KM

gta civils ltd - consulting engineers

Ref: 3590/2.1

Mr Keith Morgan
Planning Services Manager
Adur District Council
Civic Centre
Ham Road
Shoreham-by-Sea
BN43 6PR

ADUR D.C.
CHIEF EXECUTIVE'S
DEPARTMENT
27 JAN 2011

January 24, 2011

Dear Mr. Morgan,

Objection to Planning Application ADC/0471/10 Beach Huts

We have been instructed on behalf of Mr & Mrs Cooper, owner of the Golden Sands Caravan Park, to object to the above application on the following grounds:

1. These beach huts will obstruct the view from a large number of both the existing beach huts and indeed those that have been granted Planning Permission on the Golden Sands Caravan Park, it would appear that the Parish Council as a rule do not double-bank their beach huts when they face the sea and therefore this is considered to be an unreasonable proposal on their part. The drawing submitted with the Planning Application did not show the existing huts or indeed the caravans therefore this must be considered to be a serious misrepresentation of the proposal. The erection of beach huts on both sides of the cycleway/footway at this point will create an unsightly tunnel effect as pedestrians pass through this location. The close proximity of beach huts with no control by Mr. & Mrs. Cooper could allow vandalism and fires being started which could result in fires spreading between the two lines of beach huts quickly and could well endanger the caravan site;

2. No evidence has been given as to how the proposed owners of the beach huts will gain access and it is highly likely they will trespass on the Golden Sands Caravan Park thus being detrimental to the amenity and enjoyment of the owner s of the Park and indeed the clients or holiday makers. During the investigations of these applications it has come to light that the path across the frontage of the caravan park at this location is within the ownership of the Golden Sands Caravan Park and the access path to the beach huts is only a footpath. This path is not as yet designated as a cycleway and therefore no vehicular access whatsoever is allowed to the site of the proposed beach huts. Vehicles are also banned from Shopsdam Road therefore making it very difficult to construct and access these proposed beach huts legally;

3. There appears to be no toilet facilities provided and it is likely that users of the proposed beach huts will trespass on the Caravan Park to use their private facilities when the public facilities adjacent to the Sailing Club are not available;

4. The design of the beach huts proposed are shed like, unlike the high standard of hut that is being constructed along the frontage of the Golden Sands Caravan Park;

5. A parking survey has been carried out by Mr. & Mrs Cooper and it is evident that on a fine day there is very little parking available on Brighton Road and the surrounding estate roads. A photographic survey was undertaken on the Bank Holiday Monday 3rd May and a further survey was carried out on the next Bank Holiday 31st May when the weather was warmer (See Sample of Photographs in Appendix A). These surveys showed that there were very few parking spaces available on the road within easy walking distance of Shopsdam Road;

6. It is understood that an additional application for 10 huts has been passed, adjacent to The Green (west of this application site) where there is already a carpark, toilet facilities and a café. It is not clear why the Parish Council has not chosen to increase the number of beach huts in this location ;

7. Alternative locations for beach huts were submitted both to Colin Hunt and to the District Council during the consultation period for Application No. ACD/0116/10, copies of these drawings numbered 3590/100,101,102 are attached in Appendix B for your information. These drawings show where 30 beach huts could be erected without inconveniencing those already erected and those planning to be erected along the frontage of The Golden Sands Caravan Park. Gta Civils Ltd applied for and received provisional approval from the Environment Agency (See letter dated 6th August 2010 in Appendix C for this Approval). It must be noted that Mr. & Mrs. Cooper had offered to give up a portion in the centre of the caravan park as a gesture of goodwill even though they considered that this would still compromise the exclusive use of the site by the caravan owners;

8. The District Authority's Website shows the allocation of the sites for beach huts and it is the clear intention of the District Planning Authority to allow beach huts only to be installed under the control of the owner of the Golden Sands Caravan Park across its frontage whilst Lancing Parish Council have control of a large stretch of the beach on both sides of the caravan park (Please find attached information about the beach huts from Adur District Council's Website in Appendix D). The purchase of the Caravan Site by Mr. & Mrs. Cooper from Adur District Council was carried out on the basis that the administration of beach huts across the frontage of Golden Sands Caravan Park would be exclusive to themselves;

