



**SEAFRONT
BOGNOR REGIS
WEST SUSSEX**

**DESIGN AND ACCESS / PLANNING STATEMENT
TO ACCOMPANY PLANNING APPLICATION
FOR CHANGE OF USE OF LAND
FOR TEMPORARY FOOD AND DRINK OUTLETS AND OTHER SEASIDE
USES TOGETHER WITH ASSOCIATED TEMPORARY / PORTABLE
STRUCTURES AND EQUIPMENT FOR USE BY BUSINESSES ASSOCIATED
WITH THOSE OUTLETS**

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INTRODUCTION

This Design and Access / Planning Statement accompanies a full planning application for the change of use of parts of the seafront at Bognor Regis for temporary food and drink outlets and other seaside uses together with associated temporary / portable structures and equipment for use by businesses associated with those outlets.

The various sites are as follows:

Site A – east of Bognor Pier

Site B – part of promenade to south of Regis Centre

Site C – part of promenade to south west of Butlin's



Site A



Site B



Site C

SITE HISTORY

There is no relevant planning history relating to these specific sites. Some areas of the seafront have previously been used on a very short term, temporary basis for the same use that is now being applied for, and this has proven to be successful. A photograph demonstrating this use is shown below:



USE PRINCIPLES

The various spaces along the seafront are currently used as public, communal outdoor spaces for general relaxation and circulation. Some of the spaces have previously hosted short-term temporary food outlets. Examples of potential food and drink uses for the spaces could include a pizza oven, ice cream, crepes and waffles, burgers and sausages, gin and prosecco, cakes and pastries, jacket potatoes, seafood, burritos, artisan street food, etc.

Other seaside uses could potentially include activities such as children's face painting, paddle-boarding or other water-based sports, or retail use associated with the seaside (such as shrimp nets, crabbing equipment, buckets and spades, suncream, etc).

The proposed use would generally be seasonal, particularly over the peak holiday season, and would be for limited periods of time.

Specific temporary uses could reflect and complement the usage of spaces within the surrounding area when events are staged.

The exact use of the spaces and the nature of each outlet will be vetted, licenced and overseen by Arun District Council under detailed licence agreements setting out specific areas, uses, dates and times of operation and any other relevant conditions. Accordingly, the provision of these uses will be fully co-ordinated.

ASSESSMENT OF PHYSICAL CONTEXT

The sites are located in various positions along the seafront at Bognor Regis, broadly between Butlin's and the pier. All the sites comprise level, hard surfacing except Site A, which is shingle. The physical appearance of the areas would not be permanently altered as the food and drink outlets would only be temporary.

Site A is located close to Bognor Pier, which is a Grade II listed building. However, it would be separated from this building by a distance of 5m and accordingly is not physically attached to it. This site is also located adjacent to The Steyne Conservation Area. The use for various outlets would be temporary only, mainly during the peak holiday season, and there would not be any permanent features associated with the proposed change of use.

Temporary decking would be laid over the site area at site A and also at part of site B to enable easy use for the proposed food and drink and other retail use and associated temporary seating etc.

SCALE

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

LAYOUT

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

FLOOD RISK

The sites are identified on the Environment Agency's flood maps as being within Flood Zones 3. The proposed use would be short term only and there would not be permanent structures. The proposals will not increase the risk of flooding.

AMOUNT OF DEVELOPMENT

The overall area of the sites affected by proposed change of use are as follows:

Site A – 100m²

Site B – 114m²

Site C – 75m²

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 adopted Arun 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 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 ample public car parking along The Esplanade and also in nearby public car parks close to the seafront.



LIGHTING ASSESSMENT

There would not be any changes to existing external lighting.

LANDSCAPING STRATEGY

The proposals are for temporary facilities only, and there would not be any permanent changes to external surfacing, landscaping or planting. Some temporary decking would be installed to site A and B.

SUMMARY

The proposal is for a full planning application for the change of use of parts of the seafront at Bognor Regis for temporary food and drink outlets and other seaside uses together with associated temporary / portable structures and equipment for use by businesses associated with those outlets.

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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