BRIAN BARBER ASSOCIATES

Planning, Design and Access Statement

Application by BP Oil UK Limited
Replacement underground fuel tanks and associated works
at Park Lane Connect, Park Lane, Bedhampton, Havant

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1. INTRODUCTION

1.1 The existing petrol filling station is situated approximately 1 mile from Havant. It is located to the south of the Purbrook Way roundabout on the western side of Park Lane. It is situated in a predominantly residential area with a small shopping precinct opposite the site to the north. The site consists of a forecourt which includes four pump islands located under a canopy, shop and associated services.

1.2 The proposal is for the replacement of underground fuel tanks and associated works. The site is a long established petrol filling station and the proposals seek to upgrade the facilities to improve environmental standards with the installation of the latest double skin steel tanks and new vent tower. The new tanks will be connected to existing fuel lines and are located in the existing holes of the former underground tanks. The existing pipework on the site will be protected.

2. LOCAL CONTEXT

2.1 The site is currently occupied by a petrol filling station which incorporates a sales building. The form and design of the existing structures are typical of this type of business and through the proposed works, environmental improvements will be achieved in terms of the new tanks. No change will be made to the existing building, access and on site structures.

2.2 The site is surrounded by residential premises. The petrol filling station represents an established feature within the area and is an adjunct to the road. There will be no harm caused to neighbours through the development. The proposals will improve the quality of the site and its environmental standards.

3. USE

3.1 The proposal seeks to improve the environmental standards on the site through installing replacement tanks. It will not harm the area and will meet safety standards.

3.2 There are no implications for the existing access and egress arrangements.

4. AMOUNT

4.1 The development is contained wholly within the existing site boundaries and does not extend into the surrounding area. The improvements will ensure the facilities meet modern requirements.

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4.2 The new double skin steel tanks incorporate sophisticated mechanisms in order to detect and prevent leaks should either of the double skins become compromised. Environmental improvements such as this are an important part of BP Oil's programmed improvements to sites throughout the UK.

5. LAYOUT

5.1 The forecourt is unaffected by the proposal.

6. SCALE

6.1 The proposals are in scale and character with the established development of the site.

7. LANDSCAPING

7.1 There is no landscaping proposed as part of the development. There will be no impact on current boundary treatment or planting at the rear of the forecourt.

8. APPEARANCE

8.1 There will be no change to the appearance of the existing petrol filling station.

9. ACCESS

9.1 Access and egress is provided to the site from Park Lane and Purbrook Way. There is no change to the access. Disabled access is provided.

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