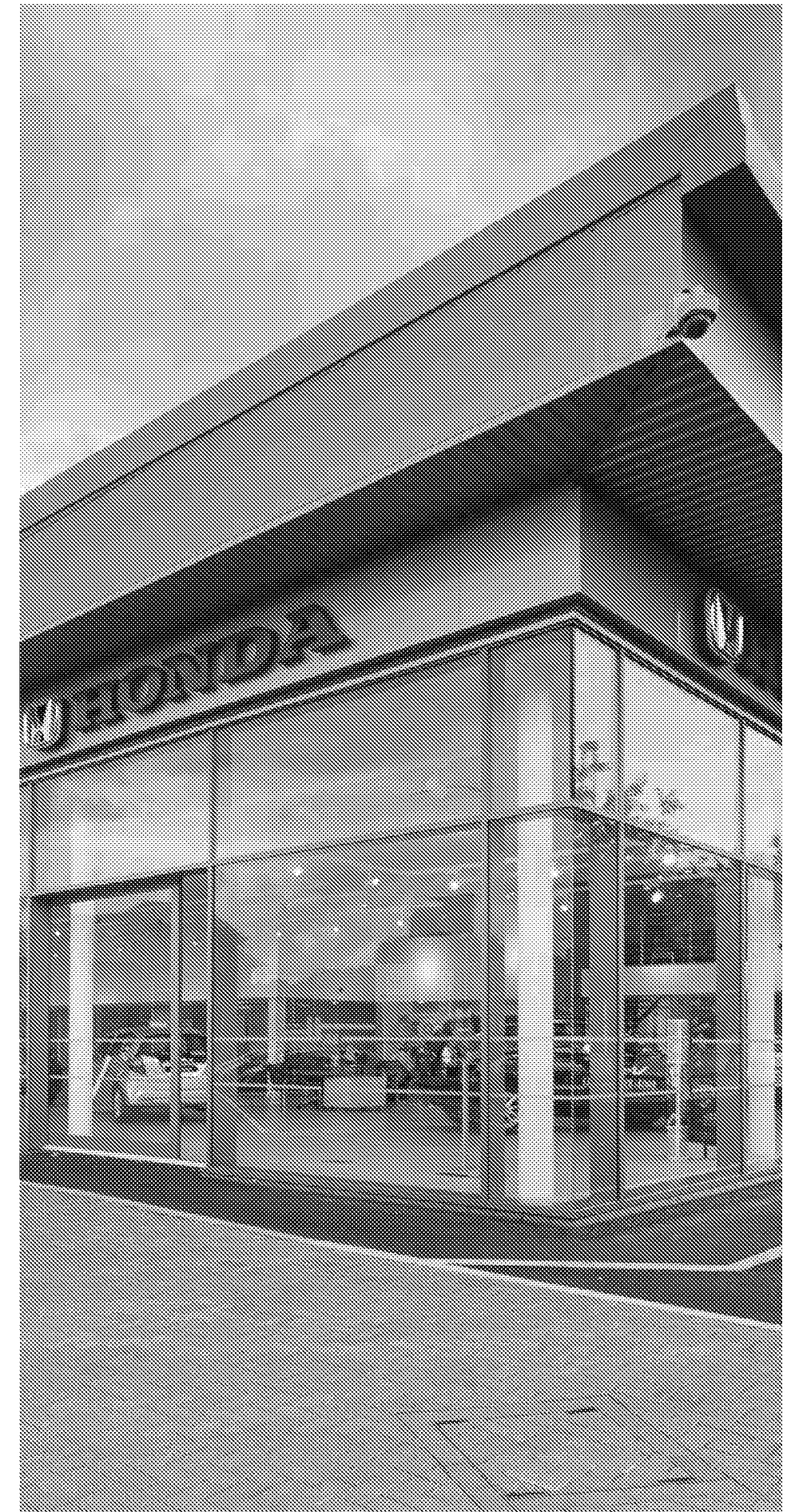
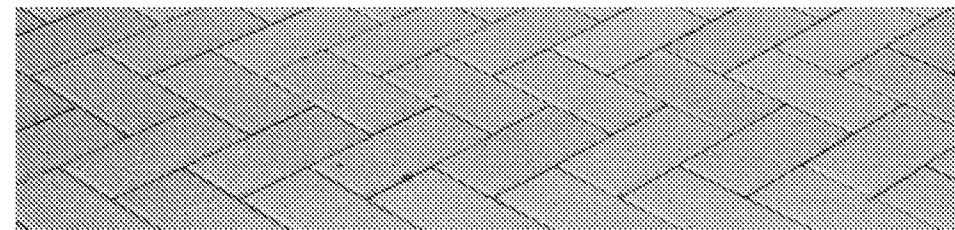
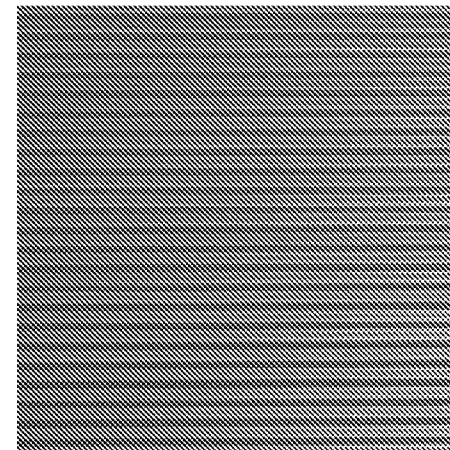
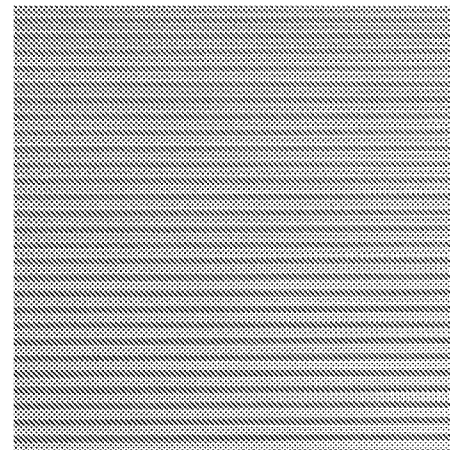
PPC aluminium framed double glazing colour - RAL 9006 White Aluminium with glazed look-a-like panel.

