

From: Pagham Parish Council [REDACTED]
Sent: 12 November 2015 11:12
To: Planning.Responses
Subject: Additional comments for 29 Harbour Road, Pagham

Pagham Parish Council agreed at a meeting of its Planning Committee held on 10th November 2015 to submit the following additional comments in respect of

P/94/15/PL – Land to the east of 29 Harbour Road Pagham PO21 4TF. 3 No. detached bungalows with garage, parking & deck (resubmission following P/12/15/PL).

Pagham Parish Council has been in receipt of a significant number of objections to this proposal which would have a serious adverse effect on the vital community amenity provided by the Yacht Club. This facility is an essential central feature (in fact the only remaining) leisure & recreational provider for this community and the loss of the boat park would impact upon the future viability of the club, a severe blow to this community.

We would respectfully draw attention to the policy of the ADC local plan 2015-2031, at 14.1 Health Recreation & Leisure – “promote strong well-integrated, cohesive communities, through promotion of good quality, accessible community facilities”.

14.1.1 “Community facilities includes both open spaces and built facilities for recreation, leisure, sport....”

14.1.2 “open space is defined as all open space of public value....and ancillary facilities”

14.1.4 “In accordance with the Local Plan’s vision & objectives recreation and leisure facilities should be protected and enhanced under Local Plan policy to safeguard their future access & enjoyment”

Policy HW13 SP1

“All development shall...maximise...”

- a) Necessary infrastructure to encourage physical exercise & health, including accessible open space, sports & recreation facilities*

14.1.7 “NPPF advises that planning should take account of and support local strategies to improve health social & cultural wellbeing & deliver sufficient community and cultural facilities & services to meet local needs.... ADC strategies & studies should inform this policy & be used to deliver the objectives of these strategies

a) ADC Open Space, Sport & Recreation Study 2009

b) ADC Draft Leisure & Culture Strategy 2013

c) ADC Seafront Strategies”

14.1.10a) Where the Council is satisfied it is not possible to deliver new sites, then s106 contributions should be sought towards qualitative improvement of existing sites or the delivery of appropriate ancillary services

ADC Leisure & Culture Strategy 2013

14.1.12 “improve the quality & accessibility of leisure & cultural facilities so that residents have greater pleasure & benefit from their leisure time”.

14.1.19 Where the necessary space is not provided by the developer & there are no alternative schemes within an appropriate distance from the site to which the developer can contribute toward, planning permission shall not be granted.

Policy OSR DM1

- 1. Protection of open space, outdoor sport & recreation facilities”*
- 2. “Existing open space, outdoor sport & recreation facilities should not be built on
....unless – a robust assessment has already shown it is surplus
....the loss would be replaced by equivalent or better
....the development is for alternative sport and recreation
....the development is for essential infrastructure”*

Clearly none of these conditions, which might be deemed vital for consent, are applicable or could be achieved. Our conclusion is therefore that both the NPPF and the ADC Local Plan demonstrate that both governmental framework and robust local policy dictate that this application must fail.



Nicola Jones
Clerk & RFO
Pagham Parish Council

