ARUN DISTRICT COUNCIL
No. R 215 08
Received

ARUN
DISTRICT COUNCIL

Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF
Tel: 01903 737756

www.arun.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	
First name:	
Last name:	
Company (optional):	BP OIL (UK) LTD
Unit:	
House number:	
House suffix:	
House name:	C/O AGENT
Address 1:	
Address 2:	
Address 3:	
Town:	
County:	
Country:	
Postcode:	

2. Agent Name and Address

Title:	
First name:	
Last name:	
Company (optional):	RAPLEYS LLP
Unit:	
House number:	51
House suffix:	
House name:	
Address 1:	GREAT MARLBOROUGH STREET
Address 2:	
Address 3:	
Town:	LONDON
County:	
Country:	
Postcode:	W1F 7JT

3. Description of the Proposal

Please describe the proposed development, including any change of use:

DEMOLITION OF EXISTING STRUCTURES AND REDEVELOPMENT TO PROVIDE NEW FORECOURT (INCLUDING CANOPY, UNDERGROUND TANKS AND PUMPS), SALES BUILDING (CLASS A1), CAR CARE FACILITIES, CAR PARKING AND ASSOCIATED ACCESS

Has the building, work or change of use already started? ☐ Yes ☑ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): _____ (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☑ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): _____ (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: | House suffix:

House name: RUSTINGTON CONNECT

Address 1: 102 WORTHING ROAD

Address 2:

Address 3:

Town: LITTLEHAMPTON

County:

Postcode (optional):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: - Northing: -

Description:

-

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☑ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: CLAIRE FORREST

Reference: R/28/04/-CF/JS

Date (DD/MM/YYYY): 18-07-2008
(must be pre-application submission)

Details of pre-application advice received?

LETTER ADVISING THAT ALTERATIONS MATERIALLY DIFFERENT TO PREVIOUS SCHEME AND THEREFORE A NEW APPLICATION IS REQUIRED

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☑ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☑ No

Are there any new public roads to be provided within the site? ☐ Yes ☑ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☑ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☑ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☑ Yes ☐ No

If Yes, please provide details:

SEE LAYOUT PLAN

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☑ No

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☑ Yes ☐ No

If Yes, please provide details:

BP HAVE CONTACTED THE NEIGHBOURING OCCUPIERS (MR AND MRS DYE) OF 100 WORTHING ROAD

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☑ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls		COMPOSITE INSULATED STEEL SHEET COLOURED BP PEARL RAL 1031	☐	☐	
Roof		INSULATED STEEL ROOF DECKING FINISH MERLIN GREY BS18B2S	☐	☐	
Windows		SATIN ANODIZED SHOPFRONT WITH INFILL GLAZED SECTIONS	☐	☐	
Doors			☑	☐	
Boundary treatments (e.g. fences, walls)		SEE PLAN 10112/46 REV L	☐	☐	
Vehicle access and hard-standing		SEE PLAN 10112/46 REV L	☐	☐	
Lighting		SEE PLAN 10112/24	☐	☐	
Others (please specify)			☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☑ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

SEE COVERING LETTER, DESIGN AND ACCESS STATEMENT AND SUBMITTED PLANS

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	-	12	-
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [ ] Yes [x] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) [ ] Yes [x] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [ ] Yes [ ] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [ ] Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

15. Existing Use

Please describe the current use of the site:

PETROL FILLING STATION

Is the site currently vacant? [ ] Yes [x] No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [x] No

Land where contamination is suspected for all or part of the site? [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [x] No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? [ ] Yes [x] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [ ] Yes [x] No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☑ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							a
Flats and maisonettes	☐							b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals (a+b+c+d+e+f+g) =								A

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							a
Flats and maisonettes	☐							b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals (a+b+c+d+e+f+g) =								B

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							a
Flats and maisonettes	☐							b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals (a+b+c+d+e+f+g) =								C

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							a
Flats and maisonettes	☐							b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals (a+b+c+d+e+f+g) =								D

Total proposed residential units (A+B+C+D) = ____

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							a
Flats and maisonettes	☐							b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals (a+b+c+d+e+f+g) =								E

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							a
Flats and maisonettes	☐							b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals (a+b+c+d+e+f+g) =								F

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							a
Flats and maisonettes	☐							b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals (a+b+c+d+e+f+g) =								G

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total	
Houses	☐							a
Flats and maisonettes	☐							b
Live-work units	☐							c
Cluster flats	☐							d
Sheltered housing	☐							e
Bedsit/studios	☐							f
Unknown type	☐							g
Totals (a+b+c+d+e+f+g) =								H