### BOUNDARY TREATMENTS

- Soft landscaping to frontage, on Littlehampton Road, and eastern boundary on Hangleton Lane.
- Close board timber fencing to adjoining boundary of White Cottage.
- Existing stone wall to northern boundary
- Existing brick wall to eastern boundary

### VEHICLE ACCESS AND HARD STANDING

- Red herringbone style block paving to customer parking, sales forecourt, pedestrian paving and exit with contrasting colours to demarcate access/bays.
- Asphalt to entrance, service bays and rear access.



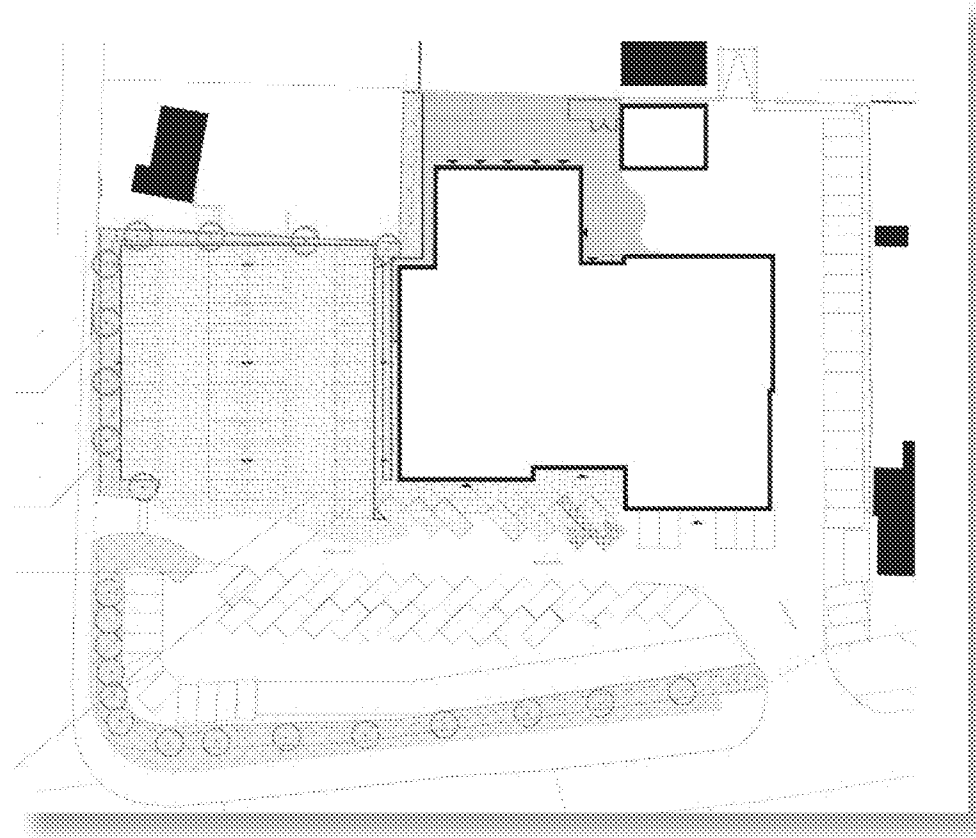
## LANDSCAPE

The hard and soft landscape has been developed to compliment the site and its proposed use as well as the surrounding area. The strategy is to soften the hard standing areas through the planting of mature and semi-mature native species and trees. This will strengthen the proposed public frontage and development identity whilst increasing the ecological connectivity and biodiversity to the site boundaries. The proposed landscape strategy incorporates both hard and soft spaces with distinctive contained boundaries.

The Littlehampton Road boundary will remain unchanged. It is currently grassed with low level shrubs and planting. Along the Hangleton Lane boundary the proposed landscaping is proposed to suit the existing established landscaping which is also grassed with low level planting. This will soften the view to the proposal, giving it a lesser impact on its setting.

To the rear and along the boundary with the adjoining property (White Cottage) low level native hedgerow and trees will be planted along the close board timber fencing. The purpose is to soften the view of the proposed development from White Cottage and form a screen to the boundary and beyond. An existing 1.8 metre brick wall, 2 metre stone wall to the eastern and northern boundaries will help to shield and soften the mass of the proposal from neighbouring properties.

The soft landscape aims to reduce the visual impact of the proposed development frontage to the surrounding urban area both in the immediate, and wider view context. The planting proposals seek to enhance the site ecology. A long term management plan will be developed for the period maintenance of the soft landscaping.



## Ecology

An ecological appraisal of the site was undertaken by Lizard Landscape Design and Ecology on 23rd February 2018. The appraisal of the site identified extensive areas of existing buildings and hard standing, habitats which are of 'low ecological value'.

A small area of potentially suitable reptile habitat was recorded within the site boundaries. Due to the poor surrounding habitat and youth of vegetation on site; the area is highly unlikely to support a large reptile population. A full reptile survey of the site will be undertaken to assess the presence / likely absence of reptile species on site, the results of which will inform a detailed mitigation strategy (if required).

No potential for any other protected species was recorded on site. The sites ecological value is limited by the poor surrounding habitat, while large parts of the site are dominated by hard / bare ground. Development of this site is not considered likely to detrimentally effect any protected species in the local area.



## Trees

A full Arboricultural Impact Assessment and Tree Survey accompanies this application. This identifies that all the trees within the development area are considered to be of low quality and mainly ornamental species.

It is proposed that the trees within the former Hillview Bungalow area be removed to provide space for the proposals.

A total number of 6 trees (all small and of low value / ornamental type) will be removed from the site. The proposal seeks to plant 8 new suitable/native trees along the Hangleton Lane and White Cottage boundaries as mitigation.



## ACCESS

### Site Access

Access to the site is via Littlehampton Road to the south and Hangleton Lane to the west

### Transport Links

The site is easily accessed by bus and train. It is located approximately 2km from Goring-By-Sea Railway Station and around 60 metres from a local bus stop. It is also well connected by road and easily accessed via Taxi.

