

Shoreham BeachBox Statement of Community Engagement

04 July 2019

Introduction

This statement of Community Engagement has been prepared to demonstrate the public consultation and engagement that has been carried out for the Shoreham Beachbox proposal, the demolition of the existing toilet block and erection of a two-storey building (plus roof terrace) comprising a Community Hub at lower ground level and a café/restaurant use at upper ground level plus roof terrace.

An important element of this engagement is providing opportunities for the community to provide feedback about proposals. In this way communities can help shape the proposed development that affect them as well as minimise or mitigate any negative impacts.

The engagement that is represented within this report is pre planning submission carried out by Boxpark Development Ltd. The local planning authority will then carry out their own community engagement for the proposed development.

The report summarises the events that have taken place, the statistics from these events and the key issues that have arisen. The impact that these events and feedback from the local community has had on the proposed development.

This document is to be read in conjunction with the planning statement submitted as part of the planning application

Policy context

National Planning Policy Framework

The NPPF encourages pro-active communication between applicants, local authorities and local communities to help facilitate better planning decisions and outcomes. It states:

“Early engagement has significant potential to improve the effectiveness of the planning system for all parties.”

The NPPF advises that Local Planning Authorities should, where appropriate, encourage applicants to engage with the local community where they are not required to do so by law. The NPPF also states that:

“The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities”

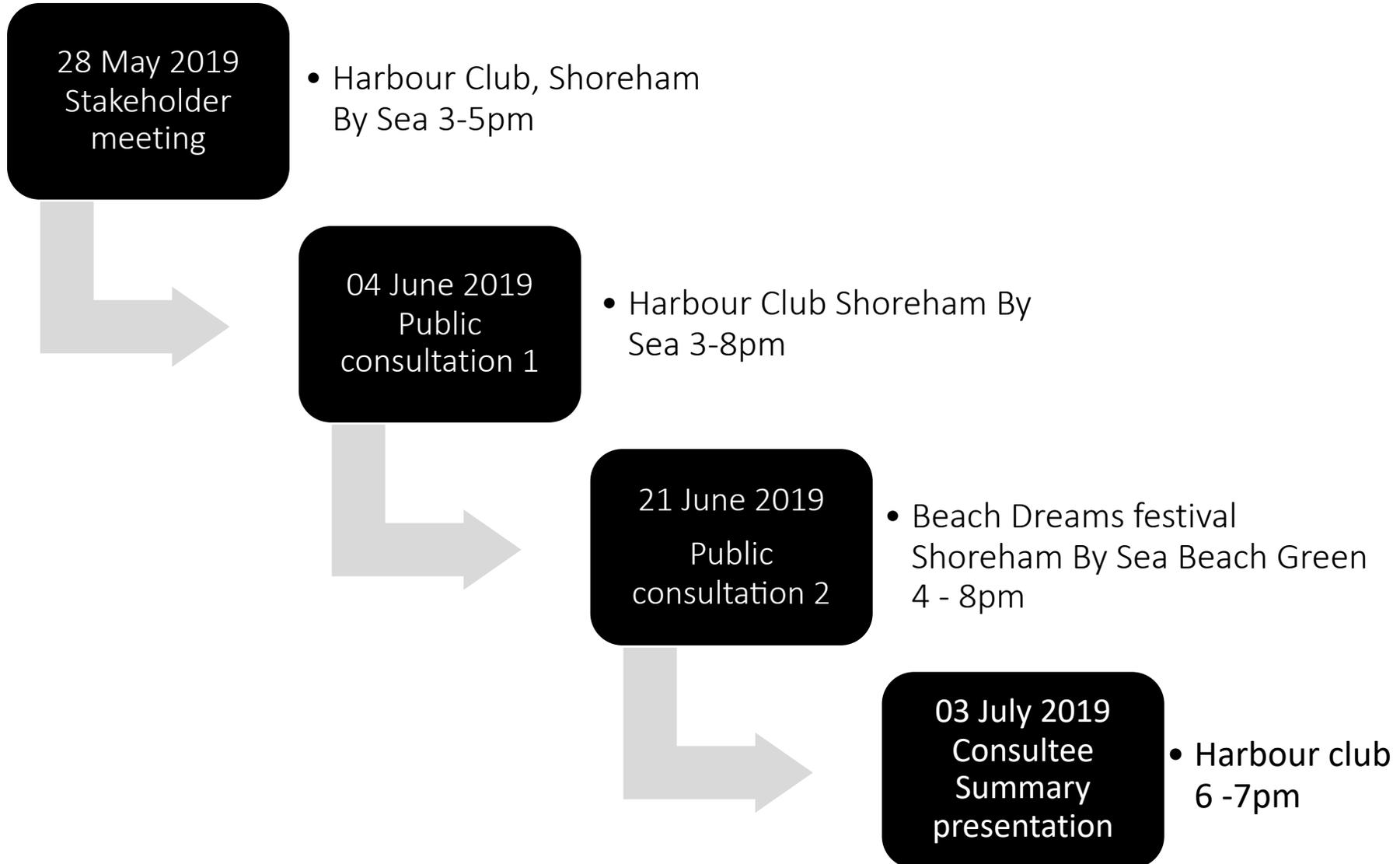
Adur District Council’s Statement of Community Involvement

