

Social and Community Facilities

Overview

Key Objective

Provide social and community facilities to meet the needs of the new residential and worker population at each phase.

9.1 This chapter sets out the requirements for the type, quantum and broad locations for the provision of social and community facilities necessary to support the comprehensive redevelopment of the OA, in relation to the provision of:

- Education facilities (nursery, primary and secondary);
- Health facilities;
- Sports and leisure facilities;
- Police facilities; and
- Community and library facilities.

9.2 Please note, that there are other facilities often regarded as social and community uses, such as pubs, chemists and post offices. All these uses are shop uses, falling within the 'A' use classes, and are therefore dealt with as part of the Retail Strategy, see Chapter 7.

Policy Context

9.3 The Mayor's London Plan (2011):

- 'The 2012 Games and their Legacy' (Policy 2.4)
- 'Protection and Enhancement of Social Infrastructure' (Policy 3.16);
- 'Health and Social Care Facilities' (Policy 3.17);
- 'Education Facilities' (Policy 3.18); and
- 'Sports Facilities' (Policy 3.19).

9.4 LBHF's Core Strategy (2011):

- 'Strategic Site and Housing Regeneration Area – FRA 1'; and
- 'Supporting Community Facilities and Services' (Policy CF1).

9.5 RBKC's Core Strategy (2010):

- 'Earl's Court' (Policy CP10 and associated Vision);
- 'Earl's Court Exhibition Centre' Strategic Site' (Policy CA7);
- 'Infrastructure Delivery and Planning Obligations' (Policy C1): and
- 'Social and Community Facilities' (Policy CK1).

Education

Key Principle SC1:

Any planning applications within the OA will be assessed against both RBKC and LBHF child yield formulas below in order to provide the relevant educational (nursery, primary and secondary) floorspace and associated fit out costs to cater for the population uplift in the area.

Deleted: The authorities will require

Deleted: a

Deleted: to

Deleted: . The outcomes of this will be used

Deleted: capacity

Deleted: in order

9.6 Educational provision in the vicinity of the OA is currently at capacity. Comprehensive redevelopment of the OA would lead to a large increase in population. Some of this population would be of school age and any development would need to cater for their educational needs.

9.7 Child yield formulas are used to estimate the possible educational needs resulting from any development. RBKC set out their child yield formula in their Planning Obligations SPD (2010), shown in Table 9.1. In LBHF, the 2004 Wandsworth Housing Survey has been used as the basis for child yield calculations (see Table 9.2). The model has been adapted to reflect LBHF's criteria for the allocation of intermediate housing, which gives priority to couples and single parents with children when allocating accommodation with two or more beds. [The methodologies of the boroughs' child yield formulas are consistent with and reflect GLA guidance and advice.](#)

9.8 Any planning application submitted for the redevelopment of the site would have to be assessed against these child yield formulas in order to ascertain the anticipated increase in nursery, primary and secondary school numbers.

9.9 The authorities will secure the provision of floorspace to cater for the needs arising from any development, as well as financial contributions towards the fit out of any educational provision. Developers should have regard to Building Bulletin 99 when calculating the quantum of floorspace necessary for a new primary school and Building Bulletin 98 when calculating the quantum of floorspace necessary for a new secondary school. Any primary and secondary school should be located together and should be positioned in an easily accessible location for all new residents living in the OA. The exact location should also be predicated on discussions with both borough's education departments, and should be provided within the early phases of development.

Figure 9.1: Hadley Learning Centre, Telford Photograph by Dave Morris

Table 9.1: RBKC child yield formulas

Table 9.2: LBHF child yield formulas

\\Fs4c\p\In-Idf\Earls Court Project\Adoption\Final SPD\Word Versions_Track changes\Social and Community.doc

Health

Key Principle SC2:

Any planning application for comprehensive redevelopment of the OA will need to provide a NHS health facility. The size of this facility should be calculated based on the methodology set out in this SPD. The facility should be located in an easily accessible location for all residents living within the OA and should be provided within one of the earlier phases of development.

