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Planning Statement

Beach Park (Formerly Golden Sands Caravan Park), Brighton Road, Lancing

Application for the Demolition and Re-Erection of a Retaining Wall and the Widening of the Entrance Driveway (Part Retrospective).

This application is for the demolition of the existing rendered concrete block retaining wall (shown below) and the erection of a new brick retaining wall on a new alignment that will enable emergency vehicles and new static chalet/caravans to be delivered to the site.



Photo 1 Previous Retaining Wall Already Demolished

It is considered that a Design & Access Statement is not required for these engineering works however this statement outlines the reasons why the works are necessary and supplies additional information.

Access for emergency and large vehicles had previously been available by means of an access onto the adjoining caravan site, east of the existing access to Beach Park. This access is no longer available for the use by the applicant. The matter came to a head when new 44ft chalets were ordered for Beach Park and the supplier refused to deliver without alterations being made to the access.

The owner made enquiries to the Planning Authority as to whether Planning Permission would be needed to demolish and rebuild the wall on its existing alignment and the answer was no. Demolition was commenced on this basis to allow delivery of the new units. It became evident during this operation that to re-erect the wall on the previous alignment would result in it having to be demolished and rebuilt each time a new delivery took place.

On making a new enquiry of the Planning Officer it came to light that a Planning Application would be required for permission to build the wall on a new alignment which would give a wider access to allow the units to be successfully delivered in the future.

The wider access would have the added benefit that larger emergency vehicles could use it safely to reach the park should it become necessary.

It is hope that the Planning Authority will give permission to use the existing bricks which had been purchased to rebuild the wall when it was thought that Planning Permission was not necessary. The bricks are a multi-colour Petworth type shown below as an individual brick and in the palette that are available for inspection on the site.



Photo 2 Individual Brick to be Used (Petworth Multi).



Photo 3 Bricks in Palette

The new wall will not affect the height of the existing sea defence bund and the use of bricks to construct this retaining wall will enhance the street scene.