The Adur & Worthing have published a [Draft Statement of Community Involvement](#) which was the subject of recent consultation (April 2019).

At the current stage the SCI does not provide detailed guidance to prospective Applicants. Paragraph 4.9 to 4.15 does however encourage applicants to engage with local communities.

This Statement sets out pre-submission community engagement undertaken by the applicant for planning permission and accompanies the application bundle.

Timeline of events



Stakeholder Meeting

Objective –

This meeting was called to review the proposed scheme with the key stakeholders in the local area. To collate initial comments and feedback from business owners and organisations in Shoreham Beach

Attendees: approx. 11 individuals

The following parties were invited to the event via email or letter drop invitation.

- SBRA
- Beach hut community - owners
- Beach Green Group (inc of house boat reps)
- Shoreham Society
- SBNF
- FOSB
- Beach Primary School
- AOAC
- Friends of Shoreham Fort
- Sussex Yacht club
- Sailing Club
- Church of Good Shepperd
- Ferry road businesses
- Beach green businesses
- Cllr Kevin Boram
- Cllr Joss Loder
- Cllr David Collins

Key issues raised at the Stakeholder event

Transport

Delivery and servicing strategy as queried, as a response the team confirmed that a transport assessment was currently being developed of which the delivery strategy would be determined.

External lighting

External and light light concerns were raised, the team confirmed that they would not be using up lights to prevent light pollution. The team confirmed that no lighting would be provided outside of the development demise.

Tenant/ operator considerations

No plastics takeaway packaging and strategy to minimise litter was requested. The quality of operator was important to ensure that no takeaway provision is offered. External seating to be bought into the building in the evenings. It was highlighted that there is no kite surfing behind the café; designated swimming area only.

Consultation

Planning submission to be made one month after the first public consultation event (04 July) in line with lease documents. The request for a second public consultation meeting to be planned at Beach Dream festival.

Planting/landscape

FoSB to be engaged in the selection of plants due to the proximity of the designated landscape of the beach. Meeting with ecologist and FoSB to be arranged.

The background image shows a two-story building with a sign that reads "The Harbour Club". The building has a gabled roof and several windows. The foreground is a grassy area. The text is overlaid on a dark semi-transparent rectangle.

Public consultation 1

Objective –

This meeting was called to gather view of the local community in order to inform the design development and the management of the proposed cafe/restaurant

Held at the local Harbour club upon the advice of the Stakeholders. Invitation published in local press, radio, email and flyers posted around local area and business

