Appendix F2

Design and Access Statements in connection with the Lancing Parish Council's planning applications to provide 15 beach hut plots on the Lancing foreshore east of Shopsdam Road, Lancing.

Background

The Council has licensed beach hut sites along its beach and foreshore for many years. Beach huts are a popular and long standing tradition of the Lancing beach scene and as expected there is a high demand for plots. A waiting list exists, which is restricted to Lancing and Sompting residents, and some persons have been on the list for a number of years. There are currently over 40 names on the waiting lists.

In order to satisfy some of this demand, 10 sites have now received planning permission at Beach Green and these will be occupied from April next year. A further 15 sites have been identified and is the subject of this planning application.

Originally it was proposed to apply for 30 sites in the Shopsdam Road area but the Council, having taken into consideration the objections by the owners of Golden Sands, resolved a compromise to reduce the number of plots by half and restrict these to the western end of Golden Sands.

This will limit the doubling of rows of huts which is evident at Widewater and allow the owners of Golden Sands to relocate their existing huts eastwards and thus avoid the double rows altogether should they choose to. The owners of Golden Sands had ample notice of the Council's intentions in this matter (December 2008) prior to erecting their new huts in the summer of 2009.

EA consent

In December 2009, the Environmental Agency (EA) was approached to seek their views of possibly providing new plots on the foreshore. Two matters of discussion were the access for maintenance and beach replenishment works and the vegetated shingle.

Negotiations were successful and subsequently two consents were granted in Jan 2010, FD/2009/S/180 & 181, for the placement of huts in two locations. One being the previously granted site at Beach Green and the second. which is the subject to this application.

The Council was advised that a bio diversity study was not required although conditions of the consent do exist in respect of the vegetation which will be adhered to and a site meeting has already agreed to relocate some of the vegetation which will be undertaken before April next year.

Access for erection and maintenance purposes, across Beach Green open space, is granted by the Council on application, whereby materials can then be either delivered direct or easily offloaded and transported to locations. A method statement will be imposed on any new hut owners to ensure that the erection and transporting of materials will be done in a safe manner.

Subject to demand, a suitably metalled disabled access would be possible to a number of beach huts at the western end of the proposed block.

Facilities

Public toilets are in the immediate vicinity at the end of Shopsdam Road and refreshment kiosks are located at Beach Green and Widewater. There are a number of water taps westwards.

In consideration of the options available to place beach huts along the Council owned foreshore, the area in front of the Golden Sands is considered to be the best option available.

Conclusions

There is a demand by local residents which is demonstrated by a long waiting list.

The Council is entitled to seek permission for the placement of huts on its own land and is following the necessary procedures

The issues surrounding this application have been debated by Council on many occasions and the decisions taken have been done so in the best interest of the majority of local residents.

This application is considered by the Council to represent the most suitable compromise to the original proposals.

Colin Hunt
Clerk to the Council
November 2010