

PLANNING, DESIGN & ACCESS STATEMENT

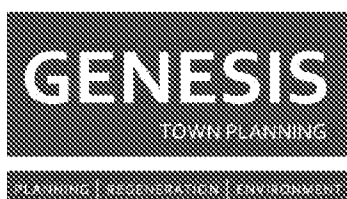
Demolition of promenade shelter and construction of café
and kite surfing school with roof terrace and associated
works

at

Promenade Shelter
Sea Road
Littlehampton
BN16 2NA

September 2017

Ref: 17057/PDAS01



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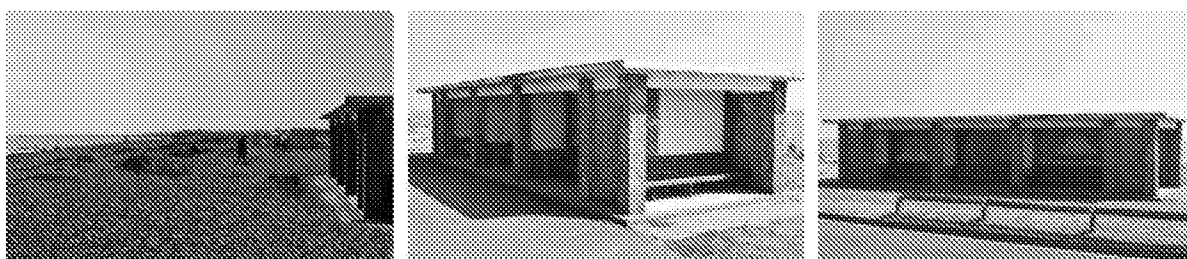
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1.0 INTRODUCTION

- 1.1 This Planning, Design & Access Statement accompanies a planning application for demolition of the existing promenade shelter and construction of café and kite surfing school with roof terrace and associated works at Sea Road, Littlehampton, BN16 2NA.
- 1.2 For planning policy purposes the site is located outside the Built-up Area Boundary of Littlehampton as shown in the Arun District Adopted Local Plan 2003 and the Publication Version (Feb 2014) of the emerging Local Plan. The site enjoys a beach front location between Littlehampton and Rustington, and is ideally positioned to promote tourism and recreation in this part of the District in line with the economic, environmental and social objectives of the National Planning Policy Framework (NPPF). The application proposals have been developed in consultation with the Council's Planning and Economic Development Officers to deliver an appropriate building to ensure the site's regeneration.
- 1.3 Plans and information submitted in support of the application comprise the following:
- Location & Block Plan: 0103/00
 - Existing Shelter Elevations & Floor Plans: 0103/02
 - Proposed Elevations: 0103/04
 - Proposed Ground Floor Plan: 0103/05
 - Proposed First Floor Plan: 0103/06
 - Planning, Design & Access Statement prepared by Genesis Town Planning

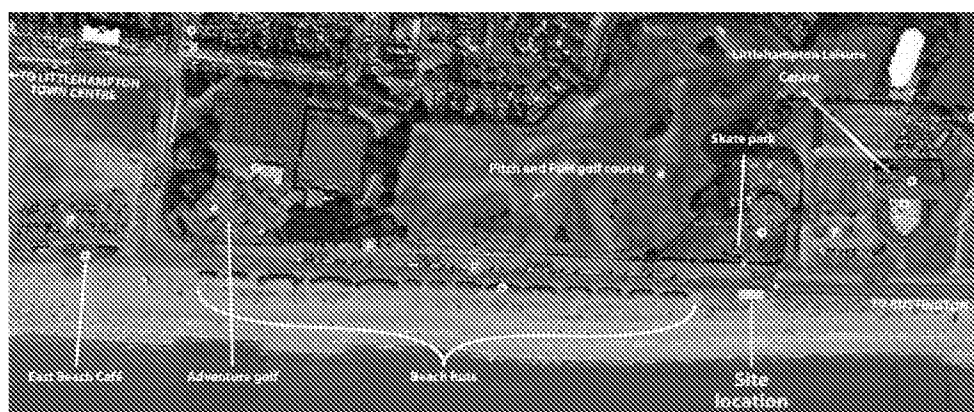
2.0 THE SITE

- 2.1 The promenade shelter, Sea Road, Littlehampton is located outside the Built-Up Area Boundary of Littlehampton, where the principle of new development is restricted to that having an essential need or exceptional circumstances. The site lies between the settlements of Littlehampton and Rustington and occupies a position directly adjacent to the shingle beach on the southern side of Sea Road. The area is popular with tourists and is a recreational hub with a skate park, leisure centre and swimming pool, boating lake, miniature golf course, beach huts and water sports offerings all within the immediate vicinity.