Total existing residential units (E+F+G+H) = ____

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): ____

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☑ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☑				
	Net tradable area:	☑				
A2	Financial and professional services	☑				
A3	Restaurants and cafes	☑				
A4	Drinking establishments	☑				
A5	Hot food takeaways	☑				
B1 (a)	Office (other than A2)	☑				
B1 (b)	Research and development	☑				
B1 (c)	Light industrial	☑				
B2	General industrial	☑				
B8	Storage or distribution	☑				
C1	Hotels and halls of residence	☑				
C2	Residential institutions	☑				
D1	Non-residential institutions	☑				
D2	Assembly and leisure	☑				
OTHER	Please specify	☑				
	PETROL STATION SALES	☐	90 SQ.M	-	216 SQ.M	1,265 SQ.M
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☑			
C2	Residential Institutions	☑			
Other	Hostels	☑			

20. Employment

Please complete the following information regarding employees: TBC

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed: AS EXISTING

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha) 0.285 HECTARES

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☑ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:	
Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☑ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other: Other:

Amount (tonnes): Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	[redacted]P	11-09-2008

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*)of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE
Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent: [redacted]

Date (DD/MM/YYYY): 11-09-2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form: ☑

3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☑

3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑

The correct fee: ☑

3 copies of a design and access statement: ☑

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☑

3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☑

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent: [redacted]

Date (DD/MM/YYYY): 11-09-2008 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional): rlg@rapleys.co.uk

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☑ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: | Telephone number:

Email address:

ARUN DISTRICT COUNCIL
No. R 215 08
Received

Rapleys
Commercial Property & Planning Consultants
Town Planning Consultancy

RLG/aec/604/12/1

11 September 2008

Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

ARUN DISTRICT COUNCIL
RESOURCES DEPT
15 SEP 2008
ACTION...

Dear Sir/Madam

RE: BP RUSTINGTON CONNECT, 102 WORTHING ROAD, LITTLEHAMPTON - PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING STRUCTURES AND REDEVELOPMENT TO PROVIDE NEW FORECOURT (INCLUDING CANOPY, UNDERGROUND TANKS AND PUMPS), SALES BUILDING (CLASS A1), CAR CARE FACILITIES, CAR PARKING AND ASSOCIATED ACCESS.

We act on behalf of BP Oil (UK) Ltd and have been instructed to submit a full planning application for the above site. The proposal seeks consent for the redevelopment of the site comprising a number of alterations to the previously approved application (ref: R/28/04) for the demolition of the existing structures to provide a new forecourt (including canopy, underground tanks and pump islands), sales building (Class A1), car care facilities, car parking and associated access.

Accordingly, we attach the following documents which comprise the application:

1. 4 no. copies of the completed application forms, signed and dated;
2. 4 no. copies of plan ref: RA1 - site location plan;
3. 4 no. copies of plan ref: 10112/20 Rev. L – planning layout;
4. 4 no. copies of plan ref: 10112/25 – shop elevations;
5. 4 no. copies of plan ref: 10112-30-XX Rev A – existing layout;
6. 4 no. copies of plan ref: 10112/24 – revised floodlighting scheme;
7. 4 no. copies of plan ref: 10112/42 Rev M – drainage levels;
8. 4 no. copies of plan ref: 10112/46 Rev L – site finishes and boundary treatments;
9. 4 no. copies of the materials schedule;
10. 4 no. copies of the Design and Access Statement;
11. 4 no. copies of the sound pressure levels for the refrigeration and AC plant;
12. 1 no. copy of the consented plans for planning reference R/28/04 (10112/20 Rev B), and
13. A cheque for the relevant planning application fee of £670.

In addition to the above enclosures, the following should be taken into consideration in assessing the relative merits to planning application as submitted.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311
Registered Office at Falcon Road, Hinchingbrooke Business Park, HUNTINGDON PE29 6FG
A full list of Members is available for inspection at our Registered Office during normal business hours

Regulated By RICS

Rapleys LLP operates an Environmental Management System which complies with the requirements of ISO 14001:2004 Certificate No. EMS 525645

Site and Surrounding Area

The site is situated on the B2187 Worthing Road between Littlehampton and Rustington. It is surrounded by residential properties to the south, east and west. To the north along Dominion Way lies commercial, distribution and warehousing buildings.

The site is therefore strategically located alongside the highway network and, thus, well placed to intercept vehicles passing to and from Littlehampton and Rustington, as well as the wider area and serving the local community. Enhancement of the site will clearly benefit the motoring public. The existing sales building is situated close to the eastern boundary of the site. It is a single storey structure and supports a glazed façade. The car wash is located to the rear northern boundary of the site. The forecourt is covered by a canopy and supports four pump islands, arranged in a linear or "starter" gate format. Car care facilities and parking are also provided on site.

