

Rustington Retail Park - Alterations to Car Park Design and Access Statement



1.0 Introduction

- 1.1 This Design and Access Statement has been prepared by WYG Planning and Environment in support of a planning application for car park alterations to Rustington Retail Park.
- 1.2 This statement has been compiled to communicate our commitment to achieving good design and providing inclusive access to the site. The application is not considered in our view to be large scale and does not contain complex planning matters. As such this report has been kept concise in line with Government Guidance 01/2006 and the Arun District Council recommendations.
- 1.3 As recommended by Arun District Council and CABE, the design and access statement should address the design process, use, layout, scale, appearance, landscaping and access.

2.0 The Design Process

- 2.1 The change in layout to the car park is required to achieve two aims. Firstly, to provide a layout which incorporates a bus layby adjacent to the former Focus unit, to facilitate its use as a temporary Sainsburys (this use is subject to a further application ref: R/60/12/). Secondly, the layout is being designed to achieve permanent improvements to the car park layout such as increased capacity, improved circulation space for vehicles and safer routes for pedestrians.

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3.0 Use

- 3.1 The proposed alterations do not impact on the existing use of the site, as a customer car parking for shoppers visiting Rustington Retail Park.

4.0 Layout

- 4.1 The opportunity has been taken to improve the layout of the car park.
- 4.2 As indicated by the proposed temporary and proposed permanent plans, the car park design has been improved to create a more understandable layout for customers.

5.0 Scale

- 5.1 N/A

6.0 Appearance

- 6.1 The proposed car parking alterations will result in minimal change to the appearance of the site.

7.0 Landscaping

- 7.1 As illustrated on the application drawings, the proposals require some changes to the landscaping of the site, although the main Beech trees located in the centre on the site are to be protected and retained.
- 7.2 Additional details of the proposed landscaping can be secured via way of a pre-commencement planning condition.

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8.0 Access

- 8.1 The car park layout has been compiled in conjunction professional transport consultants in order to produce a layout that is accessible to all. The car park has clear sight lines that allow a safe environment for all.
- 8.2 The main access from the A259 will remain unchanged.
- 8.3 The temporary car park layout incorporates a bus access lane and layby to facilitate the midi bus which will serve the temporary foodstore. However, these elements will be removed once Sainsbury's have decanted.
- 8.4 The proposed layout incorporate improved pedestrian routes for customers accessing their cars, or pedestrians entering and exiting the site.

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