Event statistics Consultation 1

Attendees approx. **400 individuals**

98 comments collected

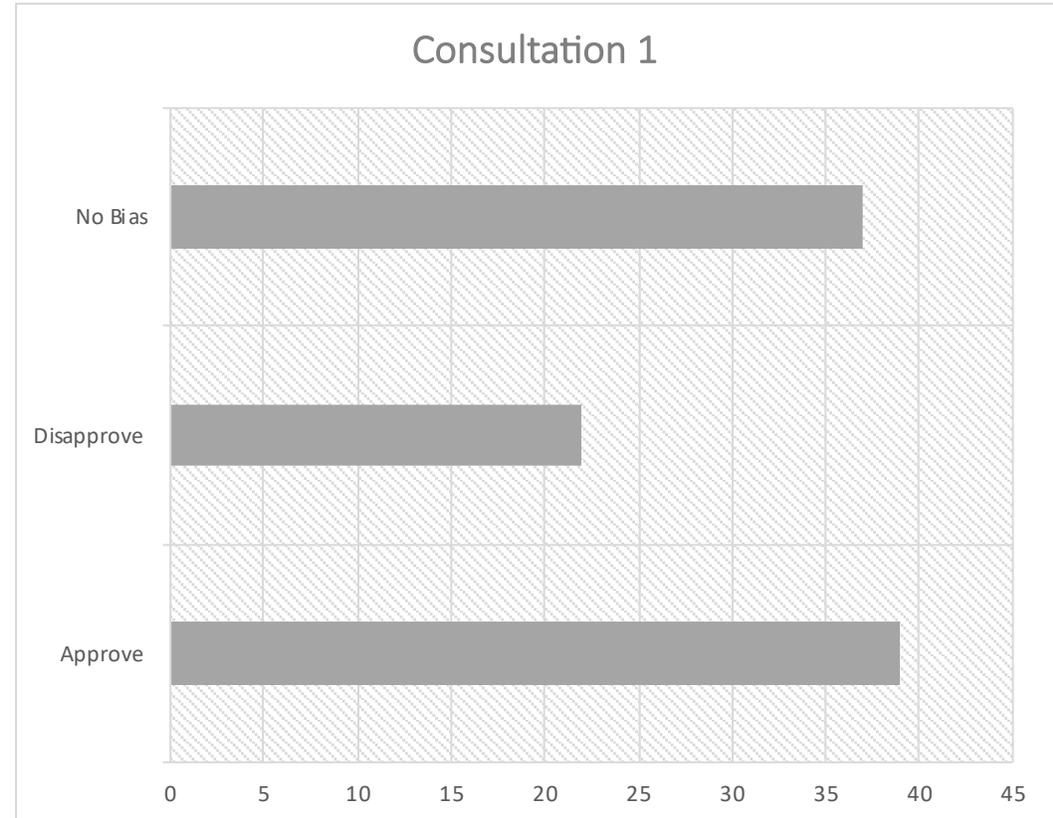
Creation of the www.shorehambeachbox.co.uk
website which responds to frequently asked questions

Generated **8 emails** directly to the
Shoreham beach box website feedback form

Approve - 39

Disapprove - 22

No Bias - 37



Key issues raised at Consultation event 1

Transport

Parking, the existing car park capacity were queried and the development team stated that the existing car park contains sufficient capacity.

Access Road resurfacing, the development team explained that discussions are taking place with ADC, WSCC and Sustrans for resurfacing of this road.

Tenant/ operator considerations

Closing times, noise after hours and how this may be managed. Noise during operational hours and the impact this will have on neighbouring properties.

Licensing when this application may be submitted, the development team explained this is a separate application to the planning application.

Whether events would be held at the space, the development team provided clarity that the restaurant/ café is not a event space like previous Box park retail developments.

Planting / landscape

Concerns over the impact on the nature reserve.

Design

Toilet provision, size and bulk of the building, materials used and how the roof garden will be winterised.



Public consultation 2

Objective- This meeting was called to gather view of the local community in order to inform the design development and the management of the proposed cafe/restaurant, as a response to comments at the stakeholder meeting.

Held at the local Beach Dreams festival adjacent the site. Invitation published in local press, radio, email and flyers posted around local area and business