The site suffers from a number of operational problems and difficulties. These deficiencies effectively result in customers being unnecessarily delayed on the site and frustrated by product choice and are contrary to the good principles of petrol filling station management. The main problems can be summarised as follows;

1. An outdated sales building layout, which fails to provide an appropriate depth and range of convenience/non-convenience based goods and services
2. An inadequate fuel offer within the forecourt, and
3. A forecourt configuration that fails to assist on site traffic management.

Additionally, the site does not respect the applicant's latest corporate image and environmental requirements. In particular, the site does not provide a particularly welcoming environment, or the newly developed vapour recovery equipment.

Effectively, the site requires upgrading and, thus, would benefit form a comprehensive redevelopment.

Planning History

As you aware, planning permission was granted in 2004 for a similar scheme to that now proposed, for the redevelopment for the site to provide a new forecourt including sales building, canopy, pumps and underground tanks. The scheme permitted under (ref: R/28/04) has yet to be implemented. It is important to note that the previous application which granted consent for a similar scheme could still be implemented, subject to the discharge of conditions. Any planning decisions should, therefore, take into account that the proposed scheme, as now submitted, could largely be implemented as part of the 2004 scheme and as such the principal of the redevelopment of the site has already been established. The current proposal, as well as that already approved, has considered the context of the surrounding area in terms of both the existing and proposed uses.

The Proposal

The proposed layout and elevations of the application scheme are illustrated on drawing numbers (10112/20 Rev. L and 10112/25). The alterations to the scheme previously approved include;

1. The removal of the air/water bay and vac unit bay to the east of the new car wash and replaced by three car parking spaces;

2. Changes to the internal site access to the car wash and repositioning of the five parking bays;
3. Refuse enclosure marginally enlarged;
4. Repositioning of A/C units and plant to ensure that they are enclosed, and
5. Pedestrian access steps to northern boundary redesigned to include an extended walkway.

It will be noted that the substantive elements of the permitted scheme (shop, car wash etc.) will remain unchanged and the only alterations are very minor and will not adversely impinge on the street scene or the amenity of neighbouring residential properties, which will remain unaffected.

The proposed sales building will form part of the BP network and will provide a sales building of approximately 216 sq. m (gross), incorporating storage and backroom space.

Car care facilities are proposed. These facilities, in combination, offer a vacuum, air and water bays, and are now located along the western side boundary.

Furthermore, each of the islands will dispense four fuel grades, with every pump offering both unleaded and diesel fuels. The revised arrangement is considered by BP to offer the widest flexibility to the motoring public thus, ensuring customers need not alternate their position within the forecourt to access the fuel required.

Design

As well as the above improvements, BP is also committed to ensuring that the redevelopment provides a friendly, clean, welcoming and visually appealing environment. This is demonstrated in the enclosed elevational drawings.

In particular, the sales building displays a flat roof and provides a glazed approach to the front elevation. The format is considered to provide a soft architectural approach with the latter conveying a light appearance and, at the same time, further facilitating the use of the activities taking place within the sales buildings – which together with the building's external appearance – creates visual interest.

The canopy is still more slim-line (in terms of its fascia and supporting columns) than many other petrol filling station canopies. This again assists in the creation of a clean and spacious environment. Additionally, the canopy adopts a modern roofscape, which ensures consistency with the sales buildings architectural treatment.

Noise Assessment

The Sound Pressure Levels for the refrigeration and the AC plant have been provided which demonstrate that there would be no adverse impact upon neighbouring properties by virtue of the location of the plant equipment.

Environmental Considerations

The improvements offered by the proposal, in environmental terms, can be judged by reference to the existing operation.

Like the scheme approved in 2004, the proposed development, unlike the existing will incorporate the latest vapour recovery techniques. This improvement ensures that the

proposal will capture (or prevent the release of) diesel and petrol fumes. This ensures the air remains clean and largely free from pollutants.

Improvements are also offered by the new car care operation and revised layout of the forecourt in terms of service to customers and highway safety.

Furthermore, the proposal will result in visual enhancements (to the benefit of the surrounding environs) principally arising from the promotion of modern and architecturally consistent building/structures.

Highway Considerations

The proposed access and egress from the site onto Worthing Road remains the same as approved in 2004.

