Planning Statement

In support of the full planning application for extension and alterations to Burlington Hotel

Marine Parade, Worthing

MCP JN : 0880/AJ

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This ***Planning Statement*** accompanies a full planning application for the proposed extension and alterations to the Burlington Hotel in Worthing and should be read in conjunction with the main Planning Document, March 2010 by Morgan Carn Partnership.

The proposed development of the site complies with the general strategic policies outlined by Government Guidance in promoting sustainable development and in the adopted **Worthing Local Plan Saved Policies** (September 2007) **and Worthing Borough's Revised Core Strategy** (June 2009) in terms of providing the following:

RCS Policy 2: Providing for a Diverse and Sustainable Economy

Ensuring sustainable economic growth by ensuring that the right conditions are created.
This will be done by:

- Identifying sufficient sites to provide for a range of employment space to meet the needs of current and future business,
- Safeguarding existing employment areas and promoting them as areas for reinvestment, intensification and redevelopment to bring about upgraded and additional floor space,
- Making more efficient use of existing and underused accessible sites,
- Supporting the development of tourism, leisure and creative industries with particular emphasis on the town centre and seafront locations,

National Policy and Guidance

Planning Policy Statement 1: Delivering Sustainable Development states that planning authorities should have regard to the importance of encouraging industrial, commercial and retail development if the economy is to prosper and provide for improved productivity, choice and competition.

RCS Policy 4: The Visitor Economy

To promote the enhancement and upgrading of existing tourist attractions where appropriate, including visitor accommodation to meet changing visitor demands.
To promote the provision of new tourist and leisure facilities within the town with a particular focus on the town centre and seafront area.
To protect the existing stock of visitor accommodation:

- The loss of some bed spaces maybe acceptable where it can be demonstrated that it is the only way of improving the standard of the existing accommodation.
- Alternative uses will be considered on the basis of whether they enhance the role of the visitor/ tourist economy and vitality of the seafront and town centre area.

National Policy and Guidance

Planning Policy Statement 1: *Delivering Sustainable Development* states suitable locations for - amongst other things - tourism and leisure development should be made available to support economic prosperity.

RCS Policy 15: The Built Environment & Design

Throughout the Borough all new development will be expected to demonstrate good quality urban, architectural and landscape design and use of materials that take account of local physical, historical and environmental characteristics of the area. In particular new development should display a good quality of architectural composition and detailing as well as respond positively to the important aspects of local character, exploiting all reasonable opportunities for enhancement. Where appropriate, innovative and contemporary design solutions will be encouraged.
Where possible the settlement structure, landscape features and buildings which represent the historic character of Worthing should be maintained; preserving and enhancing existing local assets wherever possible. Where the quality of the existing building(s) or local character is weak or poor appropriate solutions need to be sought which raise overall quality.
Design should encompass well structured streets that are safe, pedestrian friendly, with an accessible lay-out and that will increase permeability throughout the borough. Development lay-outs, pedestrian environments and public spaces should be designed in a manner which maximises actual and perceived safety. This will be achieved by carefully arranging buildings, spaces and access points to maximise natural surveillance, making good use of natural and artificial light and ensuring that the mix of uses and dwelling types contributes positively to the area.

Regional Policy

WLP SP Policy CT3: Development will be permitted provided that it:

- Respects and, where possible, enhances the appearance and character of the seafront environment; has regard to existing sea views;
- Is appropriate to its location in terms of density, scale, height, massing, appearance, orientation, layout and siting, both in itself and in relation to adjoining buildings, spaces and views to the sea.

WLP SP Policy BE1: Proposals for development or redevelopment will be permitted provided that:

- 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;
- The siting, layout, density, orientation and prospect take full account of the characteristics of the site and its surroundings;
- The form and character, including height, massing, scale and proportions, are compatible with its surroundings or enhance the appearance of the locality;
- The relationship between built forms and the open spaces surrounding them is compatible with the character and appearance of the locality.

The Draft South East Plan: Policy BE 1 states that the concentration of development in the region's urban areas will require (and present opportunities for) significant improvements to the urban environment of many cities, town and suburbs, making them more attractive places to live, work, shop, spend leisure time and invest. The policy states, amongst other things, that local authorities and their partners should promote and support built excellence through:

- Promotion and support of design solutions relevant to context and which build upon local character and distinctiveness and sense of place, including the sensitive re-use of redundant or under-used historic buildings;
- Support and identification of opportunities for appropriate higher density and mixed-use development schemes, in accordance with agreed development frameworks and guidance;

Policy BE7 states that in developing and implementing plans and strategies, local authorities and other bodies should adopt policies and proposals which support the conservation and, where appropriate, the enhancement of the historic environment and the contribution it makes to local and regional distinctiveness and sense of place.

Proposals that make sensitive use of historic assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate use, should be encouraged.

RCS Policy 16: Sustainable Construction

All new development (including conversions) will contribute to making Worthing a more sustainable place to live and work by reducing its contribution to carbon emissions and ensuring that our town is resilient to the local impacts of climate change. Developments will be required to:

- Minimise the emission of pollutants into the wider environment, including light, noise, air and soil,
- Have no adverse effects on water quality, including ground water and reduce water consumption,
- Minimise waste generation and the consumption and use of energy,
- Utilise sustainable construction technologies,
- Incorporate facilities for the recycling of water and waste,
- Incorporate measures such as green roofs, green walls, green landscaping and open spaces, to mitigate against the impacts caused by urban heating and storm water runoff,
- Incorporate sustainable urban drainage systems in all size developments.