



DESIGN & ACCESS STATEMENT,

JOB NO. 5172

**ERECTION OF A TEMPORARY MARQUEE FOR USE AS
AN ADDITIONAL SUMMER ENTERTAINMENT VENUE**

**-between the months of June to September for a period
of 5 years**

Butlins, Bognor Regis

INTRODUCTION

Background

The aspirations for the Butlins, Bognor Regis site are for the gradual removal of the existing chalet rows and replacement with accommodation of greater quality and increased density. This will enable Butlins to increase and improve the open space on the site, adding family friendly outdoor activities and amenity space. The provision of leisure activities and entertainment is a key part to Butlins operation and one that the company are continually looking to improve and upgrade. The recent focus on traditional entertainments has been proving very popular with guests with the upgrade to the fairground facilities and the trial of a marquee circus venue in the summer of 2013.



Arial photograph

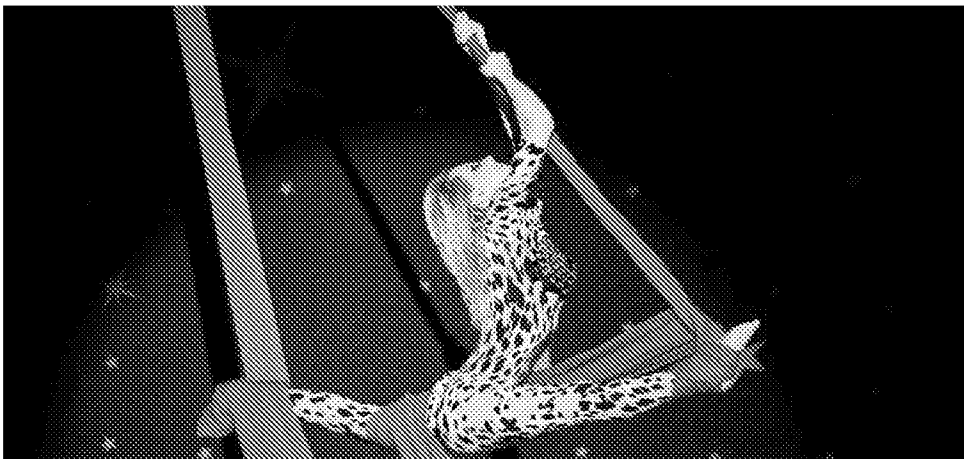
PROPOSAL

Butlins wish to improve the accommodation and facilities of their site in Bognor Regis. The addition of a temporary marquee for the summer months will provide an additional family entertainment venue for the guests. The location next to the existing funfair links in with Butlins recent drive for the return to low-tech traditional family entertainment. This nostalgic return to traditional funfairs is proving to be popular with the British public choosing to holiday in the UK.

The Marquee type venue is proving to be a popular asset in other resorts and for this reason Butlins are proposing to increase the temporary time that the Marquee is on site to the full summer peak season. This is now over the 28 day limit permitted development for temporary buildings and uses therefore Butlins are applying for permission for the remainder of that time. This application follows the successful temporary permission from the summer of 2013.

This application is for a summer season permit for a period of 5 years. The proposed time period is from the beginning of June to the end of September. This encompasses the full peak summer holiday with additional time either side of the peak time if the demand is there to extend the season.

The entertainment provision inside includes acrobatics, clowns and juggling. There are no animals involved.