9. During the consultation on Application No. ADC/0116/10 the Planning Officer asked the Parish Council to substantiate the need for the beach huts and information has not been forthcoming. Mr. & Mrs. Cooper did however obtain a copy of the waiting list for beach huts which contained names of those who no longer required beach huts and of those who are still waiting many were duplicated as they would like beach huts on the eastern end of the Parish Councils allocated beach frontage close to Widewater;

10. Beach huts at the proposed location will be susceptible to beach erosion in stormy conditions; photographs are attached in Appendix E showing the effects of the storm in 1992 which damaged beach huts erected on the beach but did not unduly affect those constructed behind the beach wall on the Golden Sands Caravan Park. This potential danger on the seaside of the sea wall was also illustrated in the storms of 2010 which almost undermined the existing beach huts and did erode quite seriously the beach at the location of the proposed beach huts in front of Golden Sands Caravan Park (See Photos in Appendix E).

Mr. & Mrs. Cooper are endeavouring to encourage tourism to Lancing which will benefit local shops etc and it is considered that this proposal will inhibit the attraction of the caravan park along with its beach huts.

The threat of this proposal has already resulted in the cancellation of the purchase of one of the beach huts and if the application is approved it is evident that further financial damage will be inflicted on the viability of the caravan park.

Mr & Mrs Cooper therefore urge the Committee to refuse the Planning Application and send a clear message to the Parish Council that the control of the beach huts across the frontage of the Golden Sands Caravan Park should remain with the owners of the caravan park.

Yours sincerely

[redacted]

Allen Rollings
C.Eng MICE MCIHT
Highway Consultant
gta civils ltd - consulting engineers
email: arollings@gtacivils.co.uk
Direct Dial: 01444 225651

Enclosures: Parking Survey Photographs
Drawings 3590/100,101,102
EA Approval
Extract from Website
Storm Photographs

