

Chapter 12

Leisure and Community Facilities

Corporate Aims

1. We will make Eastbourne a safe place to live, work and visit;
2. We will protect and improve health and reduce health inequalities within Eastbourne;
3. We will enhance the opportunities for enjoyment within Eastbourne through active pursuits and simple relaxation;
4. We will encourage a fair and socially inclusive society.

Corporate Objectives

- H1: Promote healthier lifestyles.
- EN1: Maintain quality spaces for relaxation and play.
- EN2: Develop and promote Sports and Leisure activities.
- S4: Reduce and prevent anti-social behaviour.
- EV1: Provide access to services for all.
- EV6: Promote social inclusion and community participation.

Policy Objectives

1. To seek provision of outdoor playing space to a level commensurate with nationally accepted standards;
2. To encourage participation in sport and recreation across the Borough by seeking provision of space for other sports and recreation;
3. To identify locations for major leisure development that will sustain the Town's tourist role as well as offering opportunities for the local population;
4. To provide for the land use needs of the facilities and services required by the local population.

Introduction

- 12.1 This chapter is concerned with ensuring that land or premises are available for specific services, such as health, welfare or education needed by the local population and for providing for their leisure-time requirements.
- 12.2 With increasing emphasis on an urban renaissance and the creation of towns and cities which are desirable sustainable places to live, it is important that appropriate provision is made for the needs of the local population. It is now widely recognised that simply constructing more homes does not create a sense of place or community, and that community and leisure facilities are required alongside residential development.
- 12.3 The requirements of the local community are constantly evolving, and this is particularly noticeable in connection with the use of leisure time. The Eastbourne Borough Plan 1998 primarily saw policy provision for leisure as ensuring that appropriate facilities would be available for sport. However leisure activities now embrace a much wider definition than this. Leisure is any activity pursued by individuals in their uncommitted time and includes, for instance, visits to the cinema, pubs and clubs.
- 12.4 This chapter has been prepared in the context of the Council's Leisure Services Strategy.

Outdoor Playing Space

- 12.5 Outdoor playing space is space for sport, active recreation or children's play. Two specific components of outdoor playing space provision are recognised by the Council for land use planning purposes:
- Provision of playing fields - this includes sports pitches of all types, including tennis courts, bowling greens and pitch and putt courses, but not facilities such as golf courses, parks and gardens, school grounds and children's playgrounds;
 - Provision of children's playspaces.

The Council has adopted Supplementary Planning Guidance for the Provision of Outdoor Playing Space, which explains in more detail how the policies for outdoor playing space will be implemented.

Playing Fields

- 12.6 There are 108.94 hectares of private and public playing fields in Eastbourne which equates to 1.19 hectares per thousand population (1999 estimated population). For further details see Background Paper No 10: Playing Field Survey.
- 12.7 In advance of a detailed assessment of local needs and opportunities for open space, sport and recreation, on which the Council is currently working in line with advice in PPG17⁵⁵, the

⁵⁵ Planning Policy Guidance (PPG) Note 17: Planning for Open Space, Sport and Recreation (OPDM August 2002)

Sport's Council's standard of 1.21 hectares per thousand population for organised competitive team games has been adopted as the appropriate level of provision to be sought in the Borough. With the Town's increasing population regular investment in new playing fields is required otherwise there will be a shortfall in provision well below the level required under the adopted standard. Two sites are allocated for playing fields in Eastbourne Park. Planning approval has been granted for one of the sites at Sevenoaks Road, and the playing fields are under construction.

Policy LCF1: Playing Field Allocations

Within Eastbourne Park planning permission will be granted for new playing fields, together with ancillary facilities of changing rooms and pavilions, on the following sites, identified on the Proposals Map:

- a) Land off Sevenoaks Road (3.0 hectares);**
- b) Land in Shinewater (3.6 hectares);**
- c) Land at Elm Grove (1.0 hectare).**

- 12.8 With increasing emphasis on residential development within the existing built up area it is clear that existing privately owned playing fields will be subject to development pressures. However these playing fields play a valuable role and their loss would place additional strains on the public playing fields which would be difficult to accommodate. It would also present particular difficulties for specific parts of the Town such as Meads, Ratton, or Langney where there are few public playing fields. It is, therefore, appropriate to resist the loss of playing fields to other uses although in very rare cases, where there are other overriding considerations justifying the loss, full compensation will be required either on a different part of the site or elsewhere, within the immediate vicinity. Where intensive use facilities (such as artificial turf) are offered in compensation one pitch will be regarded as the equivalent of two natural grass pitches.