### Vehicle Access

Vehicles can access the site from the A259 Littlehampton Road to the South of the site. This is the only vehicular access point to the site, with the exit being to Hangleton Lane allowing for access back onto the A259. Vehicular access will remain unchanged with this proposal.

Only car/vans enter this site, all transporter and large deliveries are (and will remain to be) via Hangleton Lane to the existing compound located to the rear of this application site.

### Vehicle Parking

The existing site currently has approximately 112 car parking bays for vehicle display, customer parking and workshop parking.

The proposal will increase this to 157 spaces, including 15 customer spaces, 118 vehicle display spaces and 24 workshop spaces. The Transport Assessment submitted with this application concludes that, as the Display Spaces are typically 'static' in nature, this minor increase will not have a negative impact upon the highways.

### Pedestrian Access

Pedestrian access is via the same entrance as vehicular access. It is close to a busy road, however there is a nearby pedestrian crossing. Pedestrian access will remain unchanged with this proposal.

### Bicycle Parking

The existing site has no bicycle parking nor does the proposal. This is in line with the Arun Council SPG for parking for the use of the site.

### Inclusive Access

Access into the proposed scheme will be via level access and wide automatic doors. This will make the premises accessible to all.

*Please also refer to the Transport Statement (by Paul Basham Associates) for further details.*

## SUSTAINABILITY AND WASTE MANAGEMENT

### Sustainability

Proposals are seeking a BREEAM rating of 'Excellent' in response to local Planning Policy. A BREEAM Pre-Assessment and Energy Statement (by Red Six Partnership) outlining a strategy to meet/exceed the Local requirement for renewable energy/demand reduction.