The existing promenade shelter on Sea Road

- 2.2 The promenade shelter is a 1970s style brick, render and concrete structure with a cast concrete over-sailing flat roof, set on a concrete hard standing, between the shingle beach and the promenade on Sea Road, Littlehampton. The shelter features recessed bays of wooden seating immediately adjacent to the sea front and footpath, which runs the length of the shore line between the Littlehampton Coastguard station and Sea Lane, Rustington.



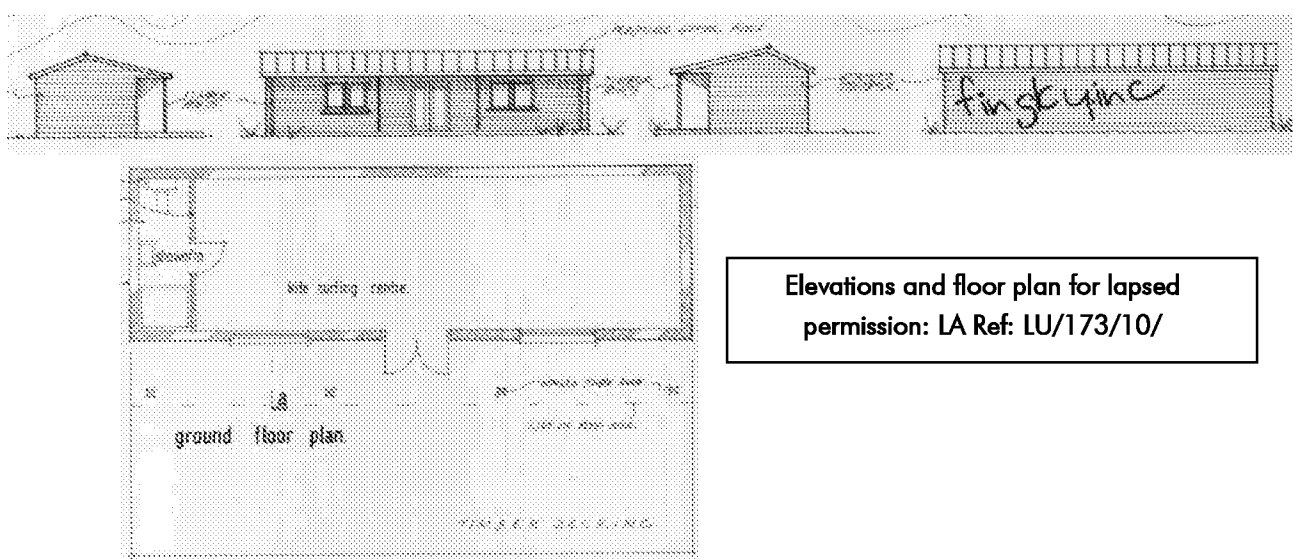
Site location in relation to existing recreational uses

- 2.3 Re-development of this facility, which currently has a negative impact on the street scene, has been promoted by Arun District Council. Tenders for a long lease were invited by ADC on the basis of offering an opportunity to enhance the tourism and visitor offer of the seafront. Our client secured the successful bid to ADC and proposes the re-development of the site with a kite-surfing school and café, over two-floors, with the upper floor created from a roof terrace, making the most of the stunning sea views. The proposals will provide a café open throughout the year, in a location where food and drink offerings are currently limited, and will support and enhance existing recreational uses locally.

