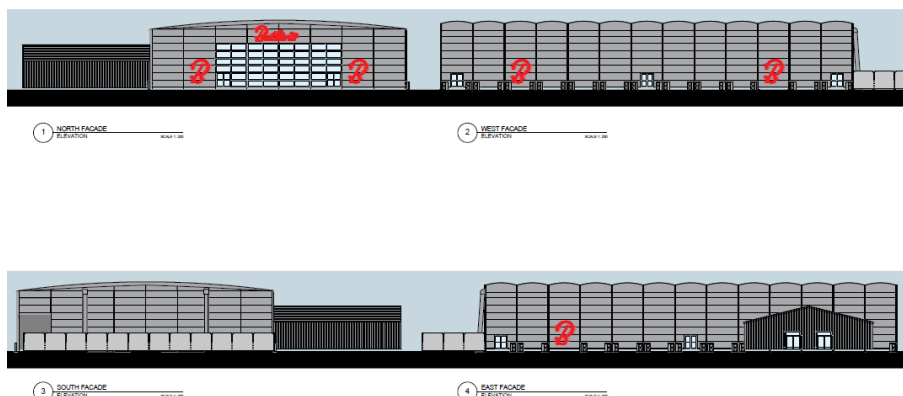


## Addendum to Planning Statement (inc response to third party representations)

### Temporary Venue, Butlins, Bognor Regis Council ref: BR/292/20/PL

#### 1.0 Public representations

- 1.1 The representations all refer to objections in respect of noise, almost to the exclusion of other issues. There are also references to problems experienced over the summer when there was a temporary outdoor stage and some objectors incorrectly assume that the current proposal is for an outdoor stage.
- 1.2 Butlins regret any noise disturbance from the outdoor stage installed in summer 2020, this was a short term measure that was essential to the re-opening of the resort to allow at least some guests to enjoy their holidays, give the resort at least some business in very challenging times and provide the local socio-economic benefits of the resort re-opening. The very basis of the current proposal is to **provide a building** that will be able to contain noise to avoid the problems associated with the outdoor stage installed in the summer of 2020. Please see an extract from the submitted elevations which clearly show a building.



- 1.3 The revised Noise Impact Assessment (NIA) now provides a more detailed analysis and concludes that there is a low likelihood of adverse noise impact on noise sensitive residential property. Furthermore, the resort Noise Management Plan will be updated to take account of the new building and the NIA concludes that this can be adhered to.
- 1.4 There are no better locations for a temporary within the resort which has very limited space available.
- 1.5 The proposal will not increase the resort capacity, the application provides additional space so that the same (or in practice fewer) guests can be socially distanced to enjoy their holiday in a safe, Covid restriction compliant environment.

## **2.0 Ventilation, heating and cooling equipment**

- 2.1 The proposal is for a building (not an open stage as some local residents have suggested in their representations).
- 2.2 There are no openable windows or rooflights to the building.
- 2.3 In order to provide a safe, comfortable and Covid compliant internal environment it is necessary to provide good ventilation.
- 2.4 The proposed system provides air handling units (AHU) and heating, ventilation and air conditioning units (HVAC) to provide the necessary levels of air changes for the building volume whilst heating or cooling as required. These are all external units located around the building as shown on the construction plans and elevations prepared by Starlive and WOO.
- 2.5 The accompanying Noise Impact Assessment includes details of the noise generation of the HVAC and AHU units and concludes that (cumulative) noise from these will not cause unacceptable impact when measured at the nearest noise sensitive facades.

## **3.0 Revised plans/elevations**

- 3.1 Please find attached revised WOO plans 2015/WOO/BOG/00/DR/A/400 revF, 401 revE, 402 revE and Starlive construction plans 21/13207/23A General arrangement, HVAC, Front elevation external, Rear elevation external, Side building and Section building. These replace the originally submitted elevations.
- 3.2 These revised plans show the HVAC and AHU as proposed.



- 3.3 The WOO plans have also been updated as requested to include the references to external materials from the D&AS.

#### **4.0 Noise Impact Assessment**

- 4.1 A revised Noise Impact Assessment (NIA) has been prepared to respond to queries raised by the Council EHO.
- 4.2 This now includes details of the sound system and its directionality together with technical details and further explanations as requested. The NIA concludes that there is a low likelihood of adverse impact from the proposal and that a revised resort Noise Management Plan to take account of the new building can be complied with *“As the assessment below is made using the same methodology as the existing NMP, the anticipated usage of the building is predicted to result in Music Noise Levels which would satisfy both the existing and proposed NMP. The nature or character of noise produced by the site is not anticipated to change significantly as a result of the introduction of the temporary venue.”*

#### **5.0 Construction Management Plan**

- 5.1 WSCC have recommended imposition of a Construction Management Plan pre-commencement condition. The proposed construction schedule is very tight so the applicants have responded to this request by providing a CMP so that this can be covered by a “compliance” condition rather than one requiring subsequent submission and approval.
- 5.2 The proposal is for a temporary building which uses prefabricated components thereby significantly reducing the construction period and the range of construction activities.
- 5.3 The resort is a large site with good existing access points that can provide plenty of room for construction material deliveries and storage within a separated compound.
- 5.4 The CMP includes proposed working hours, access route, details of plant to be used on site, on-site materials storage and contractors on-site parking together with other details.

#### **6.0 Drainage details**

- 6.1 The LLFA and Southern Water have recommended pre-commencement conditions to approve additional detail of the proposed drainage. As above, the applicants have a very tight construction programme so the applicants’ engineers are in consultation with the LLFA and Southern Water, additional detail will be submitted shortly for agreement prior to any grant of permission so that any controlling conditions can be for compliance rather than submission and approval.



## **7.0 Conclusions**

- 7.1 The applicants have responded positively to the comments received in relation to the planning submission without need for any fundamental changes to the proposal which remains policy compliant and a very necessary scheme to support the viability of the resort in extremely difficult times.
- 7.2 The Council is respectfully requested to grant permission at the earliest opportunity to allow the resort to re-open, contribute to the socio-economic well being of the area and honour the booking and expectations of guests once government Covid requirements allow.