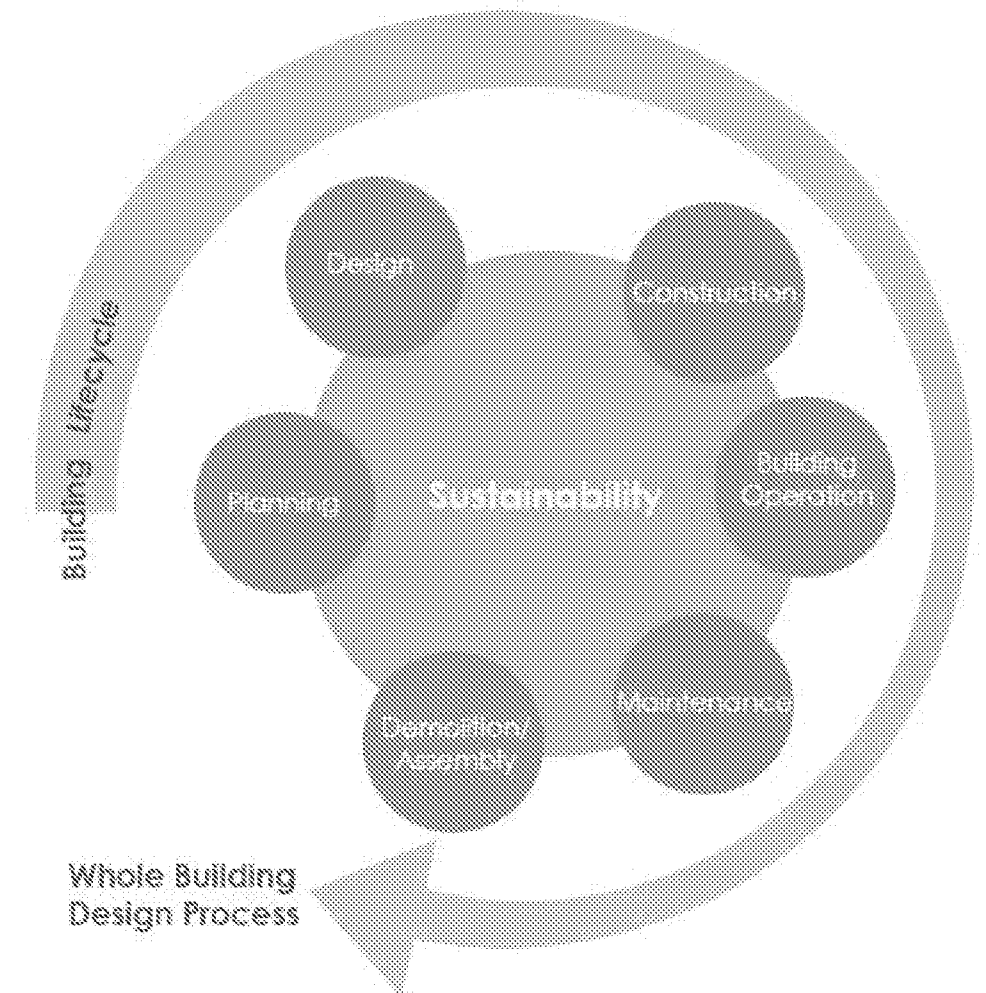
### Waste Management Statement

The following are potential waste issues that are to be dealt with for this project and on site:

- Where possible, soil excavated will be reused or stored on site.
- Where possible, off site construction methods, renewable and reused materials will be used.
- Where possible, materials will be locally sourced to reduce transportation.
- Where possible, materials will be selected that are either recycled or can be reused.
- The whole life of materials will be considered before final selection.
- Material quantities will be controlled so as to reduce careless waste. Remaining useful materials should be reused to conserve natural resources.
- Waste will be reduced so as to limit environmental damage and reduce material cost.
- Waste produced during construction will be controlled and contained.
- Waste will be stored so as not to pose a threat to the health and safety of persons on or off site.
- Any waste produced will be disposed of to a licensed waste transfer station for segregation and recycling.
- An appropriately designed, sized and located waste storage area is to be provided on site for use when the building becomes occupied.

In addition to the above, the project is seeking a BREEAM rating of 'Excellent'. Credits will be sought under the 'Waste' category which will include a review of:

- **Construction waste management**, which aims to promote resource efficiency via the effective management and reduction of construction waste.
- **Recycled aggregates**, which aims to recognise and encourage the use of recycled and secondary aggregates, thereby reducing the demand for virgin material and optimising material efficiency in construction.
- **Operation waste**, which aims to recognise and encourage the provision of dedicated storage facilities for a building's operational-related recyclable waste streams, so that this waste is diverted from landfill or incineration.
