



PLANNING DESIGN & ACCESS STATEMENT

FORMER PROMENADE SHELTER SEA ROAD LITTLEHAMPTON BN16 2NA

MARCH 2021

Application for the construction of kite surf school equipment store and office in connection with existing kite cafe/surf school.

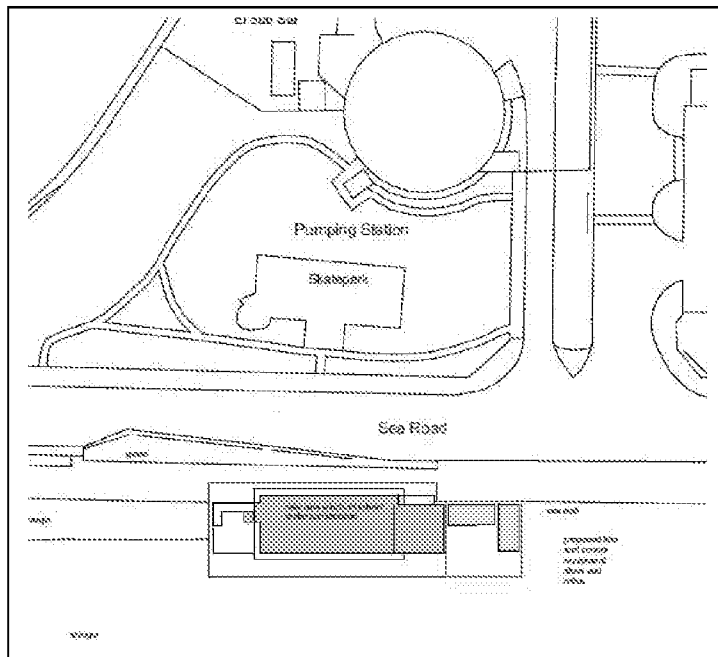


Figure 1: The Site

The application proposal is for construction of an equipment store and office in connection with the existing consented kite cafe/surf school at the former promenade shelter, Sea Road, Littlehampton.

THE SITE & SURROUNDINGS

The application site is located outside of 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.

Planning permission LU/307/17/PL for a cafe and kite surf school with roof terrace on the site of the former promenade shelter was granted in December 2017, with non-material amendments allowed by LA Ref: LU/329/19/NMA. The consented building is currently under construction.

THE PROPOSALS

The proposals seek to extend the café with an equipment store and office in connection with the building's use as a café and kite surf school. The extension is proposed to the east elevation of the building and would comprise 2 no. storage containers set at right angles and clad externally with cedar boarding to match the main café building. The north elevation of the approved building is included below at figure 2 for comparison.

