

Planning and Regeneration Services
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Date: 7 February 2022

Our ref: 64429/10/AC/JMi/20641629v1

Your ref: PP-11024741

Dear Sir / Madam

Church Farm Holiday Park: Full planning application for the erection of a Jump Tower with Climbing Wall and a Container Bar

On behalf of Haven Leisure Limited ("Haven"), we are pleased to submit this planning application for the erection of a Jump Tower with Climbing Wall and a Container Bar at Church Farm Holiday Park for use by Park guests.

The application has been submitted via the Planning Portal (PP-11024741) and the following documents have been provided:

- 1 4636-100A - Site Location Plan
- 2 4636-110B-CF – Block Plan
- 3 Jump Tower with Climbing Wall Specification
- 4 Container Bar Elevations

The planning application fee of [REDACTED] via BACs to the Planning Portal.

Background to the Application

Bourne Leisure, established in 1964, is a significant contributor to Great Britain's tourism economy, operating more than 50 holiday sites. These sites comprise hotels and holiday resorts; family entertainment resorts; holiday villages; and holiday parks. They are managed by a number of subsidiary companies; Butlins, Warner, and Haven.

Bourne Leisure is the leading operator of holiday parks in the UK and employs some 16,000 staff of which 2,100 are permanent staff and 7,300 seasonal staff for Haven. Nationally, Bourne Leisure's parks attract over four million visitors per year. Bourne Leisure has over 50 years' experience of the holiday industry and how to cater for the needs and expectations of holiday makers. The Company's hotels, resorts, villages and parks are all under continual review, to ensure that the facilities provided are adapted to respond to changes in the tourism market.

For Bourne Leisure to continue to attract customers and respond to changing market conditions, the Company has to invest regularly to maintain a product, so as to meet increasing customer expectations. In



particular, the Company seeks to ensure that the facilities at all of its sites are good quality and well maintained, necessitating a programme of replacing older facilities. Significant investment is required to maintain and enhance the viability and attractiveness of all the Company's operations as "destinations" in their own right. A lack of investment would result in stagnating facilities attracting fewer visitors, and therefore, falling income. This harmful outcome for the Company would, in turn, have wider detrimental effects on the local economy (e.g. reduced employment and local spending).

Bourne Leisure, therefore, has active development programmes for the maintenance and enhancement of all their sites. The proposed development forms part of Bourne Leisure's continuing investment and enhancement of Church Farm, to improve the quality and standard of facilities at the site to meet the expectations of guests and remain an attractive option for tourists in the area. There is also a requirement to provide more outdoor activities to reflect the expectations of customers for opportunities to spend time in the fresh air as a reaction to COVID 19.

The Site

Church Farm Holiday Village is located between Pagham Lagoon (to the south east) and Pagham Harbour (to the west) within the westernmost area of Arun District Council (ADC), in West Sussex. It is approximately 6.5km to the south west of the centre of Bognor Regis. Pagham beach is 300m to the south west. The Park is an important contributor to the local tourism economy, providing a high quality tourist and leisure facility.

The application site is currently used as a bowling green which has become surplus to requirements and it is intended to locate new leisure facilities within this area to enhance the park facilities. The bowling green is located centrally within the park, surrounded by other existing leisure uses including the bungee trampolines, tennis courts and multi-use games area.

The Proposal

The proposed development is made up of two elements comprising a new container bar and a jump tower with climbing wall.

The container bar will comprise a converted shipping container, extending to 6.04m in length, 4.88m in width and 2.89m in height (with 'Box Bar' lettering on the roof increasing the overall height to 3.68m).

The exterior face of the container is to be orange (RAL 2010 Signal Orange). The front elevation will comprise the bar serving area with roller shutters securing the bar when it is closed. The side elevation will have a personnel door for staff as well as 'barn' style doors for maintenance access. The unit also benefits from built in ventilation, with a cooling unit and heat dumps visible on the rear elevation and passive vents to the side elevations.

The proposed jump tower with climbing wall sits within a penned area with artificial turf which extends to 12.15m by 14.15m. The jump tower unit itself extends to 8.63m in height. The tower is primarily made of wood and will be secured by wooden fencing and a lockable access gate to ensure that it cannot be used out of hours.

Assessment

The statutory development plan is the Arun Local Plan, adopted July 2018. The National Planning Policy Framework (NPPF) (2021) sets out the overarching policy priorities for the planning system. The NPPF is a material consideration in the assessment of this application.

(i) Principle of Development

Church Farm currently provides 900 static caravan pitches as well as a wide range of tourist guest facilities. Local Plan Policy TOU DM1 (Tourism Related Development) is supportive of new tourism facilities, including expansion, which are likely to attract visitors provided that they are in accessible locations, are accompanied by workable and realistic travel plans, address visitor management issues and achieve good design.

