

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 03 April 2018 08:53
To: Planning Scanning
Subject: FW: A/84/17/PL - Rustington Golf Centre

From: Michael Eastham
Sent: 03 April 2018 08:50
To: Planning.Responses
Subject: FW: A/84/17/PL - Rustington Golf Centre

Please upload the email below onto Ocella for A/84/17/PL as a response from ADC Greenspace.

Thanks,

Michael

From: Joe Russell-Wells
Sent: 29 March 2018 16:04
To: Michael Eastham
Cc: Sadie Tooley; Sue Howell
Subject: RE: A/84/17/PL - Rustington Golf Centre

Hi Michael,

The work carried out by KKP (consultants employed to inform the evidence for the Playing Pitch Strategy together with the other documents) was on the basis of the facilities in place when they undertook their study – April / May 2016, rather than facilities that were proposed. From what you describe, although there was a planning permission in place, the facilities were not provided and therefore not in place. On this basis it could not be deemed to be a loss of facilities, however it is regrettable that they will not be provided. As these new proposals are substituting open space areas do we have confidence that they will be sufficiently landscaped?

It is noteworthy that there was no interest in facilities, however I anticipate these would have been for facilities for which there would be a cost associated for their use – rather than facilities on a public open space where they are available at largely no cost.

Kind regards, Joe

From: Michael Eastham
Sent: 23 March 2018 13:35
To: Joe Russell-Wells
Cc: Sadie Tooley; Sue Howell
Subject: A/84/17/PL – Rustington Golf Centre

Hi Joe,

I am dealing with a planning application for a retail unit at Rustington Golf Centre, which would be in place of a 5 a side football building and pitches, which has been approved but not implemented. My draft committee report concludes that the retail development is acceptable in place of the approved, but unimplemented five a side sports pitches and building. The draft text is set out below:

“LOSS OF SPORTS PITCHES

The Retail Assessment claims the need for this planning application arises due to a lack of interest by potential operators of the 9 five aside football pitches which stems from competition from nearby established five aside football pitch operators; and the importance of finding a suitable replacement use to the five aside football pitches, to ensure the overall viability of the approved leisure scheme at Rustington Golf Centre.

The proposed development of the retail unit would result in the loss of the 9 five-a-side football pitches which were granted planning permission (A/77/16/PL) as part of the leisure development at Rustington Golf Centre. The development of the 9 five-a-side football pitches has not been implemented.

The applicant has submitted evidence that there is no interest in the take-up of the approved football pitches. When the approved leisure development is taken as a whole including a hotel, a pub / restaurant, an indoor trampoline and laser tag centre a forest adventurer kiosk and a nursery with associated infrastructure and landscaping (A/77/16/PL); the retail unit, car parking and service road which are the subject of this application (A/84/17/PL) are being proposed in substitution for the approved 9 five-a-side football pitches and associated football building incorporating changing facilities and a bar. The Local Planning Authority agrees with the claims made by the applicant regarding the lack of interest by potential operators; and it is considered that the loss of the 9 five-a-side football pitches is acceptable and that it is critical to the delivery of the wider leisure scheme that has been granted planning permission at Rustington Golf Centre”.

What do you think?

Kind regards,

Michael