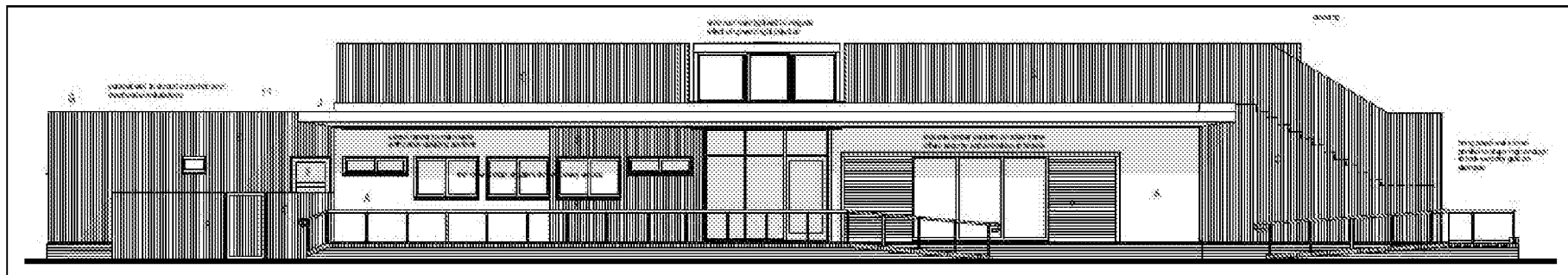


Figure 2: Approved North Elevation

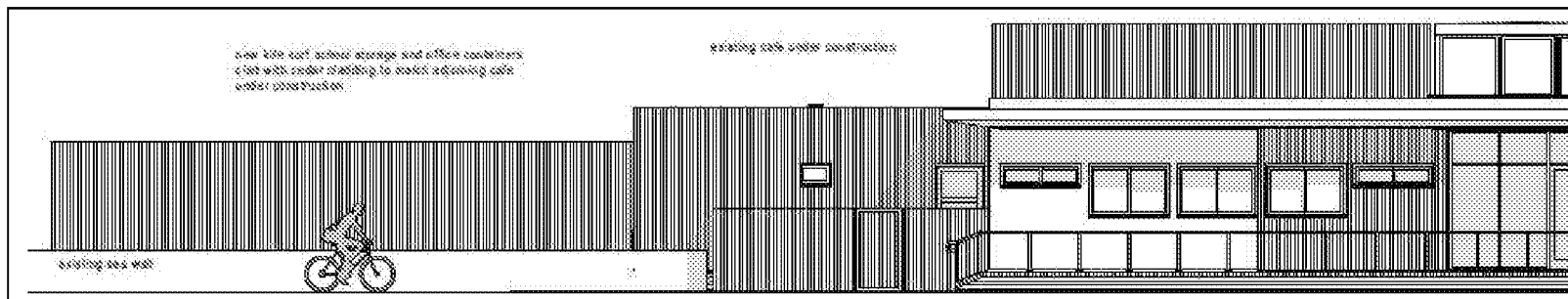


Figure 3: Proposed North Elevation

PLANNING POLICY CONSIDERATIONS

The National Planning Policy Framework (NPPF) was amended in February 2019. It replaces all previous Planning Policy Guidance Notes, Planning Policy Statements and various statements of policy in Letters to Chief Planning Officers.

Paragraph 11 confirms that at the heart of the NPPF is a presumption in favour of sustainable development. For decision-taking this means:

- ☐ approving development proposals that accord with an up-to-date development plan without delay; or
- ☐ where there are no relevant development plan policies, or the policies which are most important for determining the application area out-of-date, granting planning permission unless:
 - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or
 - 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.

Paragraph 83 states that planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

The Arun District Council Local Plan 2011-2031 was adopted in July 2018 after receipt of the Local Plan Examination Report which found the Plan (with modifications) to be 'sound'. Policy SDHP1 follows the principles for sustainable development in the NPPF. It states when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy TOU SP1 - 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.

Policy TOU DM1 - 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.

CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

Design & Scale

The café and kite surfing school were designed to assimilate within the existing beach front location and the buildings appearance was carefully designed due to its prominent siting. The building takes cues from the surrounding buildings and beach front location. The elevational treatment is silicon render with vertical cedar cladding, with timber balustrading to the north elevation to tie in with the beach front and adjacent beach huts. The re-development of the site with a café and kite surfing school was on a larger footprint than the former promenade shelter, with a gross internal area of approx. 220

square metres. The proposed extension seeks an additional 46 square metres of floor space within 2 no. storage containers to the east of the main building and proposes the continuation of the elevational treatment to match the main building. The addition is proposed to be subservient to the main building and would not appear incongruous or out of keeping with the structure currently under construction.

Amount & Use

The proposal seeks an extension to an existing consented scheme for a café and kite surfing school on Littlehampton sea front. The extension is proposed within 2 no. storage containers measuring 46 square metres in connection with the existing use. The use has consent year-round with the addition of a café in this location promoting and enhancing existing leisure uses and the tourism offering locally. The use was supported by Arun District Council's Economic Development department and is considered to boost the tourist economy through-out the year, rather than just seasonally.

Access

Access to the extension will be as per the existing building, fully Part M compliant with ramped access to a minimum width of 1500mm around the building and level access at the threshold. Cycle parking was designed into the original proposals for the café and kite surfing school due to the sustainable nature of the site adjacent to the sea front promenade.

Flood Risk

The site is located on Littlehampton sea front and was previously occupied by a promenade shelter. The site has planning permission for the construction of a café and kite surfing school and this application relates to an extension to this to provide an equipment store and office.

The site is located with Flood Zone 3 and as such is in an area at the highest risk from flooding. The risk would appear to be predominantly tidal. Multiple flood defence features exist to defend Littlehampton sea front and surrounding area. The site occupies an elevated position above sea level forming part of the promenade with the public leisure centre and residential apartments to the north.

On the basis that the proposed extension is non-residential (mixed use café and kite surfing school) with a footprint of less than 50 square metres a sequential test is not required. Due to the low vulnerability of the use and being partially water compatible the proposed extension is considered suitable within Flood Zone 3.

Flood risk measures have been incorporated into the main building design and these include:

- a point of safe refuge on the upper terrace
- flood proofing of the ground floor
- a flood warning and evacuation plan prepared as required
- Applicant to register with the free EA Floodline Warnings Direct service



Figure 4: Environment Agency flood map showing application site

For the reasons set out in this statement the application proposal complies with the adopted Arun Local Plan, and the overarching objectives of the National Planning Policy Framework to deliver appropriate development. As such we therefore request that the application is granted planning permission at the earliest opportunity.