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Our Ref: B0130/21
PP Ref: PP-10211087

Bourne House, Cores End Road
Bourne End, Bucks, SL8 5AR

30 September 2021

Amy Myers
Development Management
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Dear Amy

PP-10211087: Butlin's Bognor Regis, Upper Bognor Road, Bognor Regis, PO21 1JJ

I have today submitted a planning application via Planning Portal (ref: PP-10211087) for an extension to the existing temporary venue (Studio 36) at Butlin's Bognor Regis to accommodate back of house facilities and associated works including relocating the existing ventilation equipment and formalising an existing gravel parking area.

The following drawings are submitted in support of the proposals:

- IPL 21 363/12 100 Site Location Plan
- IPL 21 363/12 101 Existing Site Layout Plan
- IPL 21 363/12 102 Existing Elevations
- IPL 21 363/12 103 Proposed Elevations
- IPL 21 363/12 104 Proposed General Layout Plan
- IPL 21 363/12 106 Existing and Proposed Roof Plan

Background

Planning permission (ref: BR/292/20/PL) was granted on 11 March 2021 for the erection of the temporary enclosed building to accommodate a performance stage and seating for a temporary period of 1 year.

The temporary facility was required in response to the Covid-19 pandemic. The facilities have been implemented at all three of Butlins' UK holiday resorts.

The temporary facility, now known as Studio 36, does not increase the capacity of the resort. It allows Butlins to get closer to the normal resort capacity (albeit still well 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 when the previous outdoor stage would not be attractive. There is no increase in overnight guest accommodation.



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Proposed Development

A rear extension to the temporary building is proposed to accommodate back of house facilities including performer dressing rooms, WCs and storage. The extension will have an internal floor area of 244sqm and be 6.3m in height. It will be made of Kingspan KS1150 TF walls in RAL 7035, 9006, 9007 with a double canvas roof and powder coated aluminum framed doors with glazing. Two double doors will link the existing building to the extension.

Existing ventilation equipment will be relocated (moved backwards) within a fenced area to the rear of the extension with ductwork travelling over the extension's mono-pitched roof into the existing temporary building. While the works are taking place during the resort's January 2022 closure period, the existing informal gravel parking area to the west of the temporary building will be upgraded to macadam to provide 17 formal car parking spaces. This will make some contribution towards long standing car park capacity concerns.

The proposals will allow for improved staff facilities which will support the running of the performances.

It is proposed for the extension to be in place for the same amount of time as the existing temporary venue. Application ref: PP-10255144 has been submitted for a 24-month extension of time and this is therefore the amount of time proposed for the extension.

Assessment (including Flood Risk)

The proposed development is located on an existing leisure site within the built-up area of Bognor Regis. It will provide an extension to an existing temporary facility which would support Bognor Regis' visitor economy and role as a holiday centre.

As with the main temporary building, the design of the proposed extension reflects its temporary need and nature and must be considered in this context. The extension is appropriate in its size and makes efficient use of a previously developed area of the site, which is well-contained and screened by existing buildings

No buildings on the application site are listed, and the site does not lie in 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.

The total size of the application site is less than 1 hectare. However, the Environment Agency flood zone map shows the site within flood zone 3a for flooding from the sea, albeit benefitting from tidal flood defences. A Flood Risk Assessment was undertaken by Crouch Waterfall in support of application BR/292/20/PL for the existing temporary facility. This is provided as Appendix 1. The Assessment included the area of land for the proposed extension. It demonstrates that the temporary facility will be safe, including access and egress, without increasing flood risk. This remains the case for the proposed extension.

For obvious reasons, the proposed extension needs to be on the existing Butlins site and attached/next to the existing temporary building it serves. A flooding Sequential Test exercise is therefore futile. There is only a small part of the resort outside of flood zone 3 and this is

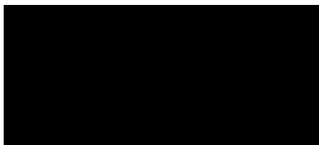


occupied by other buildings so there is equally little merit in considering alternative locations from a flood protection point of view. As the proposal is for "less vulnerable" development, albeit in flood zone 3, there is no requirement for an Exception Test.

The importance of planning permission being in place in time to complete the works during January 2022 closure period so that it is ready for the site's reopening is imperative to minimise works disruption to guests.

I look forward to receiving confirmation that the application has been validated shortly but if you have any queries or require any further information then please contact me by telephone or email.

Yours faithfully



Simon Millett BA (Hons) MPlan MRTPI
Consultant

BOURNE END OFFICE