3.0 SITE HISTORY

Previous Planning Consent

- 3.1 Planning permission ref: LU/173/10/ was granted for the conversion of the promenade shelter to a kite surfing centre (D2 use class) in October 2010, however this permission was not implemented and has now lapsed. Extracts from the approved plans are included below for information showing the simple rectangular timber structure with profile sheet roof as proposed. As such the principle of re-development of this site with a recreational use is supported by the Local Planning Authority. Furthermore this is borne out by the active promotion of this unit for recreation and/or café purposes in its marketing by ADC, and has further support in both local and national policy.



Pre – Application Enquiry Ref: PAA/36/17

- 3.2 A pre-application enquiry was submitted to Arun District Council in February 2017. The response was broadly positive and in her letter dated 27th February 2017 Mrs. Gardner commented that ***The site lies outside the built-up boundary where the principle of development is considered unacceptable. However since the proposal relates to a tourist fad sport activity it can be considered against policy DEV35 in section 3 of the Plan and provided it accords with this policy it would be acceptable in compliance with policy GEN3 'Protection of the Countryside'.***
- 3.3 In her detailed response the case officer added that the design approach for the development was acceptable in principle with the ***'use of slatted timber balustrade to the first floor... in keeping with the seaside location of the site. It would also assist in screening any seating which would otherwise result in visible clutter and paraphernalia'.*** In addition the proposed increase in scale of the development, which is significantly larger than the existing shelter, was considered to be an acceptable increase ***'given that this increase in floor area of the site includes the provision of a kite school which provides additional/sport recreation facilities'.***

- 3.4 In terms of the addition of first floor seating the case officer was supportive of this stating that:
'The decked seating area and upstairs seating would increase the prominence of the building, but given the uncovered nature of this additional seating it would represent an acceptable visual impact, particularly if the seats can be removed when the decking is not in use. The depth of the building would be increased by 2m to the south which would not be considered excessive and would not adversely affect the open seafront character of the area'.
- 3.5 Furthermore comments received from ADC's Economic Development department support the proposal and highlight the following benefits of the scheme for re-development of the seafront shelter.
- Providing an eatery/water sports offer on the seafront will encourage more people to use the promenade all year round; more importantly encouraging an evening economy as currently after dark the promenade becomes isolated and very unwelcoming, even more so in the winter months;
 - The unattractive structure does have a major impact on visitor perceptions of the area;
 - The shelter is not in the vicinity of local residents so would not impact on sea views;
 - The proposal would regenerate this area of promenade;
 - The proposal would enhance the tourism offer for the seafront and create more jobs;
 - The location of the proposal is aligned with the Council operational procedures for designated water sports and kite surfing. This proposal will support and enhance this offer;
 - The water sport proposal would enhance the leisure appeal in the area (new Leisure Centre, Skate Park, Putting greens and water sport activities such as the sailing club).
- 3.5 As such, the positive pre-application response has led to the submission of an application which will provide a positive contribution to the recreational and tourism offerings in this area as well as reinforce the year round tourist economy.

4.0 RELEVANT PLANNING POLICIES

- 4.1 Relevant planning policy is set out in the adopted National Planning Policy Framework (March 2012), the on-line Planning Practice Guidance (March 2014), the adopted Arun District Local Plan 2003 and emerging Local Plan (Arun Local Plan 2011-2031 Publication Version).

National Planning Policy Framework

- 4.2 The National Planning Policy Framework (NPPF) was published on 27th March 2012. It replaces all previous Planning Policy Guidance Notes, Planning Policy Statements and various statements of policy in Letters to Chief Planning Officers.
- 4.3 Paragraph 14 confirms that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:
- approving development proposals that accord with the development plan without delay; and
 - where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this framework indicate development should be restricted
- 4.4 Paragraph 28 relates to promoting a prosperous rural economy and requires planning policies to support economic growth in rural areas to create jobs and prosperity by taking a positive approach to sustainable new development. This includes supporting sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities.
- 4.5 In terms of the design of the proposal paragraph 59 of the Framework states that “Local Planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.”
- 4.6 Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however proper to promote or reinforce local distinctiveness (Paragraph 60).

- 4.7 We consider the application proposal to be compliant with the National Planning Policy Framework.

Local Plan Policies

- 4.8 Local plan policies take the form of the saved policies from the adopted Arun District Council Local Plan 2003. Particularly relevant are policies GEN3 (Protection of the Countryside), GEN7 (The Form of New Development) & DEV35 (Tourism Development requiring a Coastal Location).