9.10 Within both boroughs, the primary healthcare provision is currently at full capacity and the increase in population within the OA will give rise to demand for an additional NHS health facility. This should be provided in the form of a single facility within the OA, at an early phase in the development and in a location that would be easily accessible for residents living in both boroughs. If the optimum location for this facility is in one of the later phases, the facility could be moved at that stage, with the original premises being converted to an alternative use. The calculation for the size of this facility is based on the following methodology:

- If the population is under 10,800, applicants will be required to provide a Health Centre. The size of the facility will be calculated based on a need for 150sqm per GP and one GP for every 1,800 residents.
- If the population is over 10,800, applicants will be required to provide an integrated Primary Care Centre. The size of the facility will be calculated based on a need for 225sqm per GP and one GP for every 1,800 residents.
- Wandsworth's 2004 New Housing Survey should be used as the basis for calculating population yield.

Deleted: ies

Deleted: l

Deleted: 7

9.11 [The primary healthcare centre must be fully accessible with a viable street presence and meet the current requirements for the Equality Act 2010. Reference to current NHS guidance for planning new Primary and Social Care Premises is set out in the Department of Health's \(DH\) Design Guidance including "Facilities for Primary and Community Care Services: Planning and Design manual 1183:0.6 England" published 2011 and "Health Building note \(HBN\) 00-10 Performance requirements for building elements used in healthcare facilities 8941:0.6 England" published April 2011. If an integrated Primary Care Centre is required it would need to include dental services, space to support the specialist skills that GPs are developing in response to local health and wellbeing needs, outreach facilities and home-based medical support.](#)

Deleted: The primary healthcare centre must be accessible, fully DDA compliant and have a viable street presence. Reference to Department of Health, Primary and Community Care Health Building Note 11.01: Facilities for Primary & Community Care Services is relevant in considering such a facility. In particular, the guiding principles, strategic design issues and functional design issues should be considered.

Formatted: Font: 11 pt

Formatted: Font: (Default) Arial, Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Key Principle SC3:

Any major planning applications in the OA must be accompanied by a Health Impact Assessment.

9.12 An analysis of the health impacts of the proposed developments will need to factor-in the following sectors:

Acute healthcare;

Mental healthcare;

Intermediate healthcare;

Primary healthcare.

9.13 The Health Impact Assessment would need to consider impacts on minority groups, future trends, emerging Government policy and health reforms and advances in technology and social change which may have an impact on future healthcare delivery, such as demographic shifts to an increasing elderly population. The Health Impact Assessment would need to assess impacts of demolition and construction on the new and existing population.

Sports and Leisure

Key Principle SC4:

Deleted: 3

Any proposals for redevelopment of the OA must provide a range of indoor and outdoor sports and leisure facilities to cater for the needs of the future population. These facilities will need to cater for a variety of incomes. A proportion of affordable sports and leisure provision will be secured as part of any planning agreement. The facilities provided should target existing deficiencies in indoor and outdoor sports provision, particularly multi-use outdoor pitches and indoor multi-use sports courts.

9.14 Policy 3.20 of the Mayor's London Plan (2011) promotes applications that improve access to sports and leisure provision. Policy CF1 of LBHF's Core Strategy (2011) states that the OA is considered appropriate for major new leisure and recreation facilities. RBKC's Core Strategy (2010) also recognises the importance of access to sports and leisure, stating in para 29.2.4 that planning obligations will be negotiated to ensure access to such facilities.

Deleted: 12

9.15 Any application will be expected to provide a range of sports and leisure facilities to cater for the needs of the future population. These facilities will be expected to cater for a range of incomes, particularly those in low incomes who are often excluded from access to such facilities or whose choice is often limited. The authorities will secure a proportion of affordable sports provision. This should take the form of discounted membership fees and discounted non-membership access fees.

Deleted: 13

9.16 Sport England data (Local Sports Profiles Toolkit 2011 et. al.), together with local data, shows there to be existing deficiencies in both indoor and outdoor sports provision, particularly multi-use outdoor pitches and indoor multi-use sports courts. Any applicant would need to consult the borough leisure departments and target these particular deficiencies in their sport and leisure offer.

