

12 **COMMUNITY FACILITIES, INFRASTRUCTURE AND DEVELOPERS' CONTRIBUTIONS (IN)**

COMMUNITY FACILITIES CONTEXT

The Borough Council is committed to improving the quality of life of all who live or work in the Borough. Every effort will be made to create or maintain safe, healthy and thriving communities where as many as possible of the needs of all inhabitants are met.

Locally provided community facilities, infrastructure and services are essential if the Council is to meet this commitment.

There are several links between - these issues and other policies of the local plan including the following:

- T policies helping reduce travel by providing facilities locally
- BE policies creating a sense of place and quality environment
- H policies ensuring any new areas of housing contribute towards meeting wider community needs.
- ES policies environmental sustainability

Community Facilities

- 12.1 The term 'community facilities' is intended to cover a broad range of public amenities including parish halls, church facilities, community centres, public houses, schools and colleges, health facilities, libraries, car parks, sports facilities, arts and cultural facilities, footpaths, cycleways, youth club buildings and the provision of collection points for recyclable materials.
- 12.2 It is desirable that the provision of such facilities keeps pace with need and that valuable existing facilities are not lost. The Borough has experienced a high level of population growth during the last twenty years and there are areas, for example Chandler's Ford and Hedge End, where the provision of community facilities has not kept pace with development. The Borough Council is keen to ensure that this does not happen in respect of any new residential development proposed during the plan period.
- 12.3 The need for the improved provision of community facilities also continues to increase as people's expectations for their quality of life increase. In view of the housing commitments and allocations in the Plan there is likely to be the need either to improve existing facilities or to add to existing facilities during the plan period. Where new facilities are provided or existing facilities improved the Council will seek to

ensure that their form and design provide for a range of uses to be accommodated.

185.IN	The Borough Council will not permit development proposals which would result in the removal or loss of an established community facility unless suitable alternative provision is made which is of an acceptable quality and siting or is more appropriate to the needs of the community, or the existing facility can be shown to be surplus to local needs.
--------	---

186.IN	Proposals for the provision, replacement, extension or improvement of facilities for use by the community will be permitted within the urban edge provided they will not adversely affect the residential amenity of the occupiers of neighbouring properties by reason of noise, disturbance, smells, floodlighting or other factors.
--------	--

- 12.4 There are a number of areas in the Borough which are poorly served in terms of facilities for local community groups and yet have under-utilised sites or buildings which could reasonably meet their needs.
- 12.5 There have been indications of a need for new scout headquarters at Hamble-le-Rice, permanent youth club premises in Fair Oak and Bursledon, a community facility to replace the existing Reading Room at Old Netley and for improvements or extensions to the Botley Centre, the Bursledon Community Centre and the Drummond Centre, Hedge End (see Appendix I). The Borough Council will treat proposals for these additional facilities sympathetically subject to the relevant policies of this Plan.

Churches

- 12.6 The needs of church groups throughout the Borough are recognised and the Council will treat any proposals for new places of worship sympathetically, as and when they arise, subject to the other policies of this Plan.

Libraries

- 12.7 Although the County Council currently has no proposals to provide new library facilities in the Borough, the Borough Council is keen to secure the provision of a library at Bursledon and at Hamble-le-Rice and to support the improvement and extension of library facilities in West End. At Bursledon a site adjacent to the Community Centre off Portsmouth

Road may be suitable, while at West End an extension to the Parish Centre could accommodate an enlarged library. In Hamble-le-Rice a library could be accommodated at the Memorial Hall.

Health Facilities

- 12.8 An increasing population will place more pressure on medical services. The Council is keen to ensure that the provision of health services keeps pace with the needs of residents. In particular considerable weight will be attached to providing such services in locations where the need to travel is minimised.
- 12.9 The Council, in consultation with the Eastleigh and Test Valley South Primary Care Trust, will require developers of housing to demonstrate how their proposals relate to existing health facilities. Where necessary they must indicate the measures that they propose to undertake to improve provision, by enabling new facilities or extensions to existing facilities to be provided.
- 12.10 The Council supports the concept of a 'Healthy Living Network', which comprises an integrated range of facilities and services related healthy living. They need not physically be located together but would all come within a single management framework.

Healthcare Provision

- 12.11 Moorgreen Hospital, West End and the Nuffield Hospital, Chandler's Ford are significant providers of healthcare services in the Borough and in order to ensure that these sites are not lost to other uses, they are designated as Special Policy Areas.

187.IN	Within the Moorgreen Hospital, West End and the Nuffield Hospital, Chandler's Ford Special Policy Areas permission will only be granted for development related to the provision of healthcare services unless it can be demonstrated to the satisfaction of the Borough Council that there is no foreseeable need for such provision on these sites.
--------	---

- 12.12 There is an aspiration from a number of medical practices on the Hamble peninsula to amalgamate their existing services and to introduce new facilities on a purpose built campus. The Council will support such an initiative only if the proposed location meets the Plan's objectives relating to sustainability, the protection of the countryside, the retention of gaps between settlements and the need to reduce travel, particularly by car.