Event statistics Consultation 2

Attendees approx. **200 individuals**

48 comments collected

Generated **1 email** directly to the Shoreham beach box website

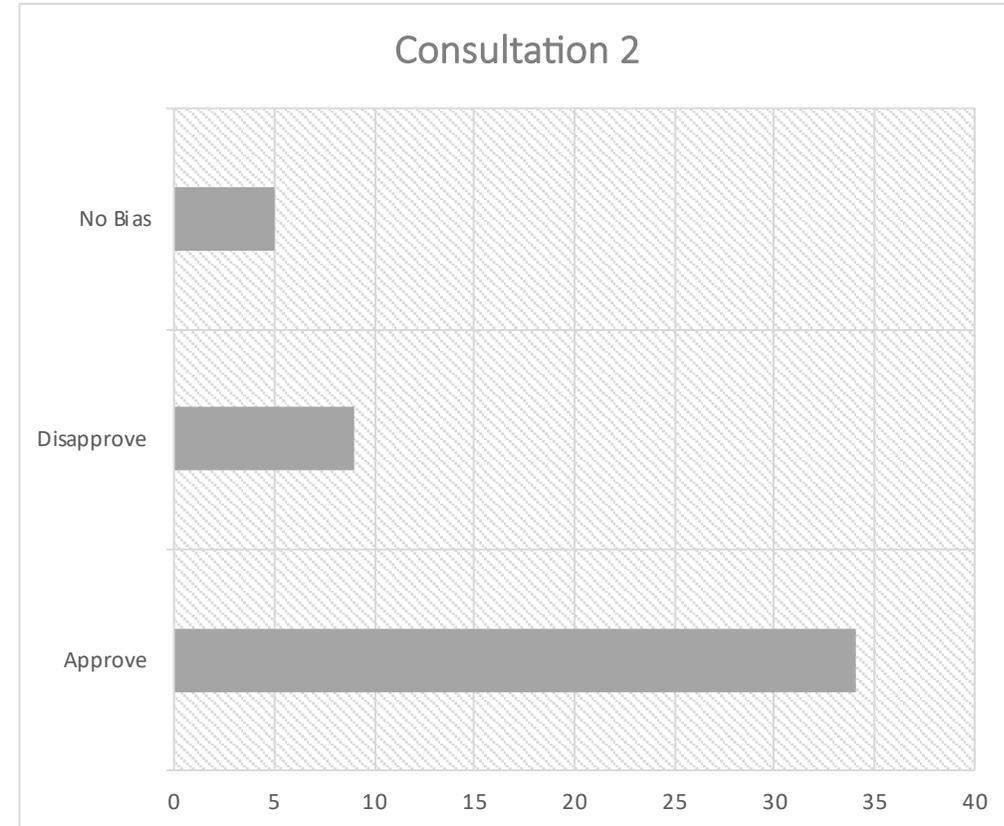
Weighted **90/10 in approval** of the scheme

Broader demographic

Approve- 34

Disapprove- 9

No Bias- 5



Key issues raised at Consultation event 2

Transport

Parking, the existing car park capacity were queried and the development team stated that the existing car park contains sufficient capacity.

Tenant/ operator considerations

Closing times, noise after hours and how this may be managed.

Community space operation strategy, when will it be open how will it be managed?

Planting / landscape

Concerns over the impact on the nature reserve.

Design

Toilet provision, size and bulk of the building, materials used.