APPENDIX A: PARKING SURVEY PHOTOS



Photo 1 Brighton Road South Side Outside Golden Sands Caravan Park



Photo 2 Brighton Road North Side Outside Golden Sands Caravan Park



Photo 3 Old Salts Road Side Road Opposite Shopsdam Road

APPENDIX B PLANS OF ALTERNATIVE SITES



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PLANNING

MOSES COOPER

GOLDEN SANDS
HOLIDAY VILLAGE

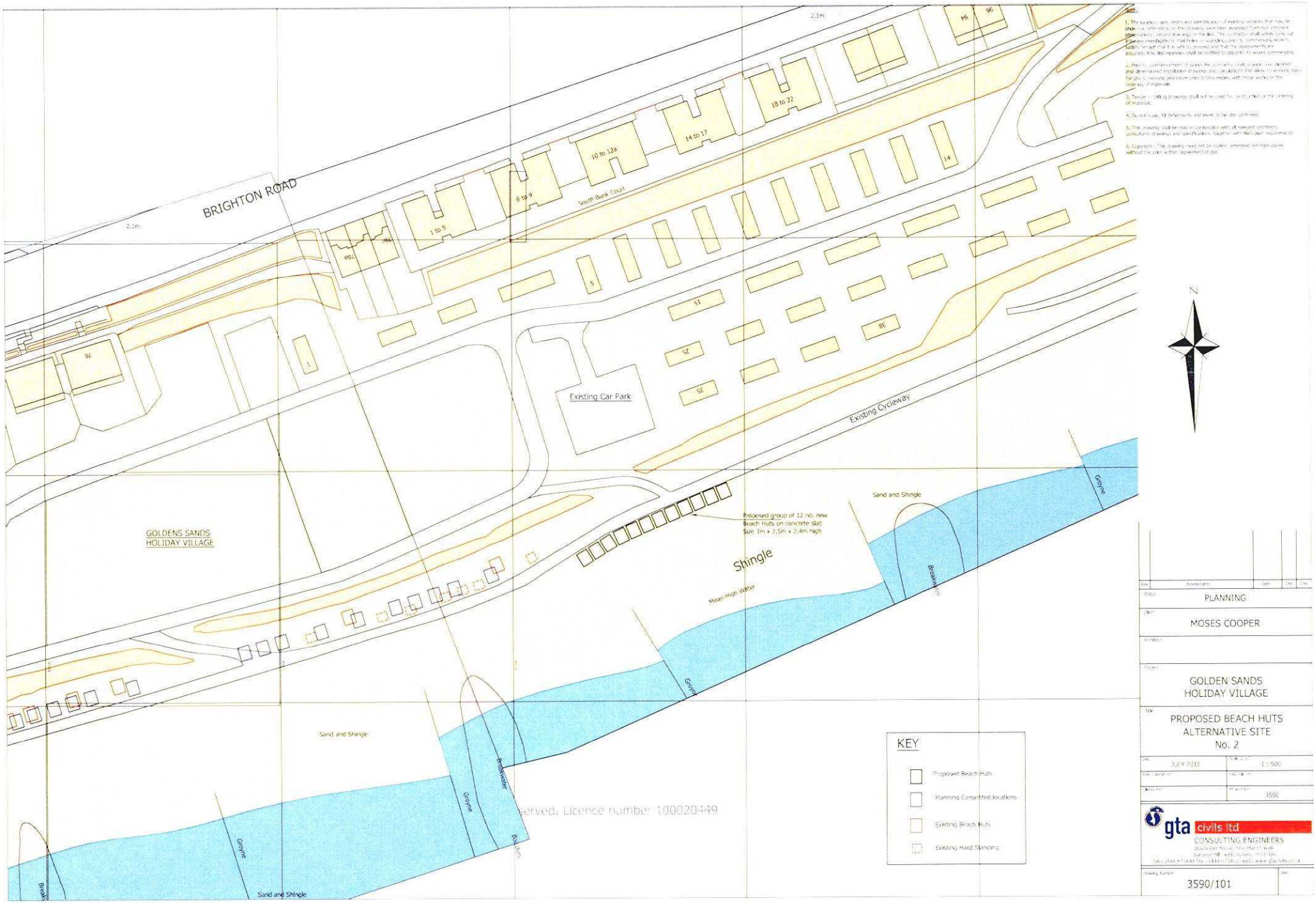
PROPOSED BEACH HUTS
ALTERNATIVE SITE
No. 1

JULY 2010 | 1 : 500

3590

gta civils ltd
CONSULTING ENGINEERS

3590/100


BRIGHTON ROAD
2.1m
1 to 5
6 to 9
10 to 12a
14 to 17
18 to 22
South Bank Court
Existing Car Park
Existing Cycleway
GOLDENS SANDS
HOLIDAY VILLAGE
Proposed group of 12 no. new
Beach Huts on concrete slab
Size: 3m x 2.5m x 2.4m high
Shingle
Mean High Water
Sand and Shingle
Groyne
Breakwater
KEY
Proposed Beach Huts
Planning Consented locations
Existing Beach Huts
Existing Hard Standing
N
PLANNING
MOSES COOPER
GOLDEN SANDS
HOLIDAY VILLAGE
PROPOSED BEACH HUTS
ALTERNATIVE SITE
No. 2
JULY 2010
1:500
3590
gta civils ltd
CONSULTING ENGINEERS
3590/101


BRIGHTON ROAD
Pond
Pond
Shingle
West Beach
Existing Beach Huts
Proposed group of 8 no. new Beach Huts on concrete slabs. Size 3m x 2.5m x 2.4m high
At least 6m space to be left between end of stories and last beach hut
Shingle
Groyne
Breakwater
Breakwater
KEY
Proposed Beach Huts
Existing Beach Huts
N
PLANNING
MOSES COOPER
GOLDEN SANDS HOLIDAY VILLAGE
PROPOSED BEACH HUTS ALTERNATIVE SITE No. 3
JULY 2010
1:1 500
3590
gta civils ltd
CONSULTING ENGINEERS
3590/102

APPENDIX C **DRAFT APPROVAL FROM THE ENVIRONMENT AGENCY FOR ALTERNATIVE LOCATIONS FOR BEACH HUTS**

Mr Martin Roberts
gta civils ltd - consulting engineers
66A (Gloucester House) Church Walk
Burgess Hill
West Sussex
RH15 9AS

Our ref: HA/2010/110440/01-L01
Your ref: 3590/2.1

Date: 06 August 2010

Dear Mr Roberts

ERECTION OF 30 BEACH HUTS
GOLDEN SANDS CARAVAN PARK AND LANCING SEAFRONT

Thank you for your letter dated 20th July.

