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Planning Statement

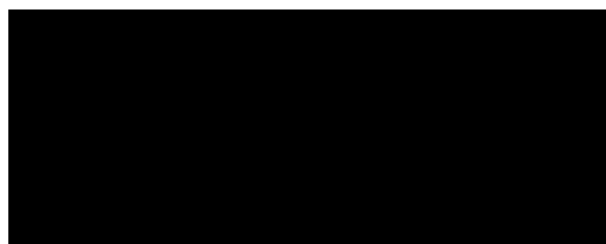
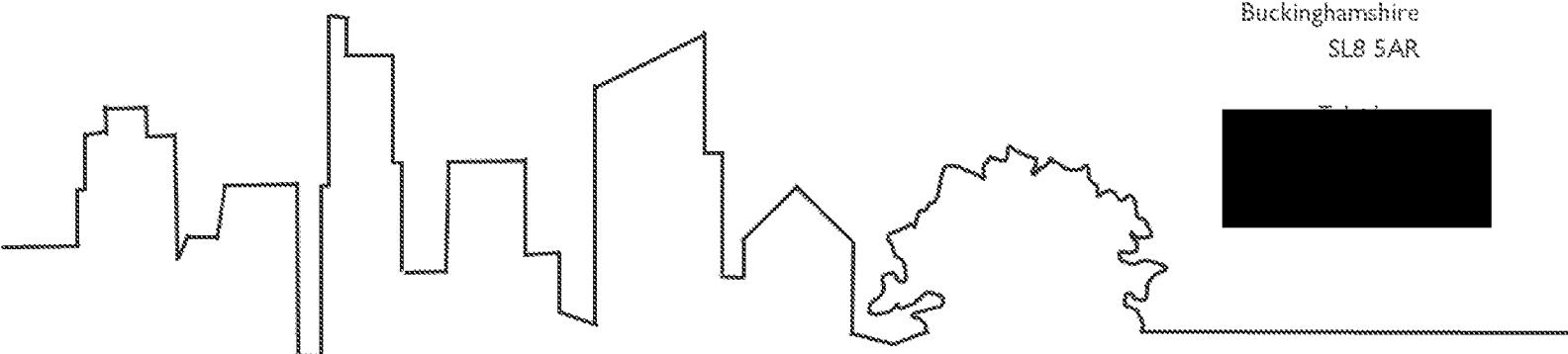
Butlins Resort
Upper Bognor Road
Bognor Regis
PO21 1JJ

Temporary Stage Building – Studio 36

SEPTEMBER 2021

Walsingham Planning

Bourne House
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I INTRODUCTION

I.1 Walsingham Planning has been instructed by Bourne Leisure to resubmit a planning application for the temporary performance venue (now known as Studio 36) previously approved for one year under application BR/292/20/PL at the Butlins Resort, Bognor Regis. The venue has been erected and an additional 24 months is requested along with a single night release from the 23:00/23:30 curfew on New Years Eve.

I.2 This Statement provides the background information on the site and an assessment of the proposals in relation to planning policy and other material considerations, and is set out under the following sections:

- Chapter 2 provides a description of the site and surroundings;
- Chapter 3 sets out the relevant planning history of the site;
- Chapter 4 sets out the proposals;
- Chapter 5 sets out the relevant planning policy and guidance;
- Chapter 6 discusses the planning considerations against these policies; and
- Chapter 7 sets out the conclusions.

I.3 This Statement should be read in conjunction with the documents approved under application BR/292/20/PL (relevant documents have been submitted again) and the following new documents submitted in support of the application:

- Application Form
- Noise Monitoring Record
- Noise Complaints Log
- Star Live December 2020 Technical Note
- Star Live May 2021 Technical Note
- Additional Noise Monitoring and Insulation Works

2 SITE AND SURROUNDINGS

- 2.1 Whilst the application site comprises the Butlins resort at Bognor Regis, for the purposes of this planning application the development site comprises the existing temporary performance venue towards the southwest corner of the site.



Temporary performance venue - Butlins Resort, Bognor Regis

- 2.2 To the south of the site is Promenade Road, beyond which is the Butlins fenced site boundary and the Promenade. To the north and east are resort buildings. To the west is a parking area and visitor accommodation.
- 2.3 No buildings on the application site are listed, and the site does not lie in a conservation area.
- 2.4 The site lies just inside the boundary marking the Pagham Harbour Buffer Zone B (5km buffer). The site is within 2km of the Bognor SSSI.