Consultation 2 photographs

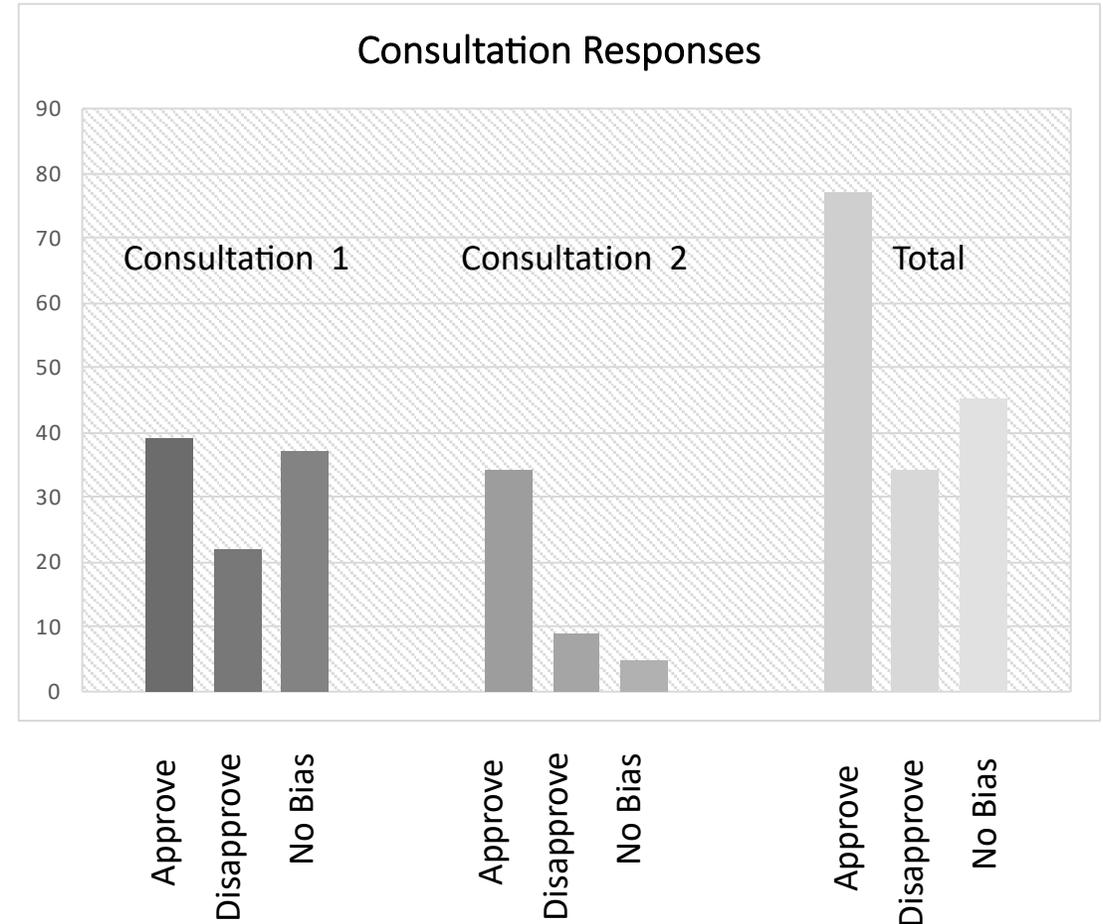
Benefits of the consultation

Number of key issues has decreased through out the events. This demonstrates consistency in key messages.

The increase in the reach of demographic has shown support for the scheme (reaching to the silent approvers.)

Highlights key areas which are within the project control for change.

ADC support of the consultation process and highlighting the areas of concern outside of the project control.





Consultee Summary Presentation

Objective –

This meeting was called to review the impact the consultation process has had on the proposed scheme. As presented within this report.

An email invitation was issued to all 200+ people who left their email addresses at the public consultation events or who had emailed into the website

Approximately 50 attendees



Consultation summary presentation photographs

Response to issues raised

Noise impact

The acoustic report has been developed to understand the current background noise and the impact of the proposed development, the model demonstrates the db levels as a restaurant use, including peoples on the will not exceed the existing ambient data. The recommendations within this report have been followed.

As a result of this report the kitchen extract has been relocated to the south of the building.

A noise management plan will developed with the tenant. Siting the stair well to the east of the building acts as a natural sound barrier

The fixed screens on the roof terrace has increased to 2.2m.

Retractable awning has been introduced over the roof terrace.

The seating area to the terrace is located to the south of the roof space.

External seating has been relocated from the north of the building to the south.

Compliance with the no noise nuisance policy in the lease agreement.

Transport/Parking/Access Road

A transport report has been carried out and submitted with the planning application.

Negligible additional trips are expected above and beyond the trips to the area currently, (linked trips)

Delivers and drop of wheelchair access can take place in the bus stop layby as part of the existing policy.

Existing car park facility adequate.

Discussions with ADC on the cost of the car park and the potential of considering a daily charge or discounted via the restaurant/café users.

The condition of the access road is outside of the proposed development demise however discussion on the resurface and ownership of the road have taken place with ADC.



