

# New to industry petrol filling station, West Sussex

Client: Private

RAPLEYS



## THE PROJECT

Planning permission was secured for a new to industry petrol filling station in rural West Sussex, on an undeveloped greenfield site within the designated countryside and opposite High Weald Area of Outstanding Natural Beauty. Part of the site was subject to previously dismissed planning appeal for a new petrol filling station.

The key driver for the client was to expand its business to meet the needs of motorists along this part of the strategic road network, which were currently not being met by existing roadside provision within the area.

## OUR SOLUTION

- A background **presentation** about the scheme was **delivered** to the **local parish** council in order to **promote** the scheme and discuss the **previous objections**, which had culminated in the **dismissal** of the previous appeal
- Responsible for **managing** the **submission** of the **planning application**, coordinating the team's responses to **statutory consultees**, speaking at **Planning Committee**, and following up with the Planning Officer thereafter

- **Secured planning permission** for a petrol filling station at the site, notwithstanding the previous appeal dismissal for similar development
- **Reviewed** the previously **dismissed appeal** and relevant **planning policies** in order to identify **favourable policy themes** to make the case for the principle of development and to address the Inspector's previous concerns for countryside and landscape impact
- Provided **technical work** advising the client and team on securing a **Needs Assessment** to demonstrate that there was an evidenced need for a new petrol filling station in this location.

Planning permission was subsequently secured with Rapleys continuing to assist the development process by overseeing the discharge of planning conditions on behalf of the client.

Rapleys Town Planning team are **big enough to deal, small enough to care**, with a commercial focus.

## Sector

Automotive & Roadside

## Services

Town Planning

## Lead Partner

Jason Lowes

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