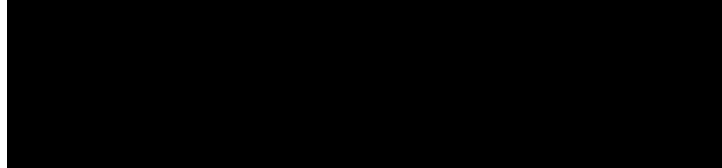




RB Design

Corner Cottage, The Limes, Felbridge RH19 2QY



DESIGN AND ACCESS STATEMENT

IN SUPPORT OF A FULL PLANNING APPLICATION FOR AN EXTENSION TO THE CAR PARKING AREA AND A NEW BUILDING CONTAINING RETAIL FLOOR SPACE AT FERRING COUNTRY CENTRE, RIFE WAY, FERRING, WEST SUSSEX BN12 5JZ

1. INTRODUCTION

This Design and Access Statement has been prepared in support of a Full Planning Application for the extension of the existing car parking area and the erection of a new ticket office/shop building at Ferring Country Centre, Rife Way, Ferring, West Sussex BN12 5JZ.

The proposal has been developed to support the continued operation and growth of Ferring Country Centre by providing improved visitor facilities together with additional parking capacity to accommodate increasing visitor demand.

The application seeks permission for:

- The construction of a new single-storey ticket office/shop building with a gross internal floor area of approximately 144m².
- The extension of the existing car parking area.
- The provision of 39 additional car parking spaces.
- The provision of 10 motorcycle parking spaces.
- The provision of 7 accessible parking spaces.

This statement explains the design principles and concepts that have informed the development and demonstrates how access considerations have been incorporated into the proposals.

2. PLANNING POLICY CONTEXT

National Planning Policy Framework (NPPF)

The proposal has been prepared having regard to the National Planning Policy Framework (NPPF) and, in particular, those sections that seek to:

- Achieve sustainable development.
- Support a prosperous rural economy.
- Promote healthy and safe communities.
- Make effective use of land.
- Achieve well-designed places.
- Support economic growth and diversification.

The proposed development will support the ongoing operation and long-term viability of Ferring Country Centre through the provision of improved visitor facilities and additional parking infrastructure. The development therefore aligns with the economic, social and environmental objectives of sustainable development promoted by the NPPF.

Arun Local Plan 2011–2031

The proposal has been designed having regard to the relevant policies contained within the Arun Local Plan.

Policy SP1 – Sustainable Development

The proposal represents sustainable development through the enhancement of an established facility within an existing developed site. The development makes efficient use of land and existing infrastructure while supporting employment and visitor activity.

Policy D SP1 – Design

The scale, appearance, layout and materials proposed have been carefully considered to ensure that the development integrates successfully with the existing site and surrounding environment.

Policy ECC SP1 – Economic Growth

The proposal supports the continued growth of an established local enterprise and visitor attraction by providing additional facilities that will contribute positively to the local economy.

Policy T SP1 – Transport

The extension of the existing car park will improve parking provision, accessibility and vehicle management within the site, whilst utilising the existing access arrangements.

Policy DM1 – New Development

The proposal provides a high-quality form of development that respects the character of the site, ensures safe access arrangements and delivers an appropriate level of parking provision.

3. DRAWINGS

This statement should be read in conjunction with the following drawings:

- PLN01 – OVERALL PLAN EXISTING
- PLN02 – PARKING PLAN PROPOSED
- PLN03 – PROPOSED TICKET OFFICE & SHOP
- PLN04 – LOCATION PLAN
- PLN05 – BLOCK PLAN

4. USE

The proposed building will provide a dedicated ticket office and retail shop serving visitors to Ferring Country Centre.

The facility will improve customer services and provide an enhanced retail offer associated with the activities and attractions available at the Country Centre.

The extension to the existing car park will improve visitor parking provision and support the operational requirements of the site.

The proposal therefore represents an enhancement of the existing use and does not introduce any materially different land use activity.

5. AMOUNT

The proposed development comprises:

New Building

- Single-storey ticket office/shop.
- Gross Internal Area: 144m².

Car Parking Extension

- Existing parking spaces: 57.
- Additional parking spaces: 39.
- Motorcycle parking spaces: 10.
- Accessible parking spaces: 7.

The amount of development proposed is considered proportionate to the operational requirements of the Country Centre and reflects current and anticipated visitor demand.

6. SITE APPRAISAL

Ferring Country Centre occupies an established site on Rife Way, Ferring, comprising a range of buildings, visitor facilities, parking areas and associated infrastructure.

The site operates as a recognised community and visitor destination, providing employment opportunities, visitor attractions, retail facilities and educational activities.

The proposed development is located within the operational curtilage of the existing site and represents a logical extension of existing facilities.

The proposal makes efficient use of land already associated with the Country Centre and does not require the creation of new access arrangements or significant alterations to the wider site layout.

