PLANNING STATEMENT

June 2023 // The North Star, Littlehampton Road, Worthing, BN13 1QY

JTS PARTNERSHIP

The North Star, Littlehampton Road, Worthing, BN13 1QY

Client: Mitchells & Butlers Retail Limited

Our Ref: ND/AL/9611

Prepared by	Checked by	Date	Signature
Miss A Lai	Mr N Davey	April 2023	

Brentwood	Canterbury	Leeds
Number One, The Drive, Great Warley, Brentwood, Essex CM13 3DJ	1st Floor, 44 St Peters Street, Canterbury, Kent, CT1 2BG	2 Infirmary Street, Leeds, LS1 2JP
01277 224664	01227 456633	0113 244 4288

Regulated by RICS

RICS

RTPI Chartered Town Planners

JTS PARTNERSHIP

INTRODUCTION

This Planning Statement has been prepared on behalf of Mitchells & Butlers Retail Ltd, to support an application that seeks planning permission to retain eight garden pods at the North Star Public House in Worthing.

The application submission is accompanied by the following documents and drawings:

- This Planning Statement.
- Completed Application Form & Certificate.
- Covering Letter, dated 11th April 2023.
- 2517-202A Site Location Plan.
- 2517-200A Existing Site Layout Plan.
- 2517-201D Proposed Site Layout Plan.
- 2517-406 Existing Floor Plan and Elevations of Garden Pods.

THE SITE AND SURROUNDING AREA

The North Star

The North Star is situated on the north side of Littlehampton Road, within the defined settlement boundary and in a highly sustainable location, in close proximity to shops and services. The nearest bus stop is 'North Star', which lies directly outside the site and provides services to Lancing and Upper Breeding. In the opposite direction, the closest bus stop is Ringmer Road, which provides services to Salvington and East Worthing.

The site is located within Flood Zone 1, an area with the least risk of flooding.

Planning History

The site's planning history, as it is available on the Council's website, is set out in the table below:

Application ref.	Proposal	Decision	Decision Date
08/0082/FULL	New 'lean to' style extension to west elevation to act as a smoking shelter.	Application Permitted	1st April 2008
01/00540/FULL	Retrospective application for the retention of plant and equipment erected on rear single storey roof.	Application Permitted	30th July 2001
00/01229/ADV	Installation of two sets of externally illuminated letters to front elevation.	Application Permitted	29th January 2001
00/00977/ADV	Construction of one illuminated beacon sign within car park adjacent to boundary with Littlehampton Road.	Application Permitted	20th November 2000

00/00945/FULL	Single storey extension, new lobby, landscaping, provision of parking spaces and external alterations.	Application Permitted	7th November 2000
99/00265/FULL	Construction of a single storey building to house kitchen fridges and freezers.	Application Permitted	25th May 1999
98/05309/ADV	Retention of various illuminated advertisement signs and lighting.	Application Permitted	27th May 1998
96/05439/FULL	Erection of outdoor play equipment.	Application Permitted	24th July 1996
94/05414/ADV	Installation of various illuminated and non-illuminated signs.	Application Permitted	18th May 1994
94/05413/FULL	Single storey extension at side.	Application Permitted	6th April 1994

THE PROPOSAL

The North Star, with its spacious garden, is a popular local public house and restaurant.

It is owned and operated by Mitchells & Butlers Retail Limited, which, installed eight pods in the beer garden of the public house in 2021. They have proved to be very popular with clients and the Company, therefore, now seeks consent to retain them on a permanent basis. This proposal forms part of general refurbishment of the garden.