3 RELEVANT PLANNING HISTORY

- 3.1 There is an extensive planning history for the wider Butlins resort site. Of most relevance to the development site, in January 2017, planning permission ref: BR/240/16/PL was granted for the demolition of the existing swimming pool building and erection of a new swimming pool complex (known as The Splash) along with associated works towards the east of the Butlins resort site. This new swimming pool complex has been built and replaced outdated staff and guest accommodation.
- 3.2 It was intended for the space vacated by the former swimming pool building to be landscaped until a separate, future application to redevelop the area for accommodation to replace that lost in the demolitions is forthcoming.
- 3.3 However, in 2020 following the Covid-19 pandemic, there was a pressing need to erect temporary entertainment venues at all three of Butlins' UK holiday resorts, including Bognor Regis. Planning permission (ref: BR/292/20/PL) was therefore granted on 11 March 2021 for the erection of a temporary enclosed building to accommodate a performance stage and seating on the development site. This building is now known as Studio 36. Permission was sought for a temporary period of 3 years but this was reduced to 1 year to allow for noise monitoring to be undertaken during that period.

4 PROPOSED DEVELOPMENT

- 4.1 As stated, in response to the Covid-19 pandemic, there was a pressing need to erect temporary entertainment venues at all three of Butlins' UK holiday resorts, including Bognor Regis.
- 4.2 The initial one-year period was, effectively, to check that Butlins could operate the temporary venue within the noise limits sought by the Council's Environmental Health Officer. The submitted noise documentation shows that they have now done so.
- 4.3 With the virus still very much in circulation and with new variants arising, the need for the temporary venues remains. It is therefore proposed to extend the time period of the temporary permission for a further 24 months.
- 4.4 Owing to the description of development for application BR/292/20/PL specifically stating the temporary building is for 'one year', it is not possible to vary condition I to achieve the additional length of time requested. Instead, a new full planning application is required.
- 4.5 The intention remains for Studio 36 not to be used beyond 23:00 Monday to Thursday, 23:30 Friday and Saturday, and 23:00 Sundays and recognised public holidays (as per planning condition I I) and not to be used for Butlins' 'Adult Weekend' activities.
- 4.6 However, as part of the proposals, the resort requests a single night variation/release from this 23:00/23:30 curfew previously approved for New Years Eve only. On New Years Eve it is requested that the use of the bar and entertainment within Studio 36 is extended to 00:30, with guests vacating the venue by 01:00.
- 4.7 The proposed venue does not increase the capacity of the resort. It allows Butlins to get closer to the normal resort capacity (albeit still below pre Covid normal capacities) and operate to a more viable level of business, whilst allowing guests to enjoy their stay in a socially distanced manner, including during periods of inclement weather. There is no increase in overnight guest accommodation.

5 PLANNING POLICY

- 5.1 Section 38(6) of the 2004 Planning & Compulsory Purchase Act requires that determination of any planning application must be in accordance with the development plan, unless material considerations indicate otherwise.
- 5.2 In this case, the development plan comprises policies from the Arun Local Plan (2018) and the Bognor Regis Neighbourhood Plan (2015).
- 5.3 The National Planning Policy Framework (NPPF) is also of relevance.

Arun Local Plan

- 5.4 Policy SD SPI states that the Council will take a positive approach to proposals, reflecting the NPPF and its support of sustainable development.
- 5.5 Policy SD SPIa seeks to promote and enable development which supports Bognor Regis' role as a main service, employment, retail and social centres. It specifically supports development that will benefit Bognor Regis as a holiday centre.
- 5.6 Policy SD SP2 sets out that development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of the Local Plan.
- 5.7 Policy EMP SPI promotes the sustainable growth of the District's economy to meet the varying needs of different economic sectors, support job creation and (inter alia) leisure development, especially in Bognor Regis. The policy supports and promotes a high quality visitor economy.
- 5.8 Policy TOU SPI supports sustainable tourism development which protects the Council's main tourism assets. It sets out that proposals for visitor related development will be determined by Arun's capacity to absorb growth. This means tourism growth which:
- a. Encourages long-term visitor interest / activity;
 - b. Ensures a viable visitor economy;
 - c. Provides benefit to local people;
 - d. Extends the visitor season; and
 - e. Protects and enhances the natural and built environment of Arun.