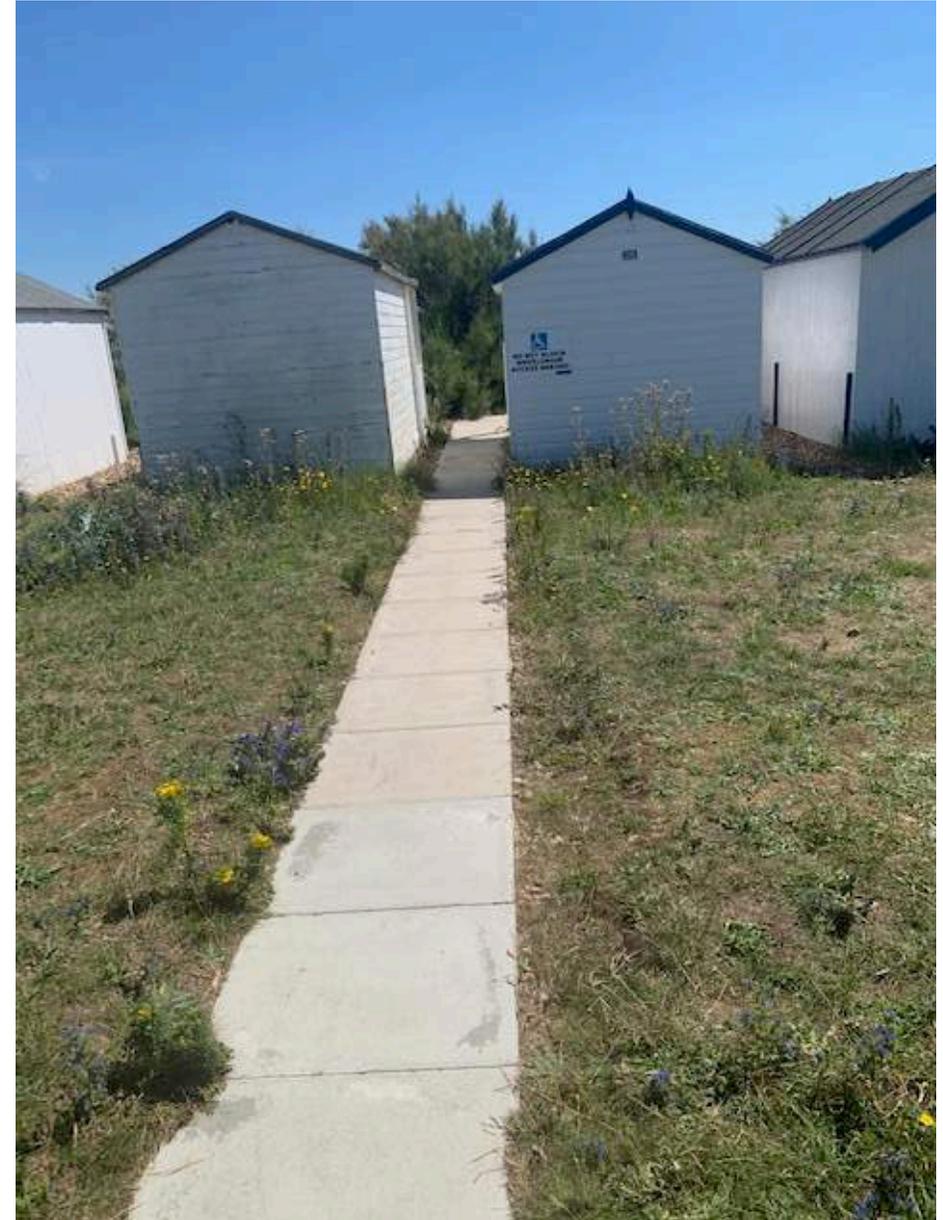


Ecology

An ecology report of the site has been developed and bird boxes have been recommended on the building.

A separate meeting has been held with FoSB ecologist to determine the issues facing the proposed development
Planting lists have been issued for the proposed planter boxes on the roof terrace

It has been determined that a designated pathway onto the beach between the beach huts is the best way to protect the nature reserve, although outside of our project control the developer will raise with ADC.



Ecology meeting photographs

Tenant consideration

Restaurant/café A3 use only

Multi use space for community use on LGF available for hire. Events envisaged are yoga hire, sports, community talks, working with existing events.

Single restaurant operator

Our vision is for an operator such as Perch or Ginger & Dobbs and the developer is focusing on speaking with expert costal restaurant units around the UK

