



Hall & Woodhouse Ltd c/o Southern Planning Practice (Lynne Evans)

ID No 748

ISSUE 5: Q 5.8 – Criteria relating to loss of community facilities.

Representations were submitted at the Pre-Submission stage to seek, amongst other amendments, the deletion of the final paragraph of Policy 27. This part of the policy is ambiguous and offers no guidance on how the Council will judge the importance of the facility to the local community.

The question asked by the Inspector must necessarily be directed to the Council in the first instance.

However, it continues to be argued on behalf of Hall & Woodhouse Ltd that the Council has already set out detailed guidance at paragraph 10.128 to ensure that the loss of a community facility has been fully tested through marketing in the open market. This would also address a scenario whereby a facility has been listed as a community asset.

The final paragraph fails the core principle set out at paragraph 17 of the Framework that plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. The guidance offered by paragraph 10.28 offers this guidance; the final paragraph of Policy 27 does not and should be deleted.

It is further argued that the policy is unduly onerous in its application across the whole district. Using pubs as an example, the four main towns each have a large number of pubs and there is no planning justification to require a full 12 months of marketing if the commercial decision is taken that any one pub is no longer viable. It would be preferable and more positive to enable its reuse or redevelopment as soon as practical to a more sustainable and positive use.

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