Planning Policy and Guidance

National Guidance

Planning Policy Statement 6 (PPS6) – Planning for Town Centres (March 2005) – provides clarification in respect of the relationship between forecourt shops, petrol filling stations and retail planning policies. The statement makes specific reference to petrol filling stations at paragraph 3.30, noting that forecourt shops are often provided as part of these facilities and as such are seen in association with the principle use of the forecourt, for the sale of fuel.

Similarly, key elements of Planning Policy Guidance Note 13 (PPG13) – Transport (2001) – seek to foster sustainable development and in particular reduce the number and length of motorise journeys, and is also relevant to this application proposal in this respect.

In the context of the above objectives, it must be understood that the proposal as offered by BP Oil (UK) Ltd will, for the reasons stated above, be an efficient and modern facility. It would act as an intervening opportunity between other PFS facilities, thereby underlining the role of the facility as an interceptor, rather than a generator of traffic. This, and the ability of customers to undertake linked trips between the forecourt and forecourt shop, ensure that the development is sustainable in general terms.

The Development Plan

The statutory development plan for the site is the Arun District Local Plan (adopted 2003).

The site is not allocated for any specific purpose in the local plan. Consequently, there are no adopted land use allocations, which presume against development as proposed. Furthermore, there are no specific policies relevant to the redevelopment of petrol filling stations, nor the development of new forecourt shops associated with these uses. However, local plan policies GEN7, GEN17, GEN18, DEV26 and DEV27 apply.

These policies seek to ensure that all new development results in a high quality, sustainable environment. Proposals should balance the need of the development against the protection of residential amenity and the natural environment.

The general location of development should be concentrated in the urban area with development minimising the risk of crime. Further, policies seek to ensure that all

development is well designed in respect of scale, layout, character and appearance with regard to the site and surroundings.

Planning Issues

The format of BP Oil (UK) Ltd proposals are not unusual in the context of modern PFS facilities both nationwide and within the Littlehampton and Rustington area. Modern PFS facilities of the type proposed are regularly operated by mainstream operators such as BP, Texaco and Esso.

The proposed development will enhance the existing facility, which no longer meets the needs of motorists in this part of the administrative area. Based on our previous experience on this type of development, we set out the following points:

i) The constituent parts of the PFS facilities are extricably linked.

ii) The forecourt and sales building are used in conjunction, principally by the motoring public, relying largely on the interception of passing-by trade, but also in this locality by local motorists. Typically, in excess of 90% of customer visits to redeveloped sites of this nature are undertaken for the purpose of fuel, either exclusively or in conjunction with the use of other site facilities (including use of the shop or car care facilities). Accordingly, this type of PFS facility is not the type of use that might be appropriately located within an existing centre.

iii) The proposal seeks to improve the qualitative offer of the sales building, which currently fails to adequately meet the needs and expectations of the motorist.

iv) The facility will intercept motorists travelling across the strategic highway network as well as local motorists seeking a modern and efficient facility within an easy reach of their home or workplace. Based on the nature and operation of such facilities, the proposal will not undermine the vitality and viability of any existing identified centre, as trade will be drawn to a wider geographical area, to a lesser extent, local concentration in the immediate locality.

v) Overall, the proposal is unlikely to result in any significant increase in the number and length of car journeys to the site at present, due to the combined use of the forecourt and sales buildings.

On the basis of the above analysis, we consider that the operational characteristics of the existing facility will not change significantly as a result of the proposed upgrading/enhancement. Circulation through the site will be much improved as a result of the realignment of the fuel pump islands, canopy and access to the car wash, which will further facilitate and improve the flow of traffic through the site. The quantum of floorspace proposed is appropriate to a sales building, forming an associated use to the PFS, and in these terms, is acceptable as an intricably linked element of filling stations, as reported in PPS6. In these terms, the principle of this associated use at this site has been established by the existing sales building on the forecourt.

In summary, the proposals will not have an adverse impact on the vitality or viability of the surrounding area, as the PFS use of the site, with associated facilities, will not be altered from the present day situation.

Conclusions

The proposed development of the site to provide an enhanced PFS facility will provide modern facilities to meet the needs of motorists in this location on the highway network.

The proposal is consistent with the long standing use of the site in terms of its role and function and is in accordance with relevant planning policies. The forecourt shop, used in conjunction and association with the PFS use, is confirmed as being justified in planning terms by PPS6.

The alterations will result in significant planning benefits as set out above, including visual improvements, efficiency and traffic circulation benefits, and enhanced facilities provided by, inter alia, the forecourt shop.

We therefore ask that planning permission is granted pursuant to this application.

In the meantime, we look forward to receiving confirmation that this application has been registered, marked for the attention of Rachel Greenhoff at this office.

Yours faithfully



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