- **Speculative floor**, and ceiling finishes, which aims to encourage the specification and fitting of floor and ceiling finishes selected by the building occupant and therefore avoid unnecessary waste of materials.



Conclusions

In summary, these proposals;

- Allow for the retention, and expansion of Yeomans Group at their existing Ferring/Worthing site;
- Significantly improve the employment, environmental and sustainable qualities of the existing site;
- Incorporate the very latest commercial identity requirements for the prestigious Honda brand;
- Are sized to be commercial for the dealership whilst not overdeveloping the site;
- Consider mass and height so as to be appropriate to the immediately surrounding context;
- Modernise and visually improve this prominent site.
- Do not adversely impact upon the existing Highways network.
- Follow local planning policy, design guidance and Pre-application advice;
- Are an appropriate Use-Class for this location;
- Extend the existing landscaping to complement the proposed building;
- Are strongly supported by the NPPF.



Schedule of Drawings

The following drawings as prepared by HNW Architects form part of this planning application and are to be read in conjunction with this Design and Access Statement:

| Reference:   | Drawing Title:                |
|--------------|-------------------------------|
| 17036 - P001 | Location Plan                 |
| 17036 - P140 | Site Plan as Existing         |
| 17036 - P150 | Site Plan as Proposed         |
| 17036 - P200 | Existing Plans                |
| 17036 - P201 | Existing Elevations           |
| 17036 - P202 | Existing Plans & Elevations   |
| 17036 - P250 | Proposed Plans - Ground Floor |
| 17036 - P251 | Proposed Plans - First Floor  |
| 17036 - P300 | Proposed Sections             |
| 17036 - P310 | Proposed Elevations           |
| 17036 - P910 | Proposed Massing View         |
| 17036 - P912 | Perspective Views (1)         |
| 17036 - P913 | Perspective Views (2)         |
| 17036 - P960 | Landscape Strategy            |