



Arun District Council
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25th February 2021

Bognor Regis Regeneration Board
c/o 24 Bonnar Road, Selsey
Chichester
West Sussex
PO20 9AT

Case Officer: Amy Myer
Telephone: 01903 737776
Email: amy.myer@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: BR/292/20/PL
Site Address: Butlins Upper Bognor Road Bognor Regis PO21 1JJ
Description of works: Erection of temporary enclosed buildings to accommodate performance stage and seating for a temporary period (January 2021- amended description: plans now include mechanical ventilation system/external plant equipment). Re-consultation. This site is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 24th February 2021 which has been recorded as support with the comments as follows:

OWPC34052

Note 1 of 2 - In preparing its response to this application the Board has taken into consideration Arun District Council's strategic vision and policies for the locality of Bognor Regis town centre outlined in the Arun Local Plan 2011-2031, the Bognor Regis Masterplan, the Bognor Regis Masterplan Planning Policy and the Bognor Regis Neighbourhood Development Plan. Furthermore, the Board endorses and promotes the established placebranding values for Bognor Regis, as follows:

BOLD - A beacon for a bold future
INNOVATIVE - Blue sky thinking
FUN - Ready for fun

In summary, the Board supports this proposal.

The application is for the erection of temporary buildings on a site within the existing Butlins compound facing the seafront east of the Gloucester Road car park. Previously the site of the old swimming pool, this is now being demolished. It is noted that whilst the 2003 Bognor Regis Masterplan identified the seafront as one of the eight strategic 'quarters' within the town centre, the 2004 Bognor Regis Master Planning Policy subsequently excluded this area for further consideration in conjunction with the ongoing development of the Butlins resort. Work was undertaken in 2013 regarding the seafront area and a Bognor Regis Seafront Delivery Plan published which identified the seafront area to the east of the Gloucester Road area as the Beach Zone.

The Board notes that this is an amended application and re-consultation. Having examined all the application documents including the Design & Access Statement, Planning Statement, substitute plans and the Planning Statement Addendum, the Board would comment as follows:

- The proposed temporary buildings, in scale and mass, impose no greater visual impact on the surrounding area, including the seafront, than the previous building housing the old swimming pool and are in keeping with existing on-site buildings.
- The erection of enclosed temporary buildings for entertainments is likely to reduce the impact of noise disturbance compared with the temporary outdoor stage installed in summer 2020 and the applicant will operate within the current Noise Management Plan.
- The proposed temporary buildings, whilst increasing the current Covid-restricted capacity to c. 4,000 people, does not increase the overall capacity of the resort past the pre-Covid 5,500 capacity. The Board therefore considers that the application is unlikely to have an increased impact on the local road network beyond current seasonal trends.
- It is noted that the location of the temporary buildings within the resort will not impact current access arrangements and on-site parking capacity.
- The planning agent's assertion that the application will not increase the impermeable surface area, thereby not affecting current flood and surface water drainage capacity, is noted.
- The contents of the Construction Management Plan, particularly the routing of construction traffic to avoid impact on the town centre and the limits placed on delivery activity and construction times, is noted.
- Butlins has demonstrated throughout the Covid-19 pandemic that they have complied fully with Government guidance/requirements and have been able to operate with a safe environment (when permitted to do so). The Board notes that extensive education and training of Butlins team members has taken place together with appropriate adaptation of the resort and facilities to maintain safety.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www.arun.gov.uk/planning> **and click into Local Planning Application Finder.**