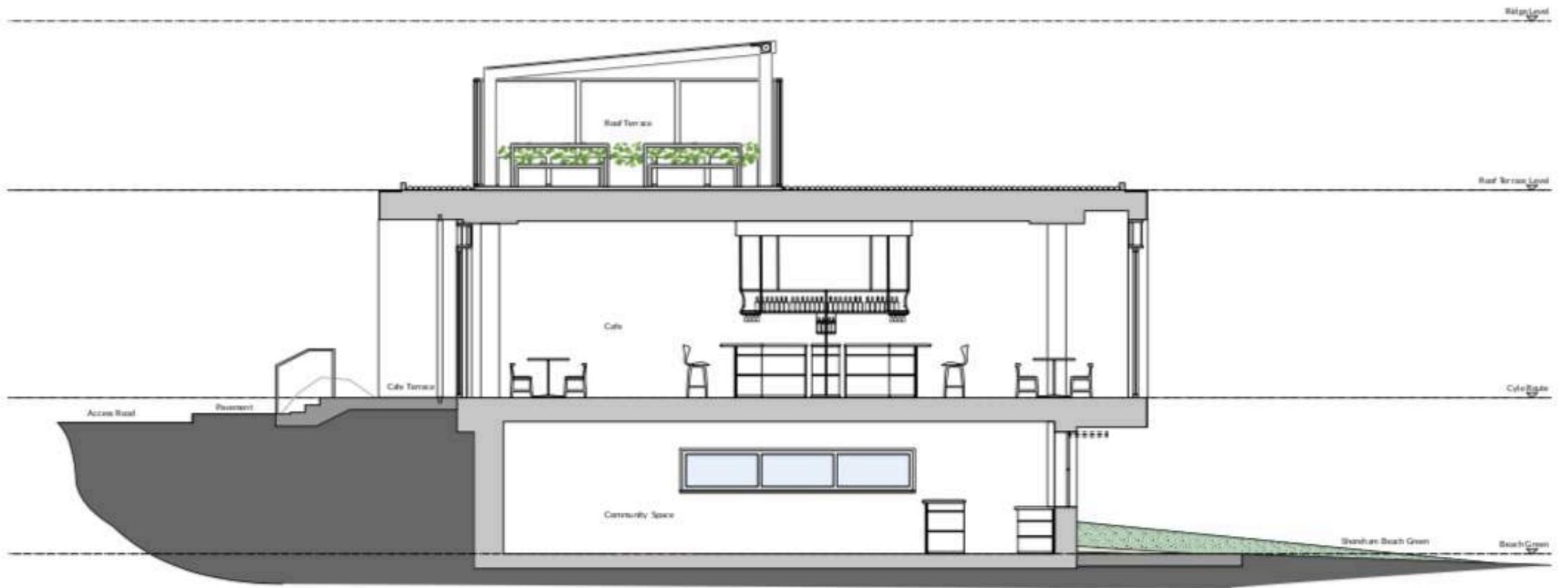


Size and Mass of building

Massing of the building is derived by the requirement to re provide the toilets and community space at the LGF.

The height of the restaurant is driven by the requirement to prevent ASB and stop access onto the roof from ground level.

The screen and the access service structure on the terrace reduces acoustic attenuation to neighbours
The material selection is based on a desire to withstand the server marine environment



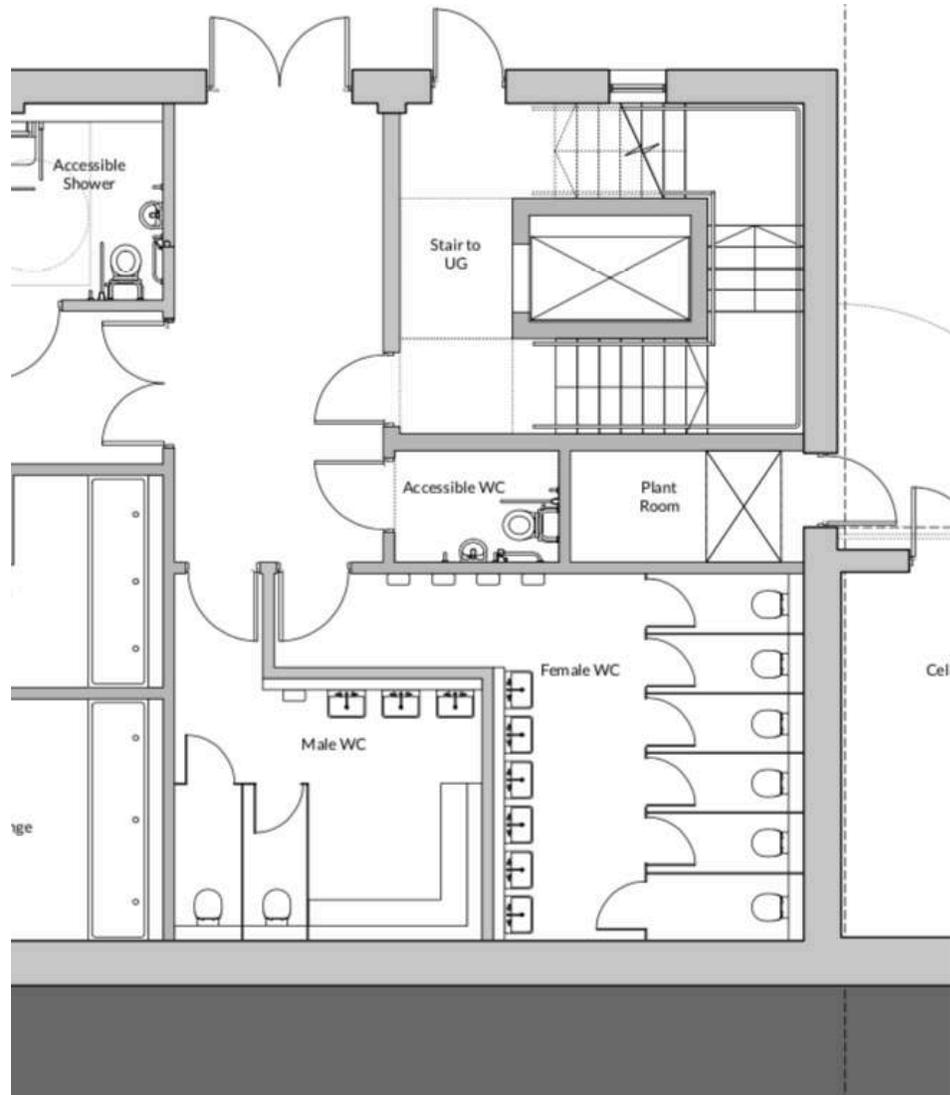
External Lighting / Security / Toilet provision / Overlooking