Providing the beach huts are sited so that they maintain the line of the existing huts, they will not interfere with our access on this section of beach. Therefore, we granted Flood Defence consent to Lancing Parish Council to site an additional 30 beach huts at this site.

Any further huts would also require our consent, as well as planning permission. On the assumption that these huts also follow the existing line, we are unlikely to have any objection to this on flood defence grounds.

Please note that the view expressed in this letter by the Environment Agency is a response to a pre application enquiry only and does not represent our final view in relation to any future planning application made in relation to this site. We reserve the right to change our position in relation to any such application.

You should seek your own expert advice in relation to technical matters relevant to any planning application before submission

I trust that the above comments are satisfactory but if you require any further information please contact either myself or my colleague Keely Mowatt in our Development and Flood Risk team on 01903 703948.

Yours sincerely

Miss Catherine McLeod
Planning Liaison Officer

Direct dial 01903 703858
Direct e-mail planning.southdowns@environment-agency.gov.uk

APPENDIX D EXTRACTS FROM ADUR DISTRICT'S WEBSITE

Adur District Council On-Line :

www.adur.gov.uk

You are here : **Homepage** : **Adur's services** : **Leisure/Tourism** : **Beach huts**

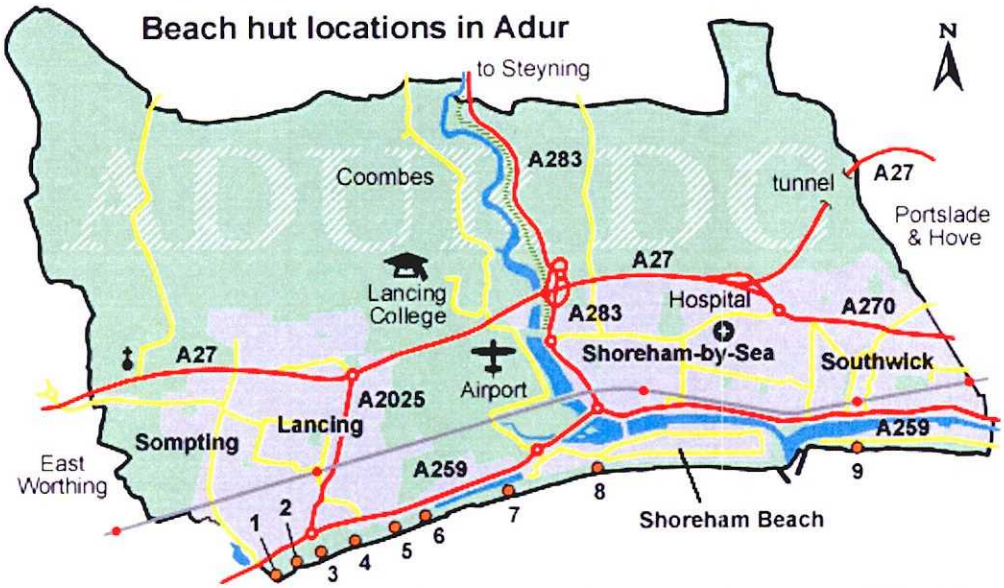
Leisure and tourism in Adur

Beach huts

There are nine locations in Adur where there are beach huts - for the sites see the map and list below.