7. SCALE

The proposed building has been designed as a modest single-storey structure appropriate to its intended use and surrounding context.

The building dimensions are:

- Length: 18.675 metres.
- Width: 12.480 metres.
- Eaves Height: 2.690 metres.
- Maximum Height: 4.450 metres.

The building has been designed to remain subordinate to the wider site and surrounding built form.

The scale of the proposal reflects the operational needs of the Country Centre while ensuring that the building remains visually compatible with existing development.

8. LAYOUT

The proposed layout has been designed to ensure efficient circulation throughout the site while maintaining safe access for all users.

The ticket office/shop building is positioned to provide convenient access for visitors and to integrate effectively with existing buildings and circulation routes.

The additional parking provision has been carefully arranged to maximise parking efficiency whilst maintaining appropriate manoeuvring space and safe vehicle movements.

The layout incorporates:

- 39 additional car parking spaces.
- 10 motorcycle parking spaces.
- 7 accessible parking spaces.
- Safe pedestrian routes.
- Clear vehicle circulation routes.
- Convenient access to the proposed building.

The layout has been designed to complement the existing operational arrangements within the site.

9. ACCESS

Vehicular Access

The site benefits from an established vehicular access from Rife Way.

The proposal utilises the existing site entrance and internal road network. No alterations to the principal site access are required.

The additional parking provision will improve parking management and reduce congestion during peak visitor periods.

Pedestrian Access

Pedestrian access throughout the site will continue to utilise existing circulation routes.

The proposed building is conveniently located in relation to parking areas and visitor facilities.

Inclusive Access

The development has been designed to ensure accessibility for all users.

Measures incorporated include:

- Accessible parking spaces located close to pedestrian routes.
- Suitable access arrangements to the building entrance.
- Clear and legible pedestrian routes.
- Safe separation between vehicle and pedestrian movements where appropriate.

The proposal therefore complies with the principles of inclusive design.

10. APPEARANCE

The design approach has sought to create a building that reflects the established character of Ferring Country Centre whilst remaining functional and practical.

The building has been designed to blend with its surroundings through the use of simple forms, traditional detailing and materials that complement existing structures on the site.

External materials will comprise:

- Featheredge timber boarding.
- Windows and doors to match the adjacent existing workshop building.
- Grey EPDM roof covering.

The use of these materials will ensure visual continuity with existing buildings and provide an attractive and durable finish.

The overall appearance of the building is intentionally modest and appropriate to its function and setting.

11. LANDSCAPE IMPACT

The proposed development is situated within the existing operational area of the Country Centre and therefore forms part of an established developed environment.

The building has been designed to minimise visual impact through its modest scale, low profile and sympathetic materials palette.

The proposed car park extension has been arranged as a natural continuation of the existing parking facilities and will not appear incongruous within the site context.

The development will therefore integrate successfully with the existing character of the site.

12. SUSTAINABILITY

The proposal contributes to sustainable development by enhancing an existing established facility and making efficient use of existing infrastructure and access arrangements.

The development supports:

- Existing employment opportunities.
- Community and visitor facilities.
- Local economic activity.
- The long-term viability of Ferring Country Centre.

Whilst renewable energy technologies are not proposed as part of the current application, the development represents an efficient use of land and resources within an established operational site.

The proposal avoids the need for development elsewhere and supports the sustainable growth of an existing rural enterprise.

13. SERVICES

The proposed building will connect to existing site services and infrastructure.

Utility connections including electricity, water, telecommunications and drainage will be provided through standard service connections where required.

The development can be adequately serviced without requiring significant infrastructure upgrades.

14. ECONOMIC AND COMMUNITY BENEFITS

Ferring Country Centre provides an important role within the local community and visitor economy.

The proposed development will:

- Improve visitor facilities.
- Provide enhanced customer service provision.
- Support the continued growth and success of the Country Centre.
- Improve accessibility and parking provision.
- Enhance the visitor experience.
- Contribute positively to the local economy.
- Support existing employment opportunities.

These benefits carry significant weight in favour of the proposal.

15. CONCLUSION

This Design and Access Statement accompanies a Full Planning Application for the erection of a new ticket office/shop building and extension to the existing car parking area at Ferring Country Centre, Rife Way, Ferring.

The proposal has been carefully designed to provide a high-quality and sustainable addition to the existing facilities whilst respecting the character and operation of the site.

The development will provide:

- A new 144m² ticket office/shop building.
- 39 additional car parking spaces.
- 10 motorcycle parking spaces.
- 7 accessible parking spaces.
- Improved visitor facilities.
- Enhanced accessibility and operational efficiency.

The proposal accords with the objectives of the National Planning Policy Framework and the relevant policies of the Arun Local Plan 2011–2031.

The development represents a logical, sustainable and beneficial enhancement of an established local facility and it is respectfully requested that planning permission be granted.