

ASDA STORE Lancing

DESIGN & ACCESS STATEMENT

GENERAL DETAILS

Details of building:

Description:	The building is situated on a site of 0.9 hectares. The Asda store is a brick and insulated cladding steel frame building with a flat roof. The area of building footprint is 1900m².
Address:	ASDA Store, South Street, Lancing, West Sussex, BN15 8AG
Owner:	Asda Stores Ltd

Access statement prepared by:

Name:	Mark Arrowsmith
Company:	MDA Architectural Services Ltd
Date:	27 February 2012
Plan References:	0011-14-001 LOCATION PLAN - Asda Lancing 0011-14-002 PROPOSED SITE PLAN - Asda Lancing 0011-14-003 PROPOSED BUILDING PLAN - Asda Lancing

THE SITE
The existing store is located off the A259 on the A2025 South Street in Lancing which is just to the east of Worthing, West Sussex.

THE PROPOSAL
The proposal is to remove an existing refrigeration unit from a rear plant area and install a new MGA condensing unit in the existing area.

The site is not located within a flood warning area and therefore it is envisaged that the proposal will not cause flooding off site and will not effect the flood management or maintenance.

In accordance with Policy RC6 development proposals for local shops, the proposal is located within an existing boundary, and will not have an unacceptable impact upon the character and amenity of the immediate neighbourhood.

The proposal does not create any detriment to the existing building or its environments and therefore will accord with Planning Policy.

CONSULTATION
As the proposed works constitutes only minor works, no public consultations have taken place.

HOUSING
The application does not include any housing proposals.

ECONOMIC DEVELOPMENT & EMPLOYMENT
The proposal will not lead to a loss of employment from existing store or the existing shopping aspect.

The proposal will provide refrigeration to the store via units operating more economically than the current units that do not have variable speed fans whilst also emitting reduced noise levels, particularly at night.

Economic Strategy Policy CE1 should therefore support the application with regards to encouraging business enterprise and new employment opportunities, and encouraging the growth of existing businesses.

SHOPPING
The proposal will not affect the actual shopping provision, but will mean that the plant and machinery will operate in a more efficient way.

The proposal will not have an unacceptable impact upon the vitality and viability of any commercial centre named in policy CS1.

The proposal does not affect traffic in any way.

The proposal retains shopping and associated services within the existing commercial area and the proposal therefore adheres to PPG6.

THE NATURAL ENVIRONMENT
The whole site has been assessed to determine the best possible location for the proposed plant to find one that will cause the least possible impact upon its surroundings whilst also functioning efficiently.

The location of the plant does not affect pedestrian circulation.

The proposal relates directly to the existing use of the site, and the minimised extent of the proposal ensures that the environment is retained and is not reduced to any unnecessary extents. The proposal is compatible with surrounding areas.

No trees or other landscaping is to be altered due to this proposal and all due care is taken for the protection and retention of existing trees, hedgerows and woodlands – all in accordance with policy CN12, section 8 of the CBLP.

The proposal does not relate to any historic landscapes or gardens, therefore Policy CN17; CN18 and CN 19 are adhered to in all respects.

No additional waste will be created due to the proposal and the proposal does not adopt any land fill proposals. The proposal is not a potentially polluting one and will therefore not have any detrimental effect on the natural environment or on general amenity, by virtue of water, land or the atmosphere by the disturbance of contaminated land, by noise or vibration. Policy CN27 is therefore adhered to.

The refrigeration plant will not have and adverse effect on water resources and adhere with all aspects of Policy CN35

The proposal does not have an unacceptable adverse effect on nature conservation interests, all in accordance with CG1.

THE BUILT ENVIRONMENT

The proposal does not affect any building structure, ancient or modern, of archaeological, architectural or historic interest.

COMMUNITY FACILITIES & RECREATION

This proposal does not include any community facilities, and does not affect the existing services provided by public utilities.

TRANSPORT MOVEMENT AND ACCESS

Access and off street parking are not affected and are therefore in accordance with borough councils parking standards. The proposal pays due regard to the existing public rights of way network in existence all around.

Any persons who require access to both the public side and private area will have full access around the property using existing road ways, turning circles and associated facilities are to be retained, no further works proposed.

The existing roadway and access system for traffic fully provides adequate circulation and has been seen as a pre-requisite for the proposals development in achieving the improvements as described. The existing enclosed yard provides access into and egress from the area along with fully adequate turning circle for articulated wagons. No works are to be carried out relating to site access or customer access.

No community routes are provided and no public transport allowed within the proposals area, with access gates serving as a traffic management facility preventing unauthorised persons access to the area. This ensures public safety.

The sensible location of the proposal within the site ensures that the new facility does not have an unacceptable impact on the local social infrastructure.

Sufficient customer car parking is already present and no alterations are proposed due to this proposal.

The proposal does not undermine town centre development as there are no changes proposed to the retail impact of the proposal.

ACCESS & LOGISTICS
There is no proposed change to the access or logistics of the proposal, therefore any policies/ standards will not be affected.

COMMUNITY SAFETY & CRIME PREVENTION
The proposal is within the existing boundary of Asda Supermarket and produces no further risk to the community in its design or proposed usage. Safe public space surrounding the boundary is maintained as such.

CHARACHTER
The proposal has been assessed, paying due regards in terms of scale, siting, design and materials.

LAYOUT
The proposal pays due regard to the amenity of occupiers of adjoining property as appropriate, in accordance with CG1.

APPEARANCE
The proposal will not have an unacceptable visual impact on the street scene or landscape in accordance with CG1.
The proposal does not create any detriment to the existing building or its environment.

LANDSCAPING
The proposal does not affect landscaping, no landscaping is to be lost or created.
There are no trees and shrubs to be removed.
The site does not fall into a Site of specific interest or a local nature reserve.

ENVIRONMENTAL SUSTAINABILITY
The intention with this proposal is to update the existing installation with more efficient units, with a view to making the future use of the building more environmentally sustainable.

LOCAL PARISH PLANS/ VILLAGE DESIGN STATEMENTS
There are currently no relevant Local Parish Plans / Village Design statements which have been found that would affect the proposed work.