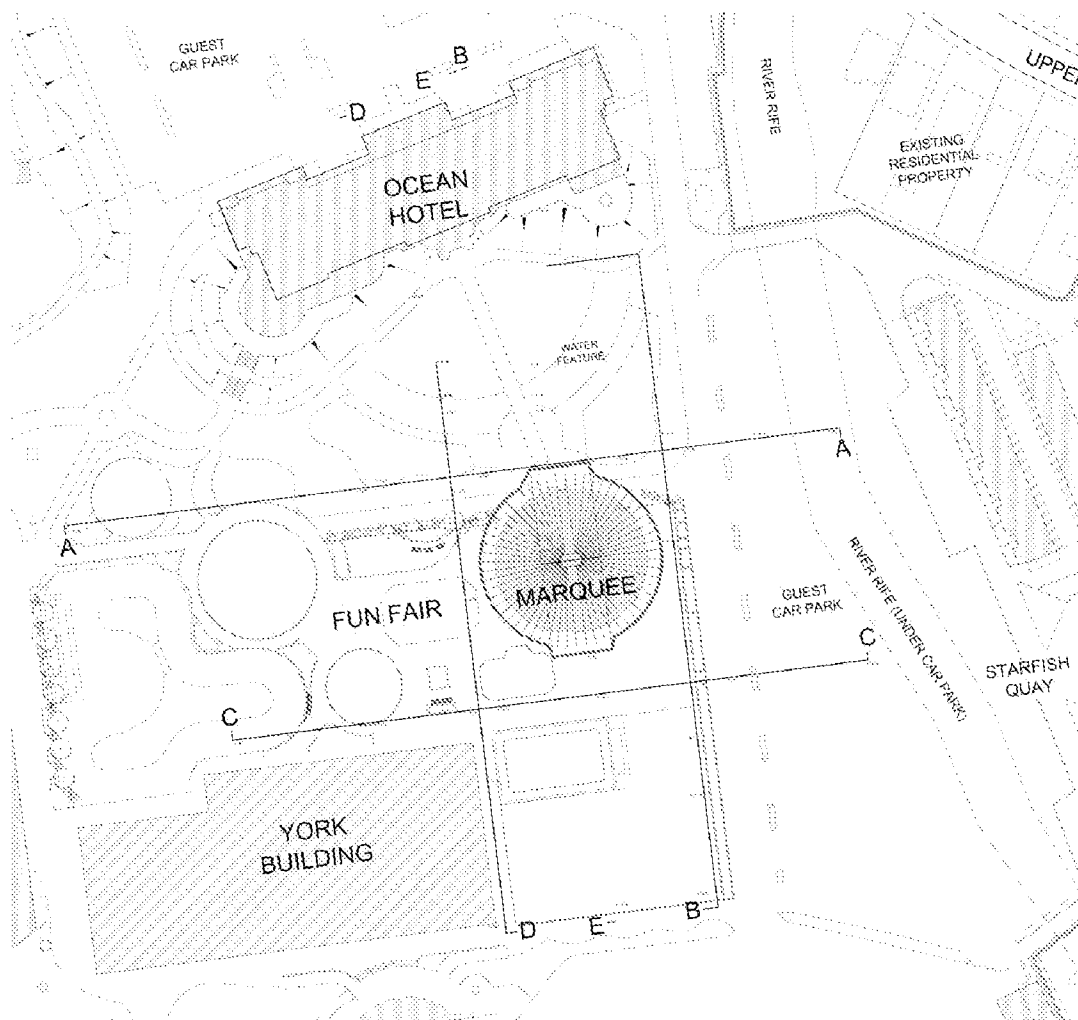
Acrobatic Performances

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Juggling Entertainment

LOCATION



Site plan showing the location of the proposed marquee.

The centre of the marquee is greater than 78m to the boundary of a residential property.

PLANNING STATEMENT

The 2003 Arun District Local Plan states that in Policy Dev34 Tourist Accommodation and Attractions:

'Within the built up area, permission will be granted for the extension of existing or new tourist accommodation and/or tourist attractions provided that proposals are appropriate to the character of their location.'