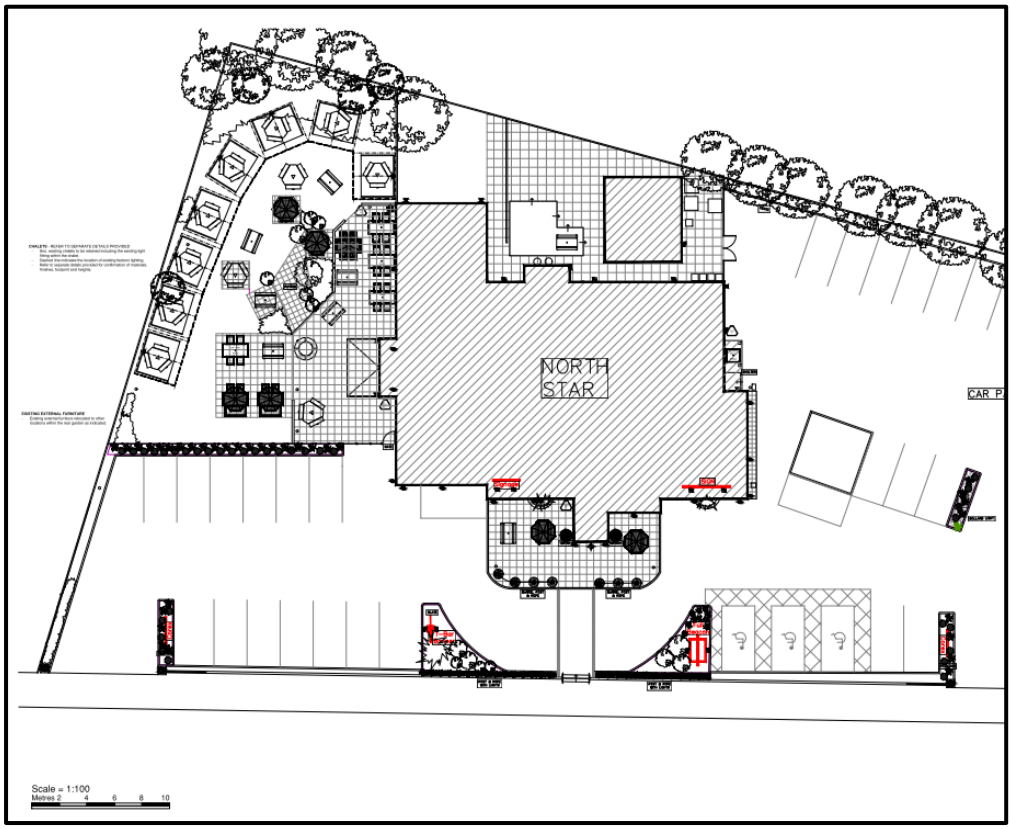

Figure 1: Proposed Site Layout Plan

The customer garden is situated on the west side of the building, with the pods being located adjacent to the western boundary, boarding a three-storey block of flats (Carolyn House).

The flats face north/south and are set back from the shared boundary behind an access drive serving garaging and car parking.

The garden pods are constructed of timber, with a low pitch, felt covered roof. They face into the garden which is part paved and grassed and which includes traditional public house tables, chairs, benches and parasols.

PLANNING POLICY CONTEXT

As is set out in the National Planning Policy Framework (NPPF) 2021, the proposal should be considered in accordance with the terms of the development plan, unless material considerations indicate otherwise. The development plan includes:

- Adopted Worthing Local Plan Saved Policies (2007).
- Adopted Worthing Core Strategy (2011).

The Council has published a new Local Plan which is currently at Examination. Until the Council receives the Inspector's Report, it can carry little weight in development control decisions.

Worthing Local Plan Saved Policies (2007)

Policy BE1: Building Design states that proposals for development or redevelopment will be permitted provided that:

(i) the architectural composition, including external appearance and character, achieves a good standard of design and is compatible with its surroundings or enhances the appearance of the locality;
(ii) the siting, layout, density, orientation and prospect take full account of the characteristics of the site and its surroundings;
(iii) the form and character, including height, massing, scale and proportions, are compatible with its surroundings or enhance the appearance of the locality;
(iv) the relationship between built forms and the open spaces surrounding them is compatible with the character and appearance of the locality.

Policy SC1: Social & Community Facilities provides that social and community facilities will be permitted on:-

(i) upper floors within the district, neighbourhood or local centres; or
(ii) the ground floors of district and neighbourhood centres outside the defined retail core.

Provided there is no unacceptable loss of residential accommodation or business floorspace in accordance with Policy H10 and Policy B10 respectively.

Policy RES 7 Development that has the Potential to Generate Pollution provides that development, including the intensification of existing uses, which generates or has the potential to generate pollution, will only be permitted where, by virtue of its location and/or appropriate mitigation measures, its impact on the natural and built environment, including wildlife and the amenities of local residents, does not cause unacceptable harm.

Adopted Worthing Core Strategy (2011)

Policy 5 The Visitor Economy provides that the retention, upgrading and enhancement of existing visitor attractions and visitor accommodation to meet changing customer demands will be supported.

Policy 11 Protecting and Enhancing Recreation and Community Uses provides that indoor and outdoor recreation facilities, sporting facilities, open spaces, cultural and community facilities contribute to the well being of residents, workers and visitors. The current supply of such sites and facilities in the borough justifies a strategy that seeks to retain and enhance all existing provision. Development will not be permitted which would lead to the loss of, or prejudice the use of, land / premises used, or last used, for community purposes.

Policy 16 Built Environment and Design provides that, throughout the borough, all new development will be expected to demonstrate good quality architectural and landscape design and use of materials that take account of local physical, historical and environmental characteristics of the area.

PLANNING BALANCE

The development plan recognises that public houses are important leisure and community facilities that also contributes to the Borough's tourism offer. Policies, therefore, seek their retention and provide that their further development will, in principle, be supported (Policies SC1, 5, 11).

As a result of the pandemic, customer expectations have moved on and public houses need to provide good quality external seating and dining areas in order to compete in what is an increasing difficult market. When the weather is good, customers are drawn to a public house that has an attractive external seating area. This application is about providing choice for customers, not increasing overall capacity, as when customers are in the garden, they are generally not inside.

The Company seeks retrospective planning permission to retain the eight existing garden pods. The proposals form part of a wider refurbishment of the customer garden. The garden pods are of a good standard of design and are compatible with their surroundings, consistent with the requirements of Policies BE1 and 16.

There have been no complaints from the neighbours about the use of the garden or the garden pods, which, whilst making the garden more attractive, do not increase its capacity (in fact they reduce capacity somewhat). There is no conflict with Policy RES 7.

The existing garden pods are compliant with national and local plan policy.