- 4.9 Policy GEN3 relates to development outside of the Built-Up Area, as defined on the Proposals Map, the states the countryside will be safeguarded for its own sake. Development will not be permitted unless:

- (i) it meets the operational needs of agriculture, forestry, the extraction of minerals or the deposit of waste; or
- (ii) for quiet, informal recreation; or
- (iii) for the diversification of the rural economy; or
- (iv) for essential road schemes; or
- (v) it is in accordance with a policy in Sections 2 and 3 of the plan referring to a specific use or type of development.

The policy goes on to say that permission will not be given for the extension of isolated groups of buildings or the consolidation of linear or sporadic development unless the proposal accords with criteria (i) to (iii) or (v).

- 4.10 Policy GEN7 operates to promote high quality design and layout to ensure new development makes a positive contribution to the quality of the environment. The policy lists 8 criteria that development must comply with. Development will be permitted provided it:

1. **makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare;**
2. **demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;**
3. **promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;**
4. **does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;**
5. **takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;**
6. **retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;**

- 7. allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians; and**
- 8. provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.**

- 4.11 In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.
- 4.12 Policy DEV35 requires that outside of the built-up area, planning permission will not be granted for new tourism development along the coast other than for appropriate changes of use and small-scale extensions to existing facilities, which do not detract from the character of their surroundings. The proposals are considered to comply with policy DEV35 relating to appropriate facilities in the countryside and would promote the tourist economy in this area.
- 4.13 The Emerging Arun Local Plan 2011-2031 (Publication Version) has stalled at Examination stage in relation to figures on an assessment of Objectively Assessed Need (OAN) with hearings reconvening in September 2017. Nonetheless the salient policies are listed here for completeness. Policy DDM1 largely restates the requirements of adopted policy GEN7, whilst policies CSP1 (Countryside), TOUSP1 (Sustainable Tourism & the Visitor Economy) & Policy TOUDM1 (Tourism Related Development) are relevant.
- 4.14 Policy CSP1 - Countryside Outside the defined Built-Up Area Boundary reiterates policy GEN3 in that development will not be permitted there unless it meets one of the five tests outlined. The Council will take into account cumulative impact of development in the consideration of planning applications. To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.
- 4.15 Policy TOUSP1 - Sustainable Tourism and the Visitor Economy; sustainable tourism growth for Arun requires the protection of features that make the District attractive to visitors. Proposals for visitor related development will be determined by Arun's capacity to absorb such growth; for Arun this means tourism growth which: Encourages long-term visitor interest / activity; Ensures a viable visitor economy; Provides benefit to local people; Extends the visitor season; and Protects and enhances the natural and built environment of Arun.
- 4.16 Policy TOUDM1 - Tourism Related Development; states that proposals for visitor attractions, facilities and accommodation and change of use which are likely to attract visitors (such as leisure or cultural facilities) will need to demonstrate that they are in accessible locations and will be accompanied by workable and realistic travel plans, address visitor management issues and achieve good design.

Neighbourhood Plan

- 4.17 The Littlehampton Neighbourhood Development Plan was 'Made' on 5th November 2014 and the proposal is considered to be fully compliant with the spirit of this Plan.

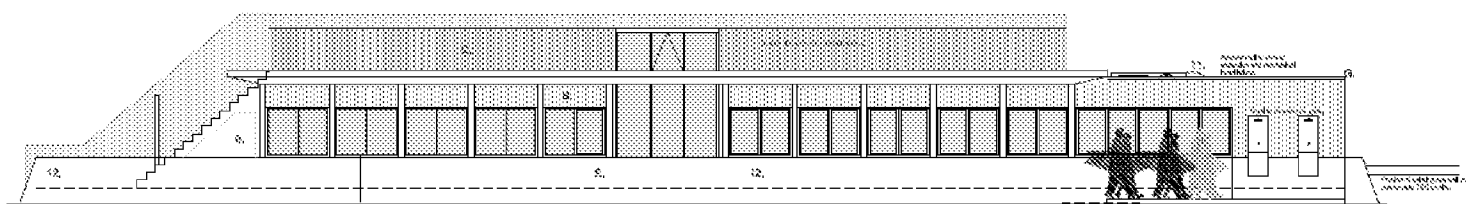
5.0 CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

