Planning Statement

Esso Horsham Express - Fuelling Alterations – Redkiln Way, Horsham, West Sussex, RH13 5QN



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1.0 Introduction

This Design and Access Statement has been prepared by Bowman Riley Architects on behalf of Esso Petroleum Company Limited.

The purpose of this document is to set out the intentions for the redevelopment works proposed at this site.

The application seeks full planning consent with advertisement consent.

The description of the development is as follows:

Replacement of Existing Fuel Tanks, Fills, Pipework and Forecourt. Minor Alterations to Existing Parking Arrangements.

2.0 Site Assessment / Layout

The site is an established Petrol Filling Station (PFS) located on Redkiln Way, Horsham, West Sussex, RH13 5QN.

The site is bounded by commercial properties. The existing principles of operation established on the site will be maintained post development.

The proposed development is within an overall site area of approximately 2200m².

The site is not located within a Conservation Area or within the curtilage of a Listed Building.



Figure 1: Site Location Extract

3.0 Physical Assessment / Design

The proposal seeks to replace the existing aged fuel installation for new, maintaining the principles of operation familiar to customers, but with equipment complying to the latest recommendations within the APEA Blue Book. These consist of new double skinned tanks and pipework throughout, plus an electronically monitored leak detection system.

Both tanks will be bedded and surrounded in pea shingle material.

As such the primary focus for this application, the fuels installation, cannot be seen once complete and poses no material change to the existing street scene.

The forecourt canopy will be replaced with a new canopy to a height of 5.2m clear underside, this follows the current guidance in reducing the risks to the structure from high sided vehicle impacts.

The provision of the slightly taller canopy will alter the appearance of the site when seen from Redkiln Way, however the proposed canopy is a reduction in size compared to the existing canopy, the proposed canopy will no longer connect to the shop and will only cover the forecourt area. The elevation of the canopy facing Redkiln Way will be reduced and therefore will reduce the visual impact upon the street scene.

New hard landscaping is to be introduced as part of the development. This is to include areas of liquid tight heavy-duty concrete paving and concrete footpath paving and tarmac. White lining and text will also be used to assist and direct users. Alterations to existing soft landscaping is proposed as part of the development.

New signage will be proposed as part of the development – this is to include directional signs, dispenser signage, safety signage and brand related images/text signs. The majority of the signage is currently in use on the site and will look to be retained post development with a new advertisement consent permission.

4.0 Access

No alterations to the primary vehicular access are proposed. Existing pedestrian access measures are to be retained generally with the addition of improved pathways and a pedestrian crossing.

The existing store front footpath is to be retained with a flush kerb for improved access and ease of use for all. This will now be protected from encroachment by vehicles through the provision of new stainless-steel bollards. The parking bays have increased in size to 2.5m x 5.0m, and the accessible bay provision benefits from flush kerbs to the side of the bay to the path towards the pedestrian crossing.

Where possible all forecourt levels are to remain at less than 1:30 fall with the removal of kerb islands to the fuel dispensers, further improving the accessibility of site for users.

5.0 Fuel Storage System

Unleaded and Diesel will be stored in 2no below ground storage tanks. The gross tank volumes will be split accordingly – Diesel 70,000 litres, Unleaded 70,000 litres. Increased size subject to submitted Non-material amendment.

All underground tanks are double wall and are made of steel, coated externally and manufacturer compliant with EN 12285. The steel tanks are double-skin with constant leak detection monitoring to Class 1 and supplied with a certificate of conformity.

The location for the new tanks on this site is to be broadly as the existing location, reusing the existing excavation where possible.

6.0 Evaluation / Summary

This planning statement is in support of a full planning application with advertisement consent

In summary, the proposed scheme will provide a range of benefits to the local area, including:

- The external appearance of the building remains unchanged.
- The proposed principles of access, egress and on-site manoeuvring are maintained while being improved for general circulation of traffic and pedestrians however possible.
- The development seeks to enhance the safety of the site with provision of a new fuels installation.
- The development seeks to improve the energy use from on site external lighting with provision of new more efficient LED fittings.
- The proposed scheme will not provide new job opportunities. However, will have a positive impact for the current staff working from the site through the culmination of the above.

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