

DESIGN AND ACCESS STATEMENT

Discharge of Conditions 7 and 8 — Parking, Turning and Access

Planning Permission DC/25/1828

Site Address	Birchfield Nursery, Kidders Lane, Henfield, West Sussex, BN5 9AB
Application Reference	DC/25/1828
Development	Demolition of existing temporary coffee shop facility and erection of a single-storey permanent coffee shop structure
Applicant	Mr Jack Dunckley
Conditions Addressed	Condition 7 (car parking, layout and provision) and Condition 8 (parking, turning and access facilities)
Supporting Drawing	CON 07 — Parking and Turning Onsite (Scale 1:500 @ A1)

1. Introduction and Purpose

This Design and Access Statement (D&AS) is submitted in support of the discharge of Conditions 7 and 8 attached to planning permission DC/25/1828, granted by Horsham District Council on 3 March 2026 for the demolition of the existing temporary coffee shop facility and erection of a single-storey permanent coffee shop structure at Birchfield Nursery, Kidders Lane, Henfield.

Conditions 7 and 8 are both pre-occupation conditions requiring that details of car parking, and of parking, turning and access facilities, be submitted to and approved in writing by the Local Planning Authority before the development is occupied or brought into use. Both conditions are addressed together in this statement because they concern the same functional area of the site and are demonstrated on a single supporting drawing.

The wording of each condition, as set out on the decision notice, is reproduced below for reference:

Condition 7: “No part of the development hereby permitted shall be occupied or in use until a plan showing the layout of the proposed development and the provision of car parking spaces (including garages where applicable) for vehicles has been submitted to and approved in writing by the Local Planning Authority... The areas of land so provided shall thereafter be retained for the parking of vehicles.”

Condition 8: “No part of the development hereby permitted shall be occupied or used until details of the parking, turning and access facilities for the site have been submitted to and approved by the Local Planning Authority in writing... The parking, turning and access facilities shall thereafter be retained as such.”

2. Site Context

Birchfield Nursery is accessed directly from the A281 Kidders Lane via a single existing site access, shared with the wider nursery/garden centre operation (currently trading as Garden Sage) and the Class B8 storage and distribution use on site. The coffee shop and nursery shop building sits toward the eastern, roadside portion of the site, with the main garden centre, Class E commercial/business units and Class B8 storage areas set further back to the west.

The layout separates general site traffic (including HGV movements associated with the storage and distribution use) from the customer-facing parking and access serving the coffee shop, as described below.

3. Condition 7 — Car Parking Provision

Drawing CON 07 identifies the parking layout serving the site. Customer and staff parking directly serving the coffee shop and nursery shop is provided in a dedicated, marked and numbered car park immediately adjacent to the building, with clear pedestrian access into the coffee shop/nursery shop entrance.

A total of 47 parking spaces are provided across the site, of which 3 are dedicated accessible (disabled) bays. Provision includes:

- A dedicated, marked and numbered customer/staff car park of 47 spaces in total located directly in front of and adjacent to the coffee shop and nursery shop building, physically separated from the HGV parking, turning circle and Class B8 storage/distribution areas to the west of the site.
- 3 accessible (disabled) parking bays included within this total, located within the dedicated car park and positioned for direct and convenient access to the building entrance, in line with the requirement for inclusive access under Condition 7 and the Building Regulations Part M / equality access standards.
- Retention of the existing wider site parking and HGV parking/turning area to the west, serving the Class B8 storage and distribution use and Class E commercial/services/business units, kept functionally and physically distinct from coffee shop customer parking.
- Clear delineation on the approved plan (CON 07) between hardstanding used for coffee shop customer parking and hardstanding used for HGV parking, lorry access and turning, avoiding conflict between customer and commercial vehicle movements.

This arrangement ensures that parking directly serving the coffee shop is clearly identifiable, will not be encroached upon by other site users, and is capable of being retained permanently for that purpose, satisfying the requirement of Condition 7 that the areas so provided “shall thereafter be retained for the parking of vehicles.”

4. Condition 8 — Parking, Turning and Access Facilities

Drawing CON 07 also demonstrates the turning and access arrangements for the site as a whole, and specifically as they relate to the coffee shop use:

- Vehicular access to the site is taken from the single existing access point off the A281 Kidders Lane, already established and in lawful use for the wider nursery and commercial operation; no new or altered access is proposed as part of this development.
- A one-way traffic circulation route is shown on the approved plan (direction of traffic indicated by arrows), guiding customer vehicles from the site entrance, past the coffee shop parking area, and back out to the site access, minimising the need for reversing manoeuvres in the customer parking area.
- A dedicated HGV parking, lorry access and turning circle is retained to the western part of the site, entirely separate from the coffee shop customer parking and circulation route, so that larger commercial vehicles associated with the Class B8 storage and distribution use do not need to enter or manoeuvre within the customer car park.
- The plan identifies a “small deliveries – no HGV” route and area serving the coffee shop directly, appropriate to the scale of deliveries expected for the café/nursery shop use, consistent with the delivery hours restriction under Condition 16 of the permission.

Together, these measures demonstrate that safe and adequate parking, turning and access facilities are provided to serve the coffee shop use, capable of being retained permanently in accordance with Condition 8.

5. Policy Compliance

The parking and access arrangements shown on drawing CON 07 are considered to accord with the following development plan policies cited as the reasons for Conditions 7 and 8:

- Policy 40 of the Horsham District Planning Framework (2015) — requiring adequate and satisfactory provision for the parking of vehicles clear of the highway.
- Policy 4 of the Henfield Neighbourhood Plan (2021) — requiring safe and adequate parking, turning and access arrangements for new development.

The separation of customer parking from HGV/commercial vehicle movements, the retention of a single established site access, and the one-way circulation route are considered together to represent a safe and satisfactory means of accommodating the coffee shop use without prejudice to highway safety or the amenity of Kidders Lane.

6. Schedule of Supporting Plans

Drawing No.	Description	Scale	Paper Size
CON 07	Condition 7 & 8 — Parking and Turning Onsite: site-wide layout showing coffee shop customer parking, accessible bays, HGV parking/turning circle, Class B8 storage area, and direction of traffic	1:500	A1

7. Conclusion

This Design and Access Statement, read together with drawing CON 07, demonstrates that satisfactory car parking, and satisfactory parking, turning and access facilities, are provided to serve the coffee shop use permitted under DC/25/1828. It is respectfully submitted that this information is sufficient to discharge Conditions 7 and 8 of the permission.