Contextual Assessment and Evaluation

- 5.1 The application site is located on Sea Road, Littlehampton, directly fronting the shingle beach and adjacent to the promenade running between the settlements of Littlehampton and Rustington. The shelter is considered to detract from the character of the area due to its outdated appearance and it is considered the site could do more to promote tourism and recreational uses in the locality. This area of the sea front lacks the food offerings of West Beach and is some distance away from the popular East Beach café, an architect designed modern beach café situated further along the promenade to the west.
- 5.2 Arun District Council has promoted this site in order to provide a re-development opportunity for the local area. In particular this sought to provide year round facilities in order to extend the tourism season beyond the usual peak months; but also to support existing recreational facilities within the immediate vicinity. It is considered that the addition of a kite surfing school and café open year round will provide a welcome boost to the tourism and recreation markets locally.

Design Principles and Appearance

- 5.3 The café and kite surfing school has been designed to assimilate within the existing beach front location and its appearance has been carefully considered due to its prominent siting. The replacement building takes cues from the surrounding buildings and beach front location and proposes elevations in grey silicon render with vertical cedar cladding. The balustrade to the first floor decking and stairs is proposed in slatted cedar boards, to tie in with the beach front and adjacent beach huts, see extracts below.



Scale

- 5.4 The re-developed kite surf school and café occupies a significantly larger footprint than that of the existing promenade shelter. The existing footprint of the shelter occupies approximately 96m² of gross internal floor space compared to the proposal where the gross internal floor area of the proposal is approximately 219m².

- 5.5 The proposal is for single storey development with a decked area formed upon the proposed flat roof of the building and enclosed by cedar balustrades. Outside the café's hours of use the decked area would not be in use and any paraphernalia associated with the café and deck (umbrellas, outdoor furniture) would be screened from view, in order to preserve the character of the area.

Site Layout

- 5.6 The proposed development has been designed to make the most efficient and effective use of this prime site on the shore line between Littlehampton and Rustington. The site is located immediately adjacent to the shingle beach and promenade and is proposed in place of the existing promenade shelter but accommodating a larger footprint. The proposed building will provide a large café facility, open year round to provide food and beverages in this location where food and drink offerings are limited. In addition a kite surf school and water sports counter within the premises will provide an additional boost to the leisure and tourist economy.
- 5.7 The building is laid out with café and kite surf school facilities at ground floor level and a moderate sized kitchen and bar/counter area for food service. An enclosed area of decking with some external seating and stairs to the first floor deck are proposed to the west. Internally toilet facilities, storage and kite surf class room space are all proposed. External showers are proposed to the beach elevation and an enclosed bin and plant area is included to the north.

Amount and Use

- 5.8 The proposal seeks consent for the re-development of the existing promenade shelter to a café and kite surfing school. The use is proposed year round with the addition of a café in this location promoting and enhancing existing leisure uses and the tourism offering locally. The use is supported by Arun District Council in order to boost the tourist economy through-out the year, rather than just seasonally.

Access

- 5.9 The access will be fully Part M compliant and features ramped access to the main entrance with a minimum 1500mm wide and level access at the threshold. Cycle parking is designed into the proposal due to the sustainable nature of the site adjacent to the promenade.

6.0 CONCLUSION

- 6.1 The application is for the demolition of the existing promenade shelter and construction of café and kite surfing school with roof terrace and associated works at Sea Road, Littlehampton.
- 6.2 Careful consideration has been given to the design of the proposed development in terms of its siting in a prominent location immediately adjacent to the waterfront; and in order to make it both functional in its exposed setting and in keeping with the surroundings. The amount of development and the dual use is considered appropriate in order to contribute to the promotion of tourism and recreational uses in this area.
- 6.3 For all the reasons set out in this statement the application proposal complies with the saved policies of the adopted Arun District Council Local Plan and the overarching objective of the National Planning Policy Framework to deliver appropriate sustainable development.