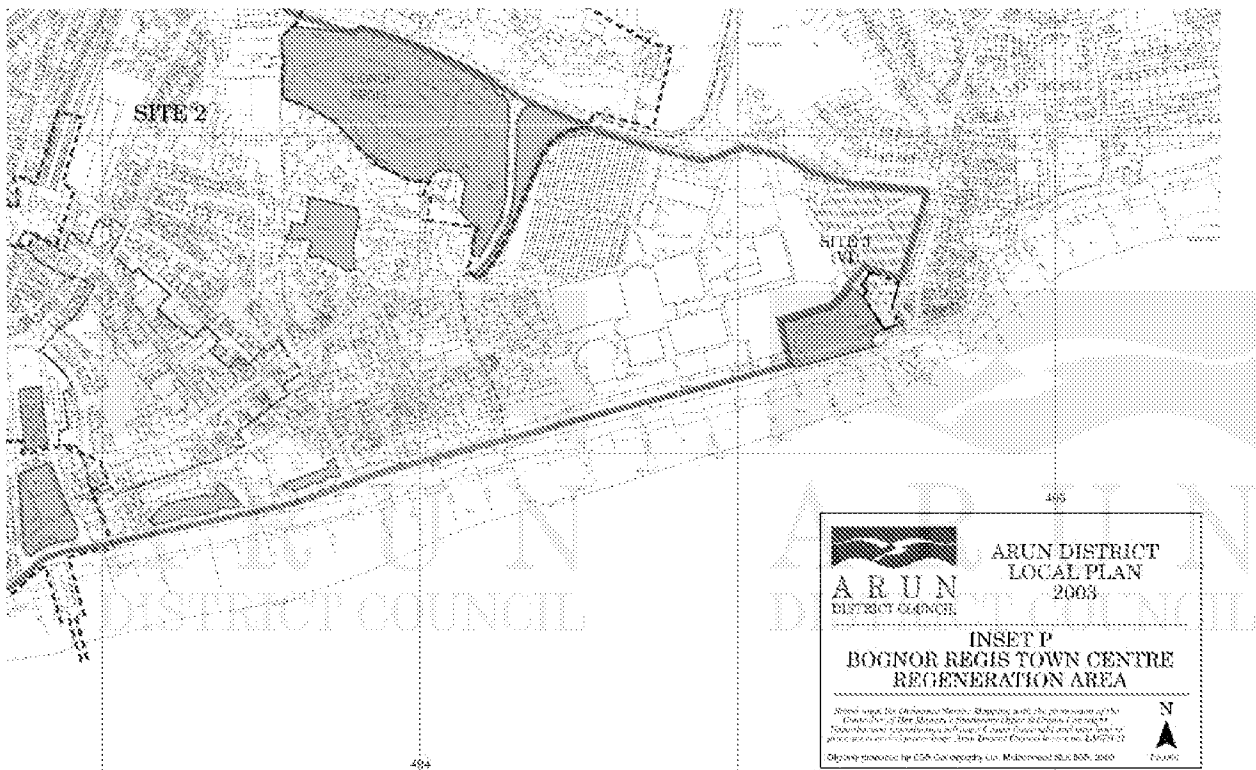
With the following reason:

'The District Council wishes to encourage the provision of good quality tourist accommodation in the traditional seaside resorts as well as in less traditional settings in order to provide for all types of visitors to the area. It is also recognised that existing local tourist attractions may require upgrading and/or extension in order to compete in a changing market. This must be balanced with the need to protect the environment.'

The Arun District Local Plan 2013 – 2028 and beyond (draft) states that in paragraph 11.0.2 Arun's Local Plan strategic objective for tourism is:

To create vibrant, attractive, safe and accessible towns and villages that build upon their unique characters to provide a wide range of uses and which are a focus for quality shopping, entertainment, leisure, tourism and cultural activities.

In light to the above statements, the proposed temporary addition of a marquee will add to the character of the Butlins site and will comply with Policy Site 2 Bognor Regis Town Centre Regeneration.



Arun District Local Plan – Inset Map P. Butlins within Site 2.

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SCALE

The proposed marquee is 12.5m in height to the top of the structure. However this is fairly low in respect to the other structures on site. The difference can be seen on drawing 5067 1401.

APPEARANCE AND MATERIALS

The Marquee will be made of canvas and will be blue and yellow in colour.

NOISE STATEMENT

The marquee will be subject to noise restrictions as with all other venues on site internal or external. There will be no increase in the number of guests on site.

The venue staff will monitor the volume and adjust accordingly.

The last performances of the day start at 7pm and finish by 8pm. The first shows are scheduled for 1pm. These times are scheduled to avoid nuisance to both residential neighbours and guests of the resort.

The Ocean Hotel has bedrooms overlooking the Marquee site and as a family holiday resort any excessive noise would quickly cause guest complaints. Therefore it is in the resorts own interests, as well as having a responsibility to the residential neighbours, for the sound levels from the marquee and other venues to be sensitively managed.

ACCESS

There will be no change to the access arrangements on the resort. Wheelchair accessible viewing is provided in the front rows.

CAR PARKING

There is no change in car parking on site due to the Marquee proposal. There will be no increase in guests on site.

TREES AND HEDGES

No trees or hedges will be affected by the proposal.