Deleted: 14

Key Principle SC5:

Deleted: 4

Any application for comprehensive redevelopment of the OA must provide sports facilities that allow at least one sport to be developed to an "elite" standard, in order to retain the legacy of the London 2012 Olympics.

Deleted: should

9.17 The Mayor's London Plan (2011) recognises the importance of the 2012 Olympic Games to London. Policy 2.4Ch states that "the Mayor will, and boroughs should take opportunities presented by the 2012 Olympic and Paralympic Games and their legacy to increase participation in sport and physical activity". The

Deleted: 15

importance of developing sports infrastructure is recognised in the Mayor's Sports Legacy Plan, 'A Sporting Future for London'.

9.18 The Earl's Court Exhibition Centres are to be used during the 2012 Olympics for volleyball. In order to retain the sporting legacy of the site, any application for comprehensive redevelopment should ensure that the sports and leisure provision allows for at least one sport to be developed to an "elite" standard (i.e. it meets regional performance targets for one sport's governing body).

Deleted: 16

Police Facilities

Key Principle SC6:

The authorities will secure, through any planning agreement(s):

- A **community policing facility** and financial contributions towards staffing the facility;
- Closed Circuit Television (CCTV) within the OA; and
- Financial contributions towards the expansion the boroughs' CCTV control centres.

Deleted: 5

Deleted: police shop

9.19 Both Councils' policing facilities are currently at capacity. Any development in the OA will need to contribute towards increasing the policing capacity needed to cater for the new population.

Deleted: 17

9.20 The authorities will require development to deliver a police shop, located within a retail frontage. It should operate a small base from which the police can launch patrols and at which the new community would be able to have day to day contact with the police service. Financial contributions will be sought towards the staffing of this facility.

Deleted: 18

9.21 CCTV will need to be provided by the developer and linked into the borough's CCTV network. Alternatively, a financial contribution will be sought for the boroughs to implement the CCTV. A contribution will also be required to increase staffing of the boroughs' CCTV control centres to cater for the increased demand from the expanded CCTV network.

Deleted: 19

Community Space

Key Principle SC7:

Redevelopment of the OA must provide a community hub of 4,500m² GIA. This new community hub should have a library on the ground and possibly first floors, with the remainder of the building providing multi faith space, youth space, children's centre, affordable and flexible office, training and meeting space, adult learning and training space and halls for hire for use by the voluntary sector and residents. Provision must be made available for new community space before any existing community space is demolished.

Deleted: 6

Deleted: should

9.22 The OA is currently adequately served in terms of community space. The Gibbs Green and West Kensington estates each have their own community hall and there are a number of other community halls in the vicinity of the OA. There are two libraries in close proximity to the OA – Baron's Court Library in LBHF and Brompton Library in RBKC. Baron's Court Library has reduced opening hours and Brompton Library has limited capacity to accommodate any additional users and is not an ideal location for a library, given the population increase proposed in the OA.

Deleted: 20

9.23 Redevelopment of the OA will need to reprovide any lost community floorspace as well as provide additional space to cater for the new population living within the OA. The boroughs have assessed the likely floorspace requirements that the new population will generate and will expect any proposals for comprehensive redevelopment to provide a community hub, with up to 4,500sqm Gross Internal Area, which combines community facilities. New development will need to ensure that the new community hub is available for hire before either of the existing community spaces are demolished or that temporary spaces of at least equivalent floorspace are provided.

Deleted: 21

Formatted: Font: 11 pt

9.24 This new building must be provided within the early phases of development and must be easily accessible to the new community and residents of both boroughs, fronting onto a street with high footfall and designed as a new modern civic building, with a strong visual presence. The building must have active ground floor uses and should look to provide a variety of different community spaces, such as a library, multi faith space, youth space, children's centre, adult learning and training space, a community café, flexible office and community space and halls for hire. The authorities will require that the spaces provided are affordable and accessible to all and provide for diverse cultural needs.

Deleted: 22

9.25 This community hub should not only provide a valuable resource for the local community and community groups, but should help new residents of the OA integrate into the existing social fabric. This could be achieved by providing community support, local information and information for new and existing residents on the progress of redevelopment in the OA.

Deleted: 23