Policy LCF2: Resisting Loss of Playing Fields

Proposals which result in the net loss of playing fields will not be permitted. In exceptional circumstances planning permission will be granted for a development which would result in the loss of playing fields where:

- a) alternative provision of equivalent community benefit is made available; or**
- b) a contribution is provided for either off-site provision of playing fields of equivalent community benefit; or**
- c) enhancement is made of existing playing fields for wider community use; or**
- d) in the case of playing fields relating to educational establishments, it has been demonstrated that the development meets an overriding need for educational facilities and that the adverse impact on playing field provision has been kept to the minimum.**

In the event that detailed local assessments of the need for playing fields show that provision is clearly in surplus to requirements planning permission may be granted for the loss of playing fields.

Children's Playgrounds

- 12.9 The National Playing Fields Association has the following standard for provision of children's playgrounds: 0.6-0.8 hectares per thousand population. The Council has adopted this standard as a target for the provision of playgrounds across the Borough, but as the Town has less than 0.06 hectares per thousand population it will generally seek the higher level of provision to be made to help redress this under provision. This standard is being reviewed as part of the local assessment of open space, sport and recreation needs and opportunities.
- 12.10 There are also concerns that access to playgrounds varies greatly across the Borough. Langney has 14 Council maintained playgrounds out of a total of 38 for the whole Borough; whilst Devonshire has no playgrounds at all, and Ocklynge and Upperton have only one (see Plan No. 8).
- 12.11 The siting and design of children's playgrounds is very important and requires careful consideration if safe, attractive facilities are to be provided for children with little affect on residential amenities in terms of noise, nuisance and disorder. The National Society for the Prevention of Cruelty to Children have asked local authorities to consider child protection concerns when designing new facilities, and this will require provision of good lighting and visibility as an essential element of the design. In appropriate instances playground proposals will be referred to the Sussex Police Community Safety Department, who are also concerned to ensure that playgrounds are safe and secure, and do not give rise to problems of disorder.

Policy LCF3: Criteria for Children's Playspace

When considering the provision of new playgrounds or the upgrading of old ones, the following will be taken into account:

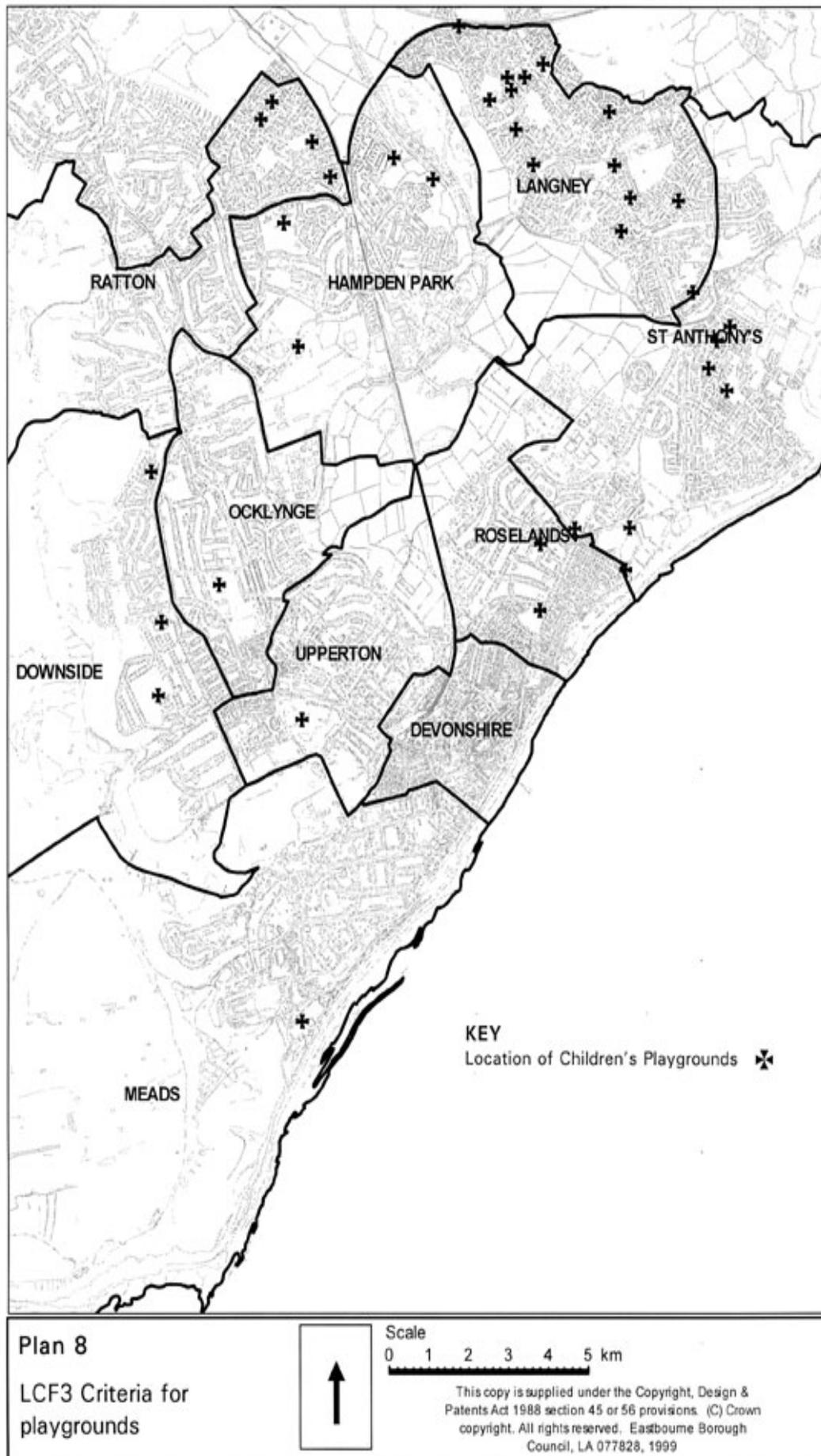
- a) safety and security, including suitable surfacing and provision of appropriate lighting and visibility measures;**
- b) the need to provide playground facilities which are both conveniently located for all residential areas and in locations which provide natural surveillance from a number of dwellings;**
- c) the need to provide a range of equipment to cater for the needs of different age groups;**
- d) the impact on the amenity of adjoining residential areas (see Policy HO20 of this Plan);**
- e) provision of appropriate ancillary facilities;**
- f) the convenience and accessibility to the playground of the children and adults who will be using it;**
- g) the views of adjoining residents and playground users.**