Tankerville Special Policy Area

- 12.13 The Tankerville Special Policy Area lies to the north of Romsey Road, Eastleigh and includes the former Tankerville Special School, the Eastleigh Health Centre and related health facilities. This is an important site in central Eastleigh which should be retained for health and/or education purposes. It has good access to public transport services and is in within easy reach of a large number of people.
- 12.14 The area lies within the Eastleigh Town Renaissance Quarter (policy 53.BE) and the Town Centre policy area (policy 125.TC). In accordance with the policies applying in these areas, the best possible use of the land must be secured in any redevelopment proposals. Housing or office use could be accommodated on upper floors whilst retaining health or educational uses on lower floors.

188.IN Development proposals within the Tankerville Special Policy Area will only be permitted if they relate to the provision of health or education facilities, unless it can be demonstrated to the satisfaction of the Borough Council that there is no need for such provision in Eastleigh, and they maximise the use of the land, when the inclusion of residential or office uses on upper floors will be supported.

Education Provision

- 12.15 The Borough Council recognises the importance of the provision of schools and further/higher education facilities to the local community. The Council maintains close and regular liaison with Hampshire County Council on the future educational needs of the Borough's residents. Eastleigh College in particular plays a vital and varied role in the well-being and quality of life of the community through its involvement in adult education, training, retraining and its links with local industry and commerce. The Borough Council will continue to work closely with these institutions to ensure, wherever possible, that their changing land and development requirements are met.
- 12.16 Many school premises have facilities such as halls, sports facilities and meeting rooms that are suitable for community use and many are so used. The Borough Council will encourage local schools to make their facilities available for community use whilst having regard to the residential amenities of the occupiers of nearby properties.

Dowd's Farm Special Policy Area Dowd's Farm, Hedge End

- 12.17 Hedge End north is currently only served by one primary school, at Berrywood. Despite a number of extensions, the school is now at capacity and at the top range of acceptable size. In order to

accommodate a growing need for more school places, a new primary school is proposed at Dowd's Farm as part of the development of that land. Arrangements will need to be made to ensure the timely provision of the school to meet the demand for school places arising from the new development (see policy 76.H).

189.IN	A new primary school is proposed at Dowd's Farm, Hedge End. Proposals on this site must meet the requirements of the Development and Design Brief, prepared and approved by the Borough Council.
--------	--

Infrastructure and Public Utilities

12.18 Government advice makes it clear that the adequacy of infrastructure to serve a development can be a material consideration in deciding whether planning permission should be granted. In this context infrastructure includes services like education and health facilities and policing services as well as roads, water supply and sewers.

12.19 The provision of water supply, drainage, electricity, gas and telephone services in the Plan area is the responsibility of a number of different public utility companies. These companies are now able to levy a charge for all new connections. It is unlikely that the capacity of existing supply networks will act as a major constraint to the location of additional development.

190.IN	Proposals for development will only be permitted where adequate services and infrastructure are available or suitable arrangements can be made for their provision.
--------	---

Developers' Contributions towards the provision of Infrastructure, Services, Community Facilities and Amenities

12.20 The Borough Council recognises that whilst development brings benefits and prosperity to the Borough it also frequently imposes costs on existing residents and businesses. It brings pressures on existing infrastructure, including roads, services and community facilities, and on the environment generally. In the past, the community at large has had to bear those pressures or meet the cost of necessary improvements.

12.21 In the former growth areas in the Borough some of the disadvantages of the large scale developments that have taken place have been offset by the provision of new facilities by the developers or by the payment by the developers of financial contributions to enable the Borough Council to provide such facilities. By these means new community centres have been provided, public open space, recreation and play facilities laid out, sites for new churches and health facilities

secured, road improvements carried out and the construction of the railway station at Hedge End made possible.

12.22 In other parts of the Borough, although new development has taken place, no very large developments have been built and few additional facilities have been provided. Infrastructure and amenities have failed to keep pace with the needs of a growing population. Throughout the Borough the Council and other public sector bodies have contributed to the cost of those facilities that have been provided. Increasingly tight restrictions on public sector expenditure make it less likely that funds for such facilities will be available in the future.

12.23 New development is committed throughout the Borough and arrangements are in place for this development to contribute to the provision of infrastructure and community facilities. This plan proposes new housing sites and, in addition, it is recognised that further development will continue to take place within existing built up areas. The Council will seek to negotiate planning obligations from developers for the provision of new or improved infrastructure, services, facilities and amenities directly made necessary by the proposed development. The policy set out below will therefore apply to all proposals for development within the Borough:

191.IN	Appropriate proposals for development will be permitted provided that the developer has made arrangements for the provision of the infrastructure, services, facilities and amenities directly made necessary by the development or has made arrangements to contribute towards the early improvement of existing infrastructure, services, facilities and amenities, the need for which will increase as a direct result of the development proposed.
--------	--

12.24 Prospective developers are advised to seek the Council's advice on the -nature and scale of the contributions that are likely to be sought before purchasing land or property for development. Supplementary Planning Guidance will be prepared, and regularly reviewed, listing priority projects towards which developers will, where appropriate, be expected to contribute. This Supplementary Planning Guidance will comprise one of the elements which assist the Council in producing its Community Investment Programme. Whenever it is timely and appropriate, schemes identified in the Supplementary Planning Guidance will also appear in the Council's Community Investment Programme.