

ARUN DISTRICT COUNCIL			
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Design & Access Statement

LIDSEY STATIC CARAVAN PARK

Assessment of Physical Context

The site is located in a flat rural location to the north of Lidsey and the larger settlement of Bognor Regis. The site comprises a long established static caravan site, with associated office/shop, toilet, club and maintenance buildings and facilities. It also includes a Civil Engineering Contractors Yard located in the southeast corner of the site. It is bordered to the northwest by a smaller static caravan park and to the east by a dwelling and the A29. To the southeast are a number of dwellings and a farm yard and to the south is open farmland. The site is not in a flood plain or an area of archaeological importance. Similarly it is not designated as an area of outstanding Natural Beauty or other area of landscape or ecological importance.

Social/economic and planning context.

The site makes a valuable contribution towards the tourist economy in the locality and has been extremely popular and successful over the years. However some of the facilities are now inadequate and dated and the central facilities are in need of modernisation and replacement.

In particular the existing maintenance buildings are in poor repair and do not meet the storage and other requirements of the site. Instead of 2 substandard buildings located in different locations it is proposed that a single building should be provided close to the entrance of the site, where there is easy access and ample room for landscaping around it. At the same time it is located away from existing dwellings and the static caravans.

Currently the existing facilities/clubhouse building is too small and also has to provide a site office. At the same time the existing warden, who occupies the mobile home next to the clubhouse is due to retire, but wishes to keep his mobile unit on the site.

The proposal would provide accommodation for the new warden and his family and at the same time provide a site office. This would free up more space in the clubhouse for recreational activities. At the same time from experience it makes sense to have the office located within or immediately adjoining the wardens accommodation. This is because they are on call 24 hours a day and most book keeping is undertaken in their living quarters.

The location of the new wardens accommodation and office is adjacent to the parking area and close to the clubhouse. At the same time by being located in the southeast corner it will provide the warden and his family with a greater degree of privacy. The importance of this is again something that has been highlighted from years of experience.

At the same time it would bring about the cessation of the use of the Civil Engineering Contractors Yard, whose use has in the past resulted in noise and disturbance for the occupiers of the nearby mobile homes and dwellings. It has also added to highway dangers bearing in mind access to the yard is from a substandard farm access onto the A29.

In terms of planning policies at all levels support the retention, modernisation and expansion of existing recreational and tourist facilities. They also encourage the cessation of unneighbourly activities and of making better use of existing resources. Finally the proposed buildings will be more energy efficient than the buildings they replace and again this is in accordance with current Government policy.

Involvement of Local Interest

The proposal was developed follows discussions with staff and holiday makers at the site.

Evaluation

Constraints

- Rural location
- Limited space within the site for new/replacement structures
- The need to have the wardens accommodation, office, parking area and clubhouse close to each other.
- The need to site the maintenance building away from dwellings and mobile homes

Opportunities

- To improve the working conditions of the warden and other staff
- The ability to provide more energy efficient buildings.
- The potential to remove an unneighbourly use (The Civil Engineering Contractors yard)
- The ability to improve the site visually.
- The ability to enlarge the clubhouse area to meet the needs and expectations of holidaymakers.

Design Principles

The proposed maintenance building has been designed to appear as a low profile agri-industrial building, which would not look out of place either on the mobile home park or in the rural area. It is low and modest in size, with opaque roof panels to minimise the need for internal lights. It has 2 main entrances, one for maintenance equipment such as mowers and the other for machinery and equipment in need of repair. It will be screened to the south and east by a new hedgerow and set behind a grassed area to the west.

The proposed wardens living accommodation and office will have the appearance of a modest rural dwelling, to reflect and respect the traditional appearance of the dwellings to the east. Internally it has been laid out to have as many rooms as possible with a westerly or southern aspect to maximise natural light and heat. It is also designed so that visitors can be entertained in the lounge adjoining the office, or where necessary make use of the kitchen facilities.

The office and kitchen area will have a clear view of and easy access to the parking area and clubhouse. The office area will be accessible for wheelchair users.

Amount of Development

The proposed buildings would occupy a similar footprint to the buildings that will be demolished. They are modest in their bulk and height and will provide the necessary facilities for the site to improve and meet the standards expected of high quality static caravan parks.

Layout

As stated above the layout has been largely dictated by the current layout of the site and the needs of the enterprise.

Landscaping

A new hedge will be planted around the proposed new maintenance building. The proposed wardens accommodation/office is already well screened.

Access

No changes are proposed to the existing access arrangements off the A29. In terms of disabled access the site is well designed and the parking areas will relate to the communal facilities, which will all provide for disabled access.

Flood Risk Assessment

Attached is a full Flood Risk Assessment together with a letter from the Environment Agency, confirming that they have no objection to the scheme.

Bin Storage and Collection

The central bin storage and collection point will be located at the southern end of the existing clubhouse building, where it will be within the car park area and close to the proposed site office and wardens accommodation. As such it is accessible for occupiers of the mobile homes and waste collection vehicles.

The Wardens Accommodation

The current warden lives in a mobile home just to the north of the clubhouse building. He is due to retire and a new warden has been found and requires on-site accommodation. The mobile home occupied by the warden is owned by the warden, who has a lease on the pitch (This is standard for many mobile home parks. The pitches are owned by the company, who lease them to individuals). The warden does not wish to give up his pitch, but intends to use the mobile home for holiday purposes.

The proposed site was chosen for the following reasons:

- It is ideally located next to the car park and clubhouse
- It will present an opportunity to combine the wardens accommodation with a site office (This obviates the need to heat 2 separate buildings).
- A permanent building is more energy efficient, will provide for the long term future of the park and will provide better living conditions for the warden (The new warden has 2 young children. In addition wardens now expect a reasonable standard of accommodation, as they tend to stay on the site for many years).
- It will present an ideal opportunity to redevelop the existing engineering contractors yard, which conflicts and detracts from the living conditions of the occupants of the dwellings to the east and the quiet and peaceful nature of the caravan park.
- The site is totally screened and located in a built up part of the site, adjacent to a number of dwellings.

It should be noted that no additional permanent accommodation is proposed. The proposed wardens accommodation and office will replace the existing wardens accommodation and office.

Ms Elizabeth Lawrence
Elizabeth Lawrence Ltd
Woodend Water Lane
Storrington
Pulborough
RH20 3LY

Our ref: HA/2008/105227/02-L01
Your ref: Lidsey
Date: 19 December 2008

Dear Ms Lawrence,

**PROPOSED REPLACEMENT BUILDINGS (FLOOD RISK ASSESMENT
RECEIVED)**

LIDSEY CARAVAN PARK, LIDSEY, BOGNOR REGIS

Thank you for your letter and flood risk assessment dated 28th November 2008 requesting information on the above. I can now answer your queries as follows.

The submitted Flood Risk Assessment is considered a reasonable representation of the flood risk at this site. As such we have no objection to this proposal.

Yours sincerely,

Miss Kate Attrill
Senior Area Planning Officer

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