

24/2025/FH Former Rotunda Amusement Park, Plot C1, Marine Parade
Reserved matters relating to layout, access, scale and appearance, public open spaces, landscaping and play spaces.

Access and parking

During construction, large vehicles will have to access the site. In addition, the proposed 122 residential units will add to the existing congestion in the harbour area. Currently the only roads that private vehicles can use to access the harbour area and Marine Parade are Tram Road and North Street/The Durlocks, the latter being unsuitable for any kind of heavy traffic. Since it is not clear when or whether the Road of Remembrance will be reinstated, we would recommend that no construction be allowed to start until adequate access to the site can be assured and appropriate protocols have been agreed in regard to the timing, size and access roads used by the construction traffic. In regard to parking, the Planning Statement prepared by Savills notes that any need for additional parking beyond the 123 spaces reserved as part of the project (20 of which will be tandem parking) will be covered by additional spaces within the applicant's control. However, no further details are given in the document.

Layout and impact on the setting of Listed Buildings

While the Committee recognises the efforts that have been made to adapt the project to its setting, the scale of the proposals still dominates the listed buildings behind it in Marine Crescent. The illustration accompanying paragraph 7.1 of the D&A statement illustrate this clearly. Grade II listed Marine Crescent's form was in contrast entirely generated by a generous attitude to sea views and public space. These listed buildings would be entombed by the proposals, particularly during the low light of the winter months. Whereas views in themselves are not protected, they are integral to the setting and interpretable form of these listed buildings. The current proposals amount to more than substantial harm to the setting and therefore significance of the listed buildings.

Public Space

Until recently, the plot was entirely accessible to the public and has been so since the mid 19th century. The significant harm that the proposals would cause is not offset by any tangible public benefits. Only a small fraction of the open space would be publicly accessible.

Social Housing

Contrary to the requirements of the Core Strategy, the proposal offers no social housing. The construction of a large number of high-end, luxury housing units should be offset by the provision of at least a reasonable number of desperately needed housing units that would be affordable for local residents.

In addition, the current proposal offers no assurance that the housing units will be used as permanent residential accommodation and not as holiday lets.

Foul water treatment

Although not formally a material consideration, we would like to draw the District Planning Department's attention to the importance of ensuring adequate sewerage treatment for the effluent that will be generated by this proposal and the other buildings that make up the wider scheme.