Due to their popularity there is a long wait for beach huts to become vacant or available. All waiting lists for beach huts (on Adur DC controlled sites) are currently closed, except for Southwick Beach where you can apply using our

- **On-line form (printout when completed) - Application to lease a beach hut** (requires **Adobe Acrobat**)



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These nine beach hut sites are administered by :

- ADC = Adur District Council (the four bold site numbers, 1, 2, 8 and 9 in list below)
- LPC = Lancing Parish Council
- GS = The Site Manager, Golden Sands Caravan Park
- **1 : West Beach, Brighton Road, Lancing** (A259, opposite Western Road)
  ADC : (01273) 263255
- **2 : Opposite Bessborough Terrace, Brighton Road, Lancing**
  ADC : (01273) 263255
- 3 : Beach Green, Brighton Road, Lancing (opposite South Street)
  LPC : (01903) 753355
- 4 : Beach Green, Brighton Road, Lancing
  LPC : (01903) 753355

- 5 : West of Shopsdam Road, Lancing (beach end)
  LPC : (01903) 753355
- 6 : Golden Sands, Brighton Road, Lancing (beach side of Golden Sands caravan park)
  GS : (01903) 752701
- 7 : Widewater Lagoon, West Beach Road, Lancing
  LPC : (01903) 753355
- **8 : Beach Green, Shoreham Beach, Beach Road, Shoreham-by-Sea**
  ADC : (01273) 263255
- **9 : Southwick Beach, Basin Road South, Southwick** (south of lock gates)
  ADC : (01273) 263255



In location 9, at Southwick Beach, the beach huts are available on an annual licence from Adur District Council : (01273) 263255. The beach huts at Southwick Beach are of a 'continuous concrete block design'. The beach huts at all other locations are individual wooden huts of a more traditional design.
(Photo right : Beach huts at Southwick Beach).



In locations 1 to 8 you rent just the pitch from either Adur District Council, Lancing Parish Council or Golden Sands Caravan Park respectively (see list above). You can then either purchase the existing beach hut on that pitch from its present owner, if there is one already there, or you can install a new beach hut on the pitch if it is vacant.
(Photo left : Beach huts at Shoreham Beach).

Please note that there are size and colour restrictions that apply to beach huts, these restrictions may also vary depending on which area the beach hut is in. **Please use the appropriate contact number for more details - see list above.**

For more information on beach huts, the costs of their pitches and the current availability please refer to the list below, or contact the appropriate council for details (see list above).

You can contact Adur District Council by **sending Estates an e-mail.**

Beach huts and beach huts sites
Revised licence fees for year 2010/11

- **Site 1 : West Beach, Lancing** (pitch only)
  (Rateable value : £130)
  Rent element : £260, VAT @ 17.5% £45.50, Total £305.50

- **Site 2 : opposite Bessborough Terrace, Lancing** (pitch only)
  (Rateable value : £130)
  Rent element : £260, VAT @ 17.5% £45.50, Total £305.50

- **Site 8 : Beach Green, Shoreham** (pitch only)
  (Rateable value : £140)
  Rent element : £268, VAT @ 17.5% £46.90, Total £314.90

- **Site 9 : Southwick Beach** (pitch and hut)
  (Rateable value : £130)
  Rent element : £555, VAT @ 17.5% £97.13, Total £652.13

Notes :

- Non - domestic rates (NDR) are chargeable in addition to the costs above, but are billed separately by the Revenues department. The cost of this is based on the rateable value and is likely to be around £55 - £60, although due to legislation changes from April 2005 the rate payer may be entitled to apply for Small Business Rate Relief (SBRR) which can reduce this figure by around 50%. (Further details can be obtained from **Council Tax**).
- Site numbers 3, 4, 5 and 7 are administered by Lancing Parish Council, **more details can be found on the Lancing Parish Council beach huts webpage**
- Site number 6 (Golden Sands) is administered by the site manager at **Golden Sands Caravan Park**

Contact details :

Estates Team,
Technical Services,
Portland House,
Richmond Road,
Worthing,
West Sussex, BN11 1HS
Tel : (01903) 221494 (or relevant number on page)
Fax : Please ring
Minicom : (01903) 204500
Send Estates an e-mail
website : www.adur.gov.uk

Related external websites :

None

See also :
Find out how to open links to external websites in a new browser window or tab