Commuted Payments

- 12.12 It is widely accepted that new housing development should provide for their own infrastructure requirements. Both PPG3⁵⁶ and PPG17⁵⁷ recognise that housing also generates demands for playing fields and children's playgrounds. PPG17 suggests that it is appropriate for local authorities to enter into planning obligations to secure the provision of public open space and this can include the provision of on-site and off-site recreational facilities related to the development, including maintenance of the facilities.

⁵⁶ Planning Policy Guidance Note No.3 :Housing. DETR (2000)

⁵⁷ Planning Policy Guidance (PPG) Note 17: Planning for Open Space, Sport and Recreation (OPDM August 2002)



- 12.13 Outdoor playing space is just one element of open space provision within the Borough. Other elements are considered in the Urban Heritage and Townscape Chapter (amenity space) and the Natural Environment Chapter (sites of nature conservation importance). However it is only for outdoor playing space that the Council has adopted standards which can be used as a basis for securing appropriate provision to be made when residential schemes are proposed. The Council recognises that these standards relate to active recreational uses but does not consider that it is appropriate to preclude developments which are occupied predominantly by elderly people from the requirement to make appropriate outdoor playing space provision. Where a developer can demonstrate, probably by means of a planning obligation, that a development is to be occupied by elderly people the Council will be prepared to waive the children's playspace element of the outdoor playing space requirement. However the appropriate playing field element (as defined in paragraph 12.5) will continue to be a requirement as active participation in sport does not necessarily cease with age. Moreover playing fields make a major contribution to both 'greening' the environment and the quality of the public realm which elderly people continue to enjoy even when activity in sport ceases.
- 12.14 In the case of playing fields the Borough Council accepts that it is normally inappropriate to require a developer to make on-site provision and that commuted sums toward off-site provision elsewhere in the Borough, near the development site, are appropriate. However children's playgrounds should normally be provided on-site. The Council will expect the developer either to construct the playground and provide a commuted sum for its maintenance (in which case Policy LCF3 will apply); or to safeguard a site and provide commuted sums for its construction and maintenance.
- 12.15 In interpreting the policy requiring outdoor playing space provision for new residential developments the Borough Council will have regard to specific site circumstances. Detailed financial information will, be required to assess any request for reduced provision.
- 12.16 In interpreting the number of bedrooms to be created as a result of the proposed development the Borough Council will not take into account bedspaces in any Class C1 (hotels and guest houses) and Class C2 (residential institutions) use currently established on the site, although an allowance will be made for bedspaces in any owner's/manager's accommodation where they have been resident in the premises. Residents of institutional accommodation have different needs and requirements and it would not be appropriate to off-set their specific requirements against those of general households.

Policy LCF4: Outdoor Playing Space Contributions

Where appropriate and necessary all Use Class C3 residential developments with either:

- a) the capacity for 15 or more dwellings; and/or**
- b) 45 or more bedrooms;**

will be required to make provision for outdoor playing space at a level to satisfy adopted standards, in order to meet the needs generated by the new development.

In assessing the level of provision regard will be made to:

- a