External lighting focus will be on down lights to avoid light pollution in line with sustainability requirements.

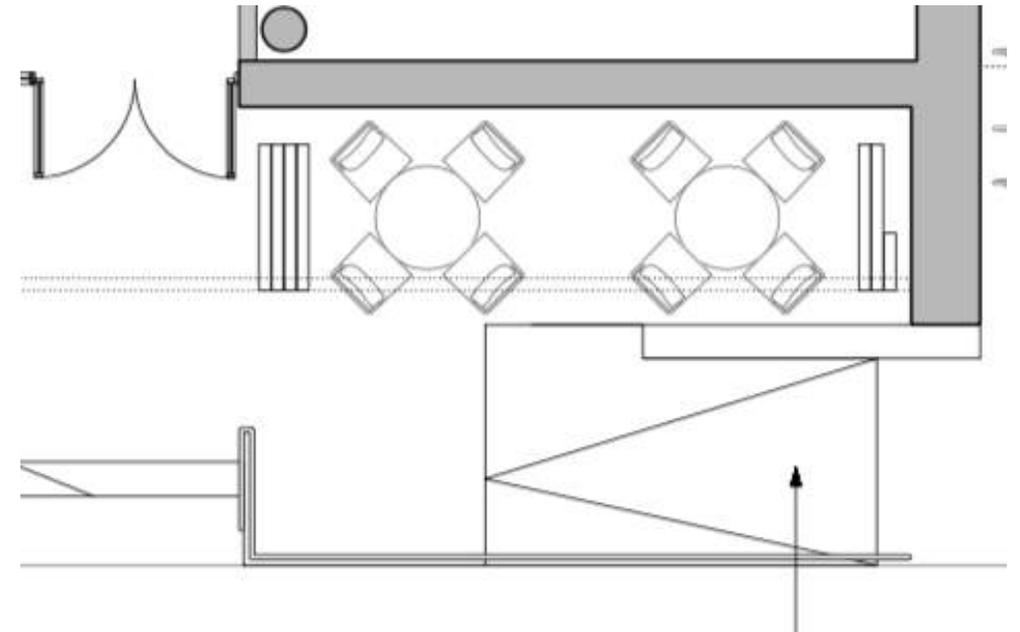
The design is being assessed by WSCC police authority in order to be awarded secure by design. Advice has been taken on board to extend the shuttering to the external corner of the building and omit the inset area originally proposed to discourage loitering.

The number of toilets has increased, female provision 4 – 6, male provision 1 -2 and a unisex toilet has been added.

The terrace has been designed to prevent overlooking where possible, the seating is to the south of the roof, the service/stair core is to the east of the building and each east and east flank is blanked to maintain focus north and south



Toilet provision



Shuttering location