- 5.9 Policy TOU DMI states that proposals for development, including expansion, which are likely to attract visitors (such as leisure facilities) will be supported provided that they:
- a. are in accessible locations;
 - b. are accompanied by workable and realistic travel plans;
 - c. address visitor management issues; and
 - d. achieve good design.
- 5.10 Policies D SPI and D DMI requires all development to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.
- 5.11 Policy T SPI requires development to be have acceptable transport impacts.
- 5.12 Policy ENV SPI requires the preservation, restoration and enhancement of biodiversity and the natural environment, particularly designated sites, including Pagham Harbour.
- 5.13 Policy ENV DM2 requires development which is within Zone B (0-5km) of Pagham Harbour and likely to have an impact on it to make a contribution towards its management and to create easily accessible new green spaces for recreation within or adjacent to the development site in order to accommodate the predicted increases in demand for local walking, including dog walking.
- 5.14 Policy W SPI and W DM2 require a site specific Flood Risk Assessment to demonstrates that development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall.
- 5.15 Policy QE DMI states that new noise generating development must be supported by a noise report. It must demonstrate that the development meets appropriate national and local standards for noise, and that mitigation measures ensure noise can be managed at an acceptable level.

Bognor Regis Neighbourhood Plan

- 5.16 Policy 8d which concerns the Butlin's Resort, states that the "enhancement and development of this major tourist destination on this site will be encouraged subject to compliance with other policies in this plan..."

- 5.17 Policy 7 states that *“where proposals comply with other policies in this plan, development of new and existing tourist facilities will be supported, as a crucial part of improving Bognor Regis as a visitor destination.”*

The NPPF

- 5.18 At the heart of the NPPF is a presumption in favour of sustainable development; development proposals that accord with the development plan should be approved without delay.
- 5.19 Section 2 of the NPPF states how planning should drive and support sustainable economic development and goes on to state (para.81) that the planning system should do everything it can to support sustainable economic growth and that economic growth should be given “significant weight”.

6 ASSESSMENT

Principle of Development

- 6.1 By virtue of application BR/292/20/PL being granted planning permission for a temporary period, the principle of the proposed development has already been accepted. It was made clear in this application that the temporary building would be required for three years.
- 6.2 The building is located on an existing leisure site within the built-up area of Bognor Regis. It provides a temporary facility which supports Bognor Regis' visitor economy and role as a holiday centre in accordance with policies SD SP2, SD SPIa, EMP SPI, and 7, and in response to the Covid-19 pandemic.
- 6.3 As already stated, the temporary facility does not increase the capacity of the resort. It allows Butlins to get closer to the normal resort capacity (albeit still below pre Covid normal capacities) and operate at a more viable level of business, whilst allowing guests to enjoy their stay in a socially distanced manner in accordance with policies TOU SPI and TOU DMI.
- 6.4 The additional 24 months will allow the resort to continue to operate, attract visitors, contribute to the visitor economy and provide employment to local people.
- 6.5 The principle of the development is therefore wholly in accordance with the development plan.

Design & Appearance

- 6.6 The design of the buildings has also already been accepted by the Council. The design reflects the temporary need and nature and must be considered in this context. The buildings are appropriate in their size and make efficient use of a previously developed area of the site, which is well-contained and screened by existing buildings in accordance with policies D SPI and D DMI.

Amenity

- 6.7 The temporary building has increased noise attenuation and reduced noise impact compared to the previous open air temporary stages which were in place for the 2020 summer.