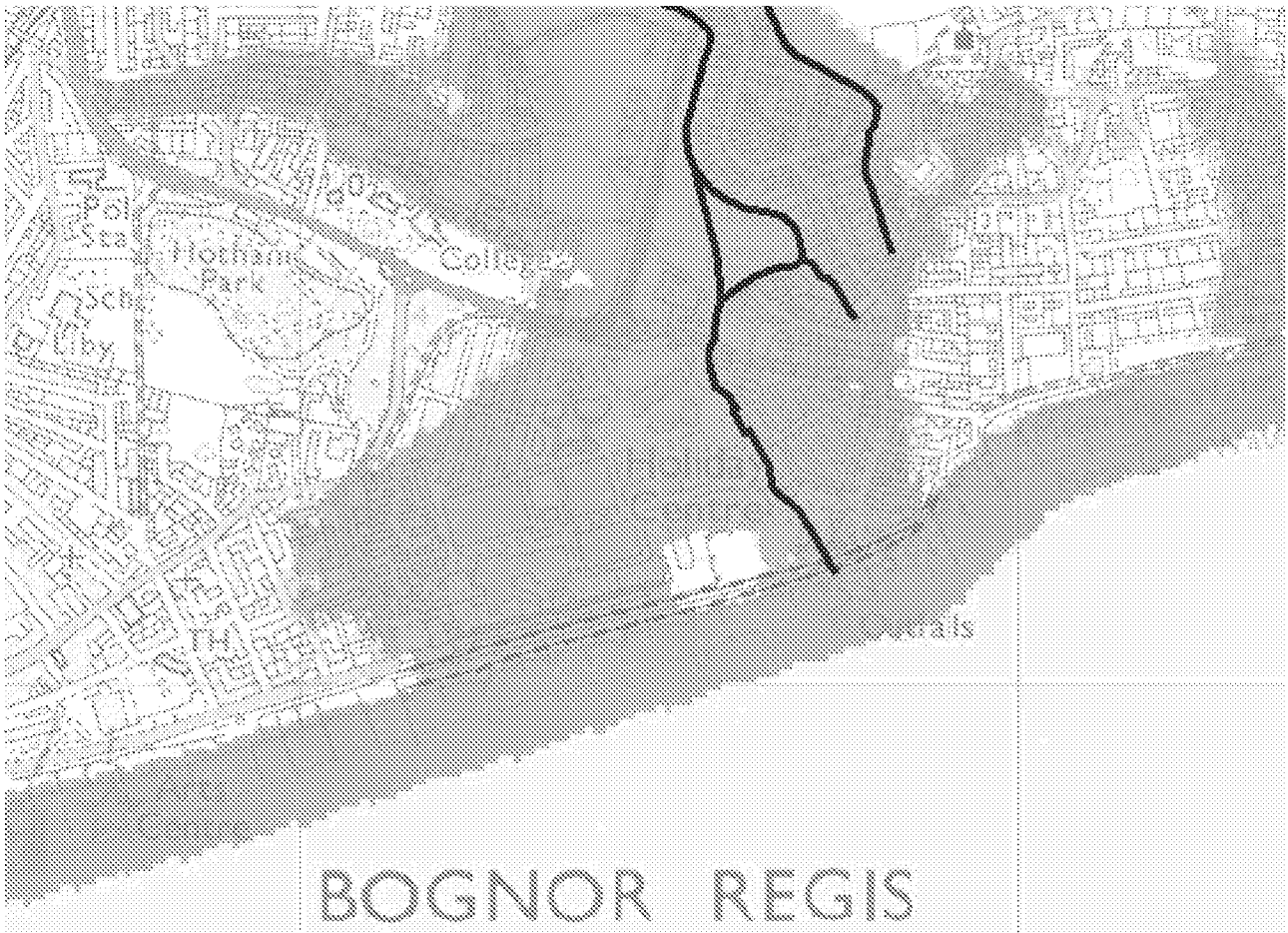
EMPLOYMENT

The marquee will be managed by an organisation which employs a troupe of travelling entertainers for the duration of the summer high season.

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FLOOD RISK ASSESSMENT

The proposal is within an EA flood risk area, flood zone 3a (high probability of flooding). The marquee falls under the 'Water-compatible Development' classification as mentioned in table D.2 in the Planning Policy Statement 25. Within table D.2 the building type is specifically in: '*Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms*'. The marquee is therefore an acceptable proposal for the flood zone on site.



Butlins, Bognor Regis is within an EA flood risk area. It is at risk from flooding from rivers or sea without defences and the likelihood is significant (3).

AERIAL PHOTOGRAPH



PHOTOGRAPHS



Photograph facing north at the proposed location with the Ocean Hotel in the background

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Photograph facing south taken from the Ocean Hotel looking at the proposed location.