
Issued November 2025

Design and Access Statement.

Park Lane Service Station,
Bedhampton,
Havant,
PO9 3HQ

CProject
44 Fox Dene, Godalming
Surrey. GU7 1YQ



Design and Access Statement for the Installation of 2 No. jet wash facilities and the removal of 1 existing jet wash facility. Minor amendments to parking on site.(2no new bays)

HISTORY:

There has been a service station together with shop on this site for many years.

There are many applications relating to the site, dating back to 1990, including new petrol station in 1998, the most recent being as follows:

The present forecourt building was extended in 2015, planning reference APP/15/00067 which included the revised parking arrangements which at that time were not implemented. In 2021 permission was granted for 'Sui Generis' (A5) use, Reference APP/20/01213

EXISTING USE:

The layout of the existing forecourt building is shown on drawing 2024/35/PLG52 petrol filling station with Car Jet Wash with retail shop and hot food facility.

THE FUTURE: (RETROSPECTIVE)

This application is for 2 No.Screened Jetwash Bays as indicated on drawing No 2024/35/PLG 54 (and as previously approved planning application - APP/24/00502) for replacing the existing car jet wash facilities.

Opening hours for the jet wash units will be as previously approved 'hereby permitted shall only be used between 0800 hrs to 2200 hrs Monday to Saturday and 0830 hrs to 2100 hrs Sundays and Bank Holidays'.

DESIGN COMPONENT:

The external appearance of the service station will not change, the new jet wash bays will impact the site only marginally as shown on the drawings. The design of the units is a standard prefabricated type with a modern appearance.

APPRAISING THE CONTEXT:

The context of the site will not change in relating to the building in the local surroundings.

THE ACCESS COMPONENT:

The access component will not change

ADVERTISING:

Any changes to the present Advertising consent will form a separate application.

VALIDATION REQUIREMENTS

Biodiversity Assessment - Not required for this application as property does not meet any of the criteria discussed in the guidelines issued by the local Authority.

Environmental Statement – not required for this application.

Flood risk assessment – Not required, as within Flood zone 1 as defined on the flood zone mapping for the area, attached.

Foul sewerage, surface water drainage & utilities assessment – The site is an existing facility with only minor changes to the site drainage, any waste water will be treated via appropriate separators before any discharge into the existing system.

Heritage Statement - This application has no heritage implications.

Land contamination - The site is an existing petrol service station with all aspects of land contamination having been previously dealt with.

Landscaping -, minor landscaping to roadside element of the installation in front of screens indicated on the drawings, Screening will be added to cater with any over spill of sprayed water.

Lighting Assessment – See lighting design as submitted with the application, the site is already approved for 24 hr operation,

Noise Assessment - dBx Acoustics reworked “Noise Impact Assessment” is submitted with the application, they have used ‘as installed screens and machinery’

in their modelling and it shows there are no adverse increase in noise to the previously approved scheme..

Planning Obligations - Not applicable to this site as proposals are all within the existing Service station forecourt.

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