The proposed developments, despite being discrete in nature, will make an invaluable contribution to the future operation of the holiday park. Covid-19 has had a significant impact on the leisure and tourism industry and on the way, Haven has needed to operate its parks to ensure compliance with social distancing measures and the safety of its guests and staff. These measures will need to be in place for the foreseeable future and, indeed, have led to a way of operating that guests have responded well to and would like to see become a permanent feature.

Further, the proposals are important to meeting guest expectations, even beyond COVID-19, are for guest use only, are located within the existing park and are thereby accessible, will have no impacts in terms of transport and are of a good design. As such, the proposals accord with the general aims of Policy TOU DM1, as well as policy guidance in the National Planning Policy Framework (NPPF, para. 83) which supports the sustainable growth of the leisure and tourism industry.

(ii) Transport Statement

The location within the park for the proposed developments has been selected due to proximity to other key leisure facilities such as the trampoline bungee and tennis courts. Given that the proposed development is to be located within the existing holiday park, there are no implications for traffic movements as these facilities are for use by guests already staying at the park.

(iii) Landscape/Amenity Statement

The developments have been strategically placed within the existing park and adjacent to the existing leisure facilities on site to ensure they sit well within their setting and will be seen in the context of existing built development.

Given the location of the development within a central area of the park, it is not considered that the proposals would present any adverse visual or amenity impacts on the surrounding area and will form part of and be in keeping with the established and extensive holiday park.

(iv) Biodiversity Statement

Given the proposed location for the development on the existing artificial bowling green, it is not considered that there will be any material effect on biodiversity.

(v) Flood/Drainage Statement

The proposed development is located within Flood Zone 3A. A Flood Zone 3 designation classifies the site as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. The most significant flood risk is flooding from the Pagham Rife west of the site, Pagham Lagoon to the south and beyond that the English Channel. The NPPF states that a Flood Risk Assessment is required to be submitted for all proposals for new development at risk from flooding from all sources, including minor development. The Planning Practice Guidance states that the flood risk assessment should be proportionate to the risk and appropriate to the scale, nature and location of

the development (para 031 ID: 7-031-20140306 rev. 06.03.2014) and this is reflected in the scope of information provided in this statement.

The proposed bar and jump tower – by their nature – needs to be located within the boundary of the caravan park so that it can serve visitors of Church Farm Holiday Village. Given that the majority of the caravan park falls within Flood Zone 3, in line with the sequential test requirements set out by the NPPF (paragraphs 157 and 158) and Local Plan Policy W DM2 (Flood Risk), it is concluded that no alternative sites exist within a lower flood risk area which could practically and feasibly accommodate the proposals. It is also noted that the proposals would, in accordance with Planning Practice Guidance (paragraph 067 ID: 7-067- 20140306 rev. 06.03.2014), be classed as a ‘less vulnerable’ use which is considered to be suitable within a Flood Zone 3 location.

Furthermore, the proposal will not increase the level of flood risk at the site or to neighbouring sites - in accordance with national policy guidance and Local Plan policy – as the proposed bar and jump tower will be located on the existing artificial grass of the bowling green, with any rainwater falling on the developments and then soaking into the ground as happens currently.

On this basis the proposed bar and jump tower are considered to comply with Local Plan Policy WDM2 and the NPPF guidance as it is considered suitable development within Flood Zone 3 and will not increase the level of flood risk to surrounding properties. It is, therefore, acceptable in flood risk terms.

(vi) Heritage

There are some listed buildings situated within and adjacent to the Holiday Park. The proposal site is located nearby to the Grade II listed Beckett’s Barn and the Grade I listed Church of Thomas A. Beckett. Further, the existing bowling green is within an area designated as a Scheduled Monument (Beckett’s Barn and adjoining earthworks).

Whilst the proposals would not be in direct sight of the Church due to existing substantial landscaping and development, they will be within sight of Beckett’s Barn. However, there will be no change to the setting of the listed building given that the prevailing character of the immediate and wider area is that of a caravan holiday park, which the proposed developments would complement.

With regard to the Scheduled Ancient Monument (SAM), the proposed developments will be located on top of the existing bowling green and no significant earthworks / ground disturbance is anticipated. As such, it is not considered that the developments will have an adverse impact on the SAM and again the proposals are in keeping with the prevailing character of a holiday park.

Accordingly, it is concluded that there will be no material harm to the designated heritage assets or their setting and the proposal accords with NPPF guidance and Local Plan policies HER SP1 (The Historic Environment) and HER DM1 (‘Listed Buildings’).

Summary and Concluding Comments

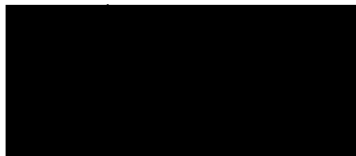
Overall, it is concluded that the application is in accordance with the Development Plan. Accordingly, we trust that the Council will be able to support the application and that planning permission will be granted.

The proposed developments will play a vital role in the continued investment at Church Farm Holiday Park to improve and enhance the facilities at the park.

We look forward to receiving confirmation that the application has been validated. If you require any further information in the meantime, please do not hesitate to contact me.



Yours faithfully



Jenny Mitter
Associate Director