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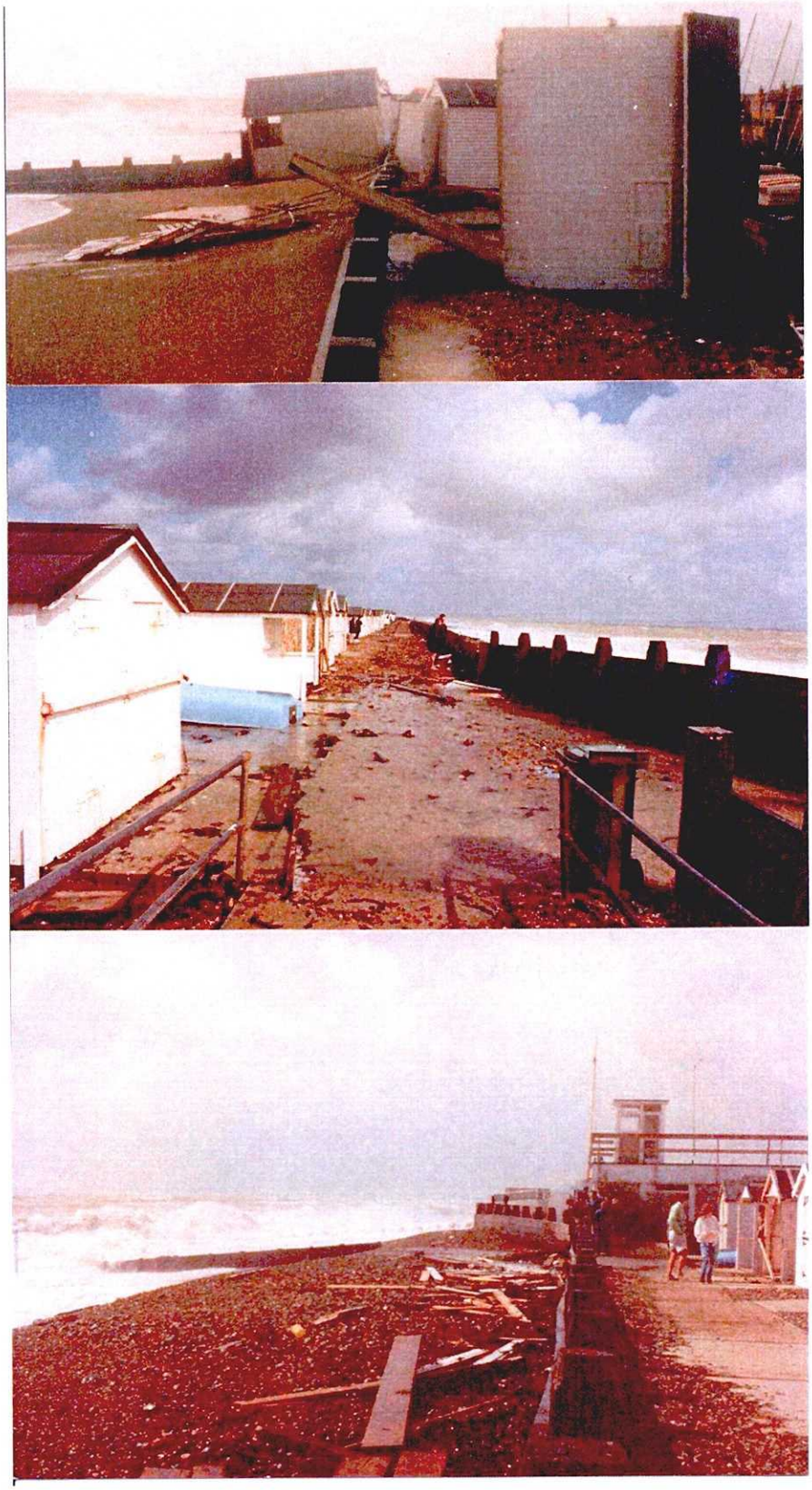
APPENDIX E PHOTOGRAPHS OF STORM DAMAGE







1992 Storm showing the Damage to the Beach at the Proposed Location of the Beach Huts & the Relative little Damage to the Beach Huts on the Golden Sands Caravan Park



1992 Storm showing the Damage to the Beach & Council Beach Huts & the Relative Little Damage to the Beach Huts on the Golden Sands Caravan Park





2010 Storm showing the Damage to the Beach in Front of the Existing Council Beach Huts and Below the Threat to the Proposed Location of the Council Beach Huts Subject of this Application.