

DESIGN AND ACCESS STATEMENT

In support of a Full Planning Application for a Drive-thru Coffee Shop at Crossbush Service Station, Lyminster Road, Lyminster, Littlehampton, BN17 7QQ

September 2021

This Design and Access Statement has been prepared on behalf of Rontec Service Stations 1a Limited (Rontec), in respect of a full planning application for the erection of a drive-thru coffee shop (Use Class E) with associated infrastructure at the above site.

THE APPLICANT

Rontec are one of the leading petrol filling station (PFS) operators in the UK and operate over 240 forecourts throughout England and Wales.

Their sites throughout the country generally operate under a mix of an Esso branded forecourt with their Shop'N Drive branded forecourt shop / sales building. Their marketing strategy is customer focused and driven by value, providing motorists with high quality service.

PLANNING POLICY CONTEXT

National Planning Policy

The National Planning Policy Framework (NPPF) (at paragraph 126) states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development accessible to communities. It is recognised that it is important to plan positively to achieve high quality and inclusive design for all developments.

The NPPF identifies (at paragraph 130) that local planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for short term, but over the lifetime of the development;
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- Establish or maintain a strong sense of place, using the arrangements of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- Create places that are safe, inclusive and accessible and which promotes health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF (at paragraph 134) states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

National Design Guide

The National Design Guide (2019) sets out the characteristics of well-designed places and demonstrates what good design means in practice.

The guide confirms that buildings are an important component of places and proposals for built development are a focus of the development management system. However good design involves careful attention to other important components of places. These include:

- The context for places and buildings;

- Hard and soft landscape;
- Technical infrastructure - transport, utilities, services such as drainage; and
- Social infrastructure - social, commercial, leisure uses and activities.

The Arun Local Plan 2011-2031

The Arun Local Plan 2011-2031 was adopted on 18th of July 2018. The key policies that are relevant to this proposal are set out below:

Policy D SP1 Design states that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Policy D DM1 Aspects of Form and Design Quality indicates that when considering any application for development that Council will have regard to a number of key indicators in relation to design. These include (inter alia):

- Character - make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area;
- Appearance/attractiveness - demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area; and
- Scale - the scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

Policy T SP1 Transport and Development highlights that the Council will ensure that development: provides safe access on to the highway network; contributes to highway improvements and promotes sustainable transport.

Arun District Design Guide SPD (2021)

The Arun District Design Guide provides detailed guidance that will raise design standards across the District, ensuring that only the highest quality development is delivered.

This document sets out that any new development in the countryside should respect and enhance this distinctive rural character.

In particular, development within these areas must be sensitively and appropriately integrated into its landscape setting. Furthermore, the document indicates that important landscape features such as mature trees and planting should be retained and incorporated into the scheme wherever possible. In terms of scale, form and massing, the document sets out that development should also respond to the existing height and footprint of buildings in the area.

LOCATION

The application site is located within Crossbush Service Station which includes a petrol station, a hotel and McDonalds drive-thru. Access into the services is taken from the A284 (Lyminster Road). The site's relative prominence and location ensures that it is accessible by motorists and will provide a service that operates in conjunction with the existing service area facility that is required by both through traffic and local motorists.

While the immediate area is built up, the surrounding area is rural in nature. The eastern part of the services is bound by the A284, while all other boundaries are adjacent to open countryside.

USE

The use of the site as a service station is already established through the presence of the existing operation. The proposed development seeks to develop the eastern most part of the service station, in order to improve the existing facilities provided within the service station.

LAYOUT

The proposed layout is considered to offer the most efficient and convenient format in terms of site configuration while also mitigating the impact of the development on the landscape character of the wider area.

The proposal comprises a drive-thru coffee shop which is situated towards the eastern area of the wider service station. A waiting bay will be located to the eastern most part of the site, while a delivery bay will be located to the north of the unit.

The proposal seeks to maximise the existing PFS use in a way that is proportionate with the surrounding environment, functional, and in accordance with the service station's existing operations. The proposal is of a modern and functional design which will be read in conjunction with the existing service station. In this regard it is considered that the proposal is entirely consistent with Policy D DM1.

SCALE

The proposed drive-thru coffee shop has a Gross Internal Area of 31sqm. The development's scale and massing is considered appropriate for the site given the extent of the neighbouring uses within the service station.

Given this, it is considered that the proposal will respond well to the surrounding context in accordance with Policy D SP1 and Policy D DM1.

APPEARANCE

The design, layout and appearance of the development proposal is functional in character in order to meet the operational requirements of any future occupier. The applicant seeks to provide a modern and distinctive design delivered through the use of quality materials to deliver a high-quality drive-thru coffee shop suitable for any appropriate occupier, while also conserving the character of the wider area.

LANDSCAPING

A high-quality landscape plan has been submitted alongside this proposal. This includes significant landscaping to the front of the site, adjacent to Lyminster Road, which would consist of additional tree planting, shrub beds, native shrub mix, wildflower meadow mix and grass. The landscaping of the rest of the site is also considered to be of a high standard which would protect the visual amenity of the area in accordance with Policy D SP1.

ACCESS

The existing vehicular access and egress arrangements to the service station off Lyminster Road are considered adequate to serve the development proposal on a safe and appropriate basis.

The main access into the drive-thru will be taken from the existing service station. The one-way, drive-thru lane will wrap around the coffee shop in a clockwise direction. Customers will access the lane from a new egress, located to the east the existing service station. The existing accesses in and out of the service station will be retained and used to access the drive-thru coffee shop.

In this regard, it is considered that the proposal will demonstrate safe access in accordance with Policy T SP1.

CONCLUSION

This Design and Access Statement has been prepared on behalf of Rontec in respect of a planning application for the development of a site within Crossbush Service Station. The proposed scheme will involve erection of a drive-thru coffee shop (Use Class E) with associated infrastructure.

The proposal is considered to be acceptable in design terms, as it has been designed to take account of the sites physical and functional requirements, whilst also taking into account the site context.

The proposal is also considered to be acceptable in access terms in that the access arrangements accord with the objectives of the Development Plan and relevant national requirements. It is therefore considered that the development proposals are acceptable in design and access terms.