

ISSUE 12: PLANNING FOR SUSTAINABLE COMMUNITIES (POLICY34)

12.1 How will the Council's commitment to protecting and supporting improvements to community facilities manifest itself?

- 12.1.1 Policy 34 seeks to deliver elements of Vision V1, V2 and V11, as well as objectives O2 and O4. Adur District Council's commitment to protecting and supporting improvements to community facilities referred to, will be manifested through seeking to avoid loss of facilities (as defined in paragraph 4.104 of the Submission Adur Local Plan 2016 CD07/1). When applications are received which could lead to loss of such facilities, the three criteria in Policy 34 will be applied. These seek evidence relating to demand and marketing; alternative provision; and whether the proposed facility would in fact provide an alternative social and community facility. A similarly worded policy (Policy 11) is included within the adopted Worthing Core Strategy. The policy has been effectively applied on a number of occasions. For example, an application to redevelop a vacant church was withdrawn to avoid a refusal reason as there was insufficient evidence to justify the loss of a community facility. Following the marketing of the property the building was sold to a different faith group and the building remains as a church. The policy has also been used in several instances in relation to the proposed loss of public houses, ensuring that developers satisfy the needs and alternative accommodation tests prior to considering a residential conversion or redevelopment.
- 12.1.2 In addition, the Adur Infrastructure Delivery Plan October 2016 (CD07/19) seeks to identify and address gaps in the provision of community facilities. S106 monies (and potentially Community Infrastructure Levy monies in due course) can be used to improve community facilities in the area, to address the impact of new development.
- 12.1.3 Where appropriate, Adur and Worthing Councils' Planning team work in liaison with the Adur and Community Wellbeing team, with regards to community facilities. Previous examples of improving community facilities through the planning process include the Brighton and Hove Football Club Training Academy (AWDM/0205/12) which contains a Community Use Agreement and S106 to offset loss of proposed 7 grass football pitches by replacing them with an artificial turf pitch for community use on site as well as a financial contribution (£700,000) towards a new pitch elsewhere. The monies went towards provision of new pitch at The Sir Robert Woodard Academy (AWDM/1883/15), which represented enhancement by replacing a sub-standard school grass field with an artificial turf pitch for school and community use.