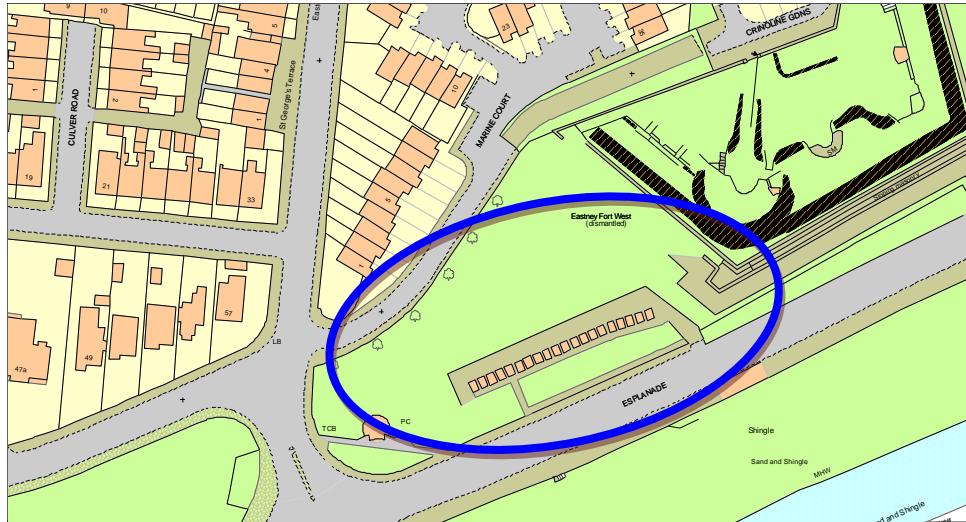


## 2. Esplanade beach huts



<b>Current use</b>	Beach huts (20) and grassed area of open space to the rear
<b>Potential capacity</b>	Currently 20 huts, could be re-configured into a 'V' shape to allow two flanks of huts looking out over the beach, allowing a further 10-15 huts (approximately)
<b>Key constraints</b>	<p>Existing beach huts would need removing / re-organising to generate additional capacity</p> <p>Line of mature trees at rear of site to be retained as good screen to neighbouring properties of Marine Court to the north</p> <p>Land is protected open space (policy PCS13) so any loss would need to be mitigated or have community benefit outweighing harm</p>
<b>Access</b>	<p>Existing vehicular access off Esplanade provides service road / parking at the rear of the beach huts</p> <p>Potential to remodel junction and provide benefits highlighted in seafront masterplan</p>