



**PLACE ST MAUR DES FOSSES
BELMONT STREET
BOGNOR REGIS
WEST SUSSEX
PO21 1BJ**

**DESIGN AND ACCESS / PLANNING STATEMENT
TO ACCOMPANY PLANNING APPLICATION
FOR CHANGE OF USE OF LAND
TO ALLOW EVENTS AND ASSOCIATED TEMPORARY STRUCTURES,
AND EQUIPMENT AND PORTABLE BUILDINGS FOR USE BY BUSINESSES
ASSOCIATED WITH THOSE EVENTS**

JULY 2018

**Sloane & Brown Ltd
Unit 3B Woodhorn Business Centre
Woodhorn Lane
Oving Chichester
West Sussex PO20 2BX**

INTRODUCTION

This Design and Access / Planning Statement accompanies a full planning application for the change of use of Place St Maur des Fosses, Bognor Regis, West Sussex to allow events and associated temporary structures, equipment and portable buildings for use by businesses associated with those events.



The site

SITE HISTORY

The site comprises an open communal open space which has been used for a variety of different purposes over a sustained period of time. The history of most recent and relevant planning applications is as follows:

Ref	Brief description	Outcome
BR/502/87	Use as market site, public assembly, exhibitions, street entertainments	Temporary consent granted
BR/223/89	Use as public assembly, exhibitions, street entertainment and market site.	Temporary consent granted
BR/197/90	Renewal of temporary consent for use of the site as public assembly, exhibitions, street entertainment and market site.	Approved
BR/153/91	Use as public assembly, exhibitions, street entertainment and market site.	Conditional consent granted
BR/73/95	Use of the site for public assembly, exhibitions, street entertainment and market site for three days a week excluding Sundays.	Approved

It can be seen from the history of previous planning applications that broadly similar uses of the site have previously been allowed.



The site

USE PRINCIPLES

The space is currently used as a public, communal outdoor space for general relaxation and circulation. It also currently hosts the following events:

- Southdowns Folk Festival (over a weekend, with a marquee with commercial stalls and free workshops);
- Ice Rink (one site for a three week set-up period, operational for six weeks, and a further three week clear down period);
- Regular markets including food stalls;
- Children's activities.

Potential further uses for the space could include the following:

- Roller rink;
- Low-key festivals / music events;
- Marquees and Big Top events;
- Craft Market;
- Food, drink and alcohol outlets and associated seating / tables;
- Exhibitions;
- Performance space;
- Base for sports events / activities;
- Charity fundraising events;
- Entertainment

The events would generally be seasonal, and would be for limited periods of time. The current uses would continue alongside the proposed uses although they would not necessarily be at the same time.

The use of the space will be strictly controlled by the Arun District Council via the Events Procedure or Street Trading rules, and the configuration, timing and layout of events will be managed. These processes also require liaison with neighbouring businesses and residents to ensure they are made aware in advance of upcoming events, the dates, start and finish times, and whom to contact in the event of any difficulties arising. Timing of events could be controlled by a suitably worded planning condition, and could be 8.00am – 10.00pm. A Site Noise Management Plan would be prepared for relevant events which would be agreed with Environmental Health at Arun District Council.

ASSESSMENT OF PHYSICAL CONTEXT

The site is located close to the seafront at Bognor Regis, between The Alexandra Theatre and Mountbatten Court. The majority of the site comprises level, hard surfacing but there are also some grassy mounds which are fenced off with timber knee rail fencing. The physical appearance of the area would not be altered, but the way the site is used would be changed.

SCALE

The application is for a change of use only. There is no form of new work so this heading is not relevant to the proposals.

LAYOUT

The current general layout of the site including access points would not change.

FLOOD RISK

The site is identified on the Environment Agency's flood maps as being within Flood Zones 2 and 3. The different uses that are proposed would be short term only and would not be permanent structures. Drainage on the site would be improved, and the proposals will not increase the risk of flooding.

AMOUNT OF DEVELOPMENT

The overall area of the site affected by change of use would be approximately 3,480m². The proposals do not comprise any form of permanent new work.

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The National Planning Policy Framework (NPPF) was formally published in March 2012 and supersedes all previous PPS and PPG documents. The NPPF sets out the Government's planning policies for England, and how these are expected to be applied in local planning policy making and decision taking.

The NPPF attaches great importance to the design of the built environment, stating that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 59 confirms that in policy making, Local Planning Authorities should ensure that good design codes / policies are not unnecessarily prescriptive and instead concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new developments in relation to the local area.

Further planning policies for the site are contained within the West Sussex Structure Plan 2006-2016 (adopted July 2004), and the soon to be adopted version of the Local Plan 2011-2031 (July 2018).

There are a number of policies within the soon to be adopted Local Plan 2011-2031 which are relevant to the proposals, and the proposals comply with these policies. Specifically, these policies are:

Policy EMP SP1 – Strategic Economic Growth

Policy EMP SP2 – Economic Growth Areas

Policy TOU SP1 – Sustainable tourism and the visitor economy

Policy D SP1 – Design

Policy D DM1 – Aspects of form and design quality

Policy HWB SP1 – Health and Wellbeing

Policy OSR DM1 1. Protection of open space, outdoor and indoor sport, community, arts and cultural facilities.

Policy W DM2 – Flood risk

Policy QE SP1 – Quality of the environment

The proposals comply with the various planning policies of the NPPF, the Structure Plan, and the Arun Local Plan.

ACCESS AND PARKING

The proposals would not affect existing access and parking arrangements. There is a large public car park to the east of the site (on the opposite side of the Regis Centre) and also significant levels of other public car parking in close proximity to the site, including along the seafront.

LIGHTING ASSESSMENT

There would not be any changes to existing external lighting.

LANDSCAPING STRATEGY

The site is likely to be improved in the future to make it more appropriate for outdoor events. This would include removing the existing raised grassy mounds on the site, together with the associated knee rail timber fencing the surrounds these areas, levelling the ground, adding new drainage, and new external power sockets and water supply points. The area currently has a number of different external surfacing materials which results in a disjointed appearance. The entire area would be resurfaced in tarmac to provide an entirely coherent and consistent appearance, which would result in the appearance of the area as a whole being enhanced. Details of the new surfacing will be agreed in due course, and this application is for the change of use of the land only. There are some isolated trees and areas of soft landscaping (raised grassy mounds) on the site, and these would be removed together with the associated knee rail timber fencing that surrounds these areas.



SUMMARY

The proposal is for a change of use of an existing external space to allow events and associated temporary structures, equipment and portable buildings for use by businesses associated with those events.

National planning policy together with development plan policies and supplementary planning guidance has been fully taken into account when preparing and submitting the planning application. This proposal should be acceptable in principle, and would not detract from the quality of the area or have any harmful impact upon the amenities of neighbouring residents.

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