- 6.8 Planning permission for Studio 36 was originally sought for a temporary period of 3 years, but this was reduced to one year to allow for noise monitoring to be undertaken during that period. This application is therefore supported by the following documents:
- Noise Monitoring Record
 - Noise Complaints Log
 - Star Live December 2020 Technical Note
 - Star Live May 2021 Technical Note
 - Additional Noise Monitoring and Insulation Works
- 6.9 The Noise Monitoring Record and Complaints Log demonstrate compliance with the noise related planning conditions of planning permission BR/292/20/PL. Although the complaints log shows some noise complaints, these have either not been found to be related to Studio 36 or noise readings have been within the allowed limit.
- 6.10 Furthermore, the resort has recently made further improvements to the temporary building's noise attenuation and installed better monitoring equipment since it was erected. These improvements are set out in the Additional Noise Monitoring and Insulation Work document. Noise attenuation measures include acoustic drapes, wall pelmets and roof borders. Monitoring equipment includes real time noise monitoring information available from strategic monitoring points which can be related back in real time to the interior of Studio 36. This enables noise checks and complaints to be managed instantly.
- 6.11 The applicant has a willingness and proven ability to be able to adhere to the noise limits set in the planning conditions.
- 6.12 The request for a single night variation/release from the 23:00/23:00 curfew to 00:30/01:00 for New Years Eve only is considered reasonable for such a resort on an evening when many surrounding households and businesses are also celebrating until this time and with the building's noise attenuation measures in place.
- 6.13 It can therefore be concluded that noise can be managed at an acceptable level in accordance with policy QE DMI.

Transport & Highways

- 6.14 The proposed extension of time will not increase guest numbers. The temporary buildings are only to facilitate social distancing due to the Covid pandemic. The proposal will therefore have no adverse impact on transport or the highways in accordance with policy T SPI.

Flood Risk & Drainage

- 6.15 A Flood Risk Assessment was provided in support of application BR/292/20/PL and is reporvided. This demonstrated the temporary buildings would be safe, including access and egress, without increasing flood risk in accordance with policies W SPI and W DM2 and NPPF guidance. This remains the case.

Ecology

- 6.16 The site lies just inside the boundary marking the Pagham Harbour Buffer Zone B (5km buffer). However, as stated, the proposed extension of time will not increase the capacity of the resort or result in any additional disturbance on the Harbour. It will remain a temporary measure to allow Butlins to get closer to the normal resort capacity (albeit still well below pre Covid normal capacities). It would not therefore have any adverse impact on the protected area and would not incur a Pagham Harbour contribution in accordance with policies ENV SPI and ENV DM2.
- 6.17 The site is within 2km of the Bognor SSSI. However, for the same reasons as above, it would not cause any increased adverse impact on the SSSI and wildlife in general.

Heritage

- 6.18 No buildings on the application site are listed, and the site does not lie within a conservation area. The Bognor Regis Hotham Park Conservation Area is located to the northwest of the Butlins site, but the application site is not visible from the Conservation Area owing to the presence of existing buildings.

Economy

- 6.19 The economic benefits of the temporary buildings remain significant. The Butlins resort makes a significant contribution to the local economy through the employment of local people and linked spending outside of the resort within Bognor Regis and the District. The extension of

time will allow for visitor numbers to return closer to pre-Covid levels which will make the resort more viable, secure local employment and boost the local economy.

7 CONCLUSION

- 7.1 It is proposed to extend the time period of the temporary performance building (Studio 36) previously granted planning permission under application BR/292/20/PL at Butlins' Bognor Regis resort for a further 24 months.
- 7.2 The initial one-year period was, effectively, to check that Butlins could operate the temporary venue within the noise limits sought by the Council's Environmental Health Officer. The submitted documentation shows that they have now done so.
- 7.3 A single night release from Studio 36's 23:00/23:30 curfew on New Years Eve is also requested.
- 7.4 With the virus still very much in circulation and with new variants arising, the need for the temporary venues remains.
- 7.5 The proposal will not increase the capacity of the resort. It would allow Butlins to get closer to the normal resort capacity with social distance measures in place.
- 7.6 The principle of the development has already been supported by the Council in accordance with the development plan.
- 7.7 The buildings provide greater sound attenuation than the temporary summer 2020 stages and additional attenuation and mitigation measures have been implemented.
- 7.8 The applicant has a willingness and proven ability to be able to adhere to the noise limits set in the planning conditions.
- 7.9 The temporary venue is in-keeping with the overall scale and proportion of existing surrounding buildings on the site.
- 7.10 As set out in the accompanying FRA, the proposal does not add to flood risk on site or in the surrounding area.
- 7.11 In summary, the proposed development complies with the Development Plan and the provisions of the NPPF such that a favourable decision should be reached as expeditiously as possible.