

Design, Access and Heritage Statement for Hayling Fair Development site

Introduction

This Design, Access and Heritage Statement accompanies a planning application to redevelop part of the Hayling Fair site fully in accordance with Havant Borough Council's published desire for regeneration and the Local Authority's, Local Plan (Allocations) adopted 2014.

"Beachlands" is formed of three parts, The funfair (east), The Amusement arcade and Café (central and south), the application site, and the former Bus Stop Facilities building (west).

Whilst the amusement arcade and cafe are not part of this application, care has been taken to integrate the layout with neighbouring application, the design contrasts in style with the neighbouring proposal which we believe aids the viewers understanding of the different function of this part of the site and also mirrors the diversity of styles in the existing sea front

The former Bus Stop facilities and public WC's also has potential for regeneration. We have produced a concept design passed on retaining and utilising the existing building and adding further floors to create addition public / leisure space as well as modernising the tourist information and public facilities. We would be happy to progress this design further with the council and discuss its provision as part of the proposal

History and Heritage

Hayling Island being surrounded by water, inevitably has strong links with the sea particularly on its southern coast.

There was an attempt, in the 1820s to turn Hayling Island into a seaside resort. At that time some villages had been transformed into seaside towns, such as Bognor Regis.

However, the attempt to create full resort status was not entirely successful. The Royal Norfolk Hotel was built in 1826. Norfolk Crescent was begun in 1826 but it was never finished. Until the early 20th century Hayling Island remained a place of farmers and fishermen.



1914 OS plan showing the Royal Baths on the Beachlands site.



Figure 2 Bathing Machines on Hayling Beach

The Beachlands area of Hayling Island seafront did become a tourist destination, originally a holiday spot for the well-off who wished to enjoy the medicinal benefits of sea water and fresh air.

Beachlands even boasted a seawater bathhouse during the 1820s, constructed shortly after the island was made more accessible by the opening of the new bridge.

Hayling Island was discovered by the masses in the 1930's, when the popularity of the motor car made travelling here more convenient. As the Island grew in popularity as a holiday destination, the attractions of safe sandy beaches and good sunshine records were joined by frequent travelling country fairs held at Beachlands. When the site was bought by Billy Butlin in 1924, these travelling fairs started to become permanent attractions and the forerunner to the modern fairground that sits on the same site today.



Figure 3 Aerial View of the Beachlands site in 1949

As well as being a place of fun, Beachlands has also served a more serious role. Taken over by the Royal Navy in 1939, Beachlands served as a barracks for the armed forces for the duration of WWII. Today the fairground, under its modern name of 'Funland', offers attractions including dodgems, under cover amusement arcades, winter wonderland a water flume ride and a roller coaster. West of the funfair is a large amusement arcade with café to the seaward side., It is a largely single storey building with an element of residential accommodation on the first floor. The business closed its doors last year and the building is beginning to show the signs disrepair and neglect. This site is the subject of a recent planning application (APP/24/00968) which remains undecided at this point



Figure 4 The Bus Stop facilities building in its heyday in 1955. Note the large numbers waiting for the next bus to arrive.

The changing Beachlands site

The dynamic of Hayling Island has changed over recent years Whilst it still retains a holiday following, it is significantly reduced from its hay day. The local sea defence policies have changed the beach from a sandy to a pebble and shingle beach and the recent issues with poor water quality (reported as being driven by the poor performance of sewerage companies) has not helped. In addition to this the holiday market has changed with Hayling islands offering looking dated and tired.

The fair has continued to invest and try to keep the rides and facilities up to date however the lack of investment in the beachlands site, together with the changing market is inevitably leading to less customers.

The fair owners (the applicants) believe there is a future for the fair but that it needs to be streamlined to provide a more cost effective offering with less of the larger rides like the waterslide and rollercoasters and thus a more manageable overhead.

These rides are close to the end of their serviceable life and with the present performance of the business are not viable for replacement. They also occupy the part of the site which is most suitable for development.

The proposal would not only form a valuable part of the redevelopment of the Beachlands site. but its approval and construction would secure a revised Hayling Fair for the foreseeable future.

It is clear the council are aware that Beachlands is slowly declining and have had a policy to regenerate the site within Havant's Local Plan since 2005.

The current local plan targets the regeneration of Beachlands and identifies the criteria necessary to achieve this.

The Current Local Plan

Havant Borough Council published a document Havant Borough Local Plan (Allocations) adopted 2014 which is still current.

In this policy, Beachlands is specifically mentioned in Policy HY2/HY45

Policy HY2 Hayling Island Mixed Use Allocations			
The following sites are allocated for mixed use development:			
Ref.	Location/Address	Site area	Proposed uses
HY45	Beachlands	2.38 ha	- Housing (125 dwellings)
			- Leisure
			- Tourism
UE21/BD73	Station Road (East of Furniss Way)	2.81 ha	- Housing (75 dwellings)
			- Employment (1,000 sq m)
Planning permission will be granted provided that detailed proposals:			
1. Are broadly consistent with the indicative provision for the number of dwellings and floorspace.			
2. Take account of all site specific development requirements set out in the relevant site profile.			

The document then goes on to give further requirements

Site Name: Beachlands	Site Ref/Policy Number: HY45
Description of site: Prominent site on the seafront at Hayling Island comprising a funfair, amusement centre, tourist information office and car parks.	
Known Constraints: <ul style="list-style-type: none"> • Proximity to nature designations (Sinah Common SSSI adjacent, 100m from the Solent • Maritime SAC) • Part of site is in future Tidal Flood Zones 2 and 3 • Potential ground quality issues associated with previous and/or current use of site • Site includes or is close to existing sewerage infrastructure • Moderate potential for previously unidentified archaeological deposits • Southern Water have advised that sewerage capacity in network closest to site is limited • Wastewater pumping station located on northern boundary 	
Existing Transport Provision: <ul style="list-style-type: none"> • Local bus services • Hayling Seaside Railway 	
Existing Accessibility to Local Services/Facilities: <ul style="list-style-type: none"> • Some shops and cafes on the seafront mainly tourist focused 	
Site Opportunities: <ul style="list-style-type: none"> • An opportunity to regenerate the heart of Hayling Island's year-round tourism offer • Watersport opportunities in the birthplace of windsurfing • New homes including affordable housing • New jobs in leisure and tourism • Restore areas used as car parking on the adjacent SSSI 	
Policy HY45 - Site Specific Development Requirements: <ul style="list-style-type: none"> • A coordinated approach needs to be taken to the delivery of this mixed use site • Proposals should enhance the tourism offer of Hayling Island and contribute to the • regeneration of the wider South Hayling area • Heritage Statement, of an appropriate level of detail, to support planning application • Employment and Skills Plan to support planning application • Flood Risk Assessment to support planning application • Avoid residential provision at ground floor level to minimise flood risk • Investigate ground quality conditions, as part of a planning application, and address any matters arising as relevant • Connection to the sewerage system at the nearest point of adequate capacity • Appropriate easement from existing sewage/waste infrastructure • Mitigate any impacts on European and international wildlife sites and the adjacent SSSI • Development should not result in increased car parking on the adjacent SSSI • Transport Statement required to inform planning application • A 15 metre gap is required between the pumping station and sensitive development, such as residential to avoid significant impacts from noise, odour and vibration • Need to consider a wider range of flood risk management measures and the possibility of land/road raising 	

Unfortunately, this policy, has not progressed the regeneration of the Beachlands site in the 10 years since it was introduced. Although a number of initiatives have shown the council aspirations for the site. These have included

- Sea Front Development Master Plan commissioned by HBC and undertaken by Planning Solutions consulting ltd
- The Hayling Sea Front Regeneration Analysis and Feasibility study in January 2019 commissioned by HBC and undertaken by Hemingway Design and Savills
- An Ambition for Hayling Island Sea Front in February 2022



The policy asks that, “*A coordinated approach needs to be taken to the delivery of this mixed use site*”

Whilst this has been challenging to achieve, the applicant has made significant attempts to coordinate with the council and the other site owner to try and coordinate the design and function of the site via its three elements.

We believe the existing council building can be used as a base to develop and provide cost effective upgrades to the existing facilities whilst also offering additional facilities for hospitality and events. As owners of part of the site, we would welcome the further engagement of Havant Borough Council to help achieve this.

Overall the combination of the applicants proposal, the existing proposal for the neighbouring site (APP/24/00968) and the redevelopment of the council building (as part of the overall development) have the potential to provide a diverse development offering clearly designated functions and a mix of commercial and residential.

The site would offer facilities to locals and holiday makers and turning an area that is tired and dated into a focal point for the Island

Local Planning Policy

See Planning Statement

Proposed Site Layout

Considering the Beachlands site as a whole the application for the neighbouring site (APP/24/00968) make the following statement in the their design and access statement

‘To the north of the site, the proposal fronts the Beach Road roundabout whilst the buildings will be highly visible from the main thoroughfare, Sea Front and further north along Beach Road. The layout of the building provides a pedestrian opening onto the site and further into the beach itself. The entry to the site has been carefully considered to allow foot traffic onto the site while attracting new users to the site.

The layout of the proposed development has been carefully considered in order to provide an identifiable street presence to the new boardwalk.

The central element of the proposal is the public realm that bisects the two buildings. With the commercial units on its flanks, the boardwalk highlights the beach and ensures the public gravitate towards it. This creates a new flexible space for eating, drinking, markets and events.

This space enhances the gateway experience of Hayling beach’

It also states

‘This proposal provides a unique opportunity to not only provide a strong aesthetically pleasing presence along the beachfront but also provides a design that through its layout becomes a core component in the larger redevelopment of Hayling seafront.’

We agree and support the need to create a focal point and a gateway to the beach that encourages the public to gravitate to the boardwalk element of the proposal and enjoy the restaurants cafes and beach experience.

In producing our design we have aimed to differentiate the residential element of the proposal to clearly show the different use of this area whilst creating a walkway and continuing the boardwalk to allow it to connect to the Hayling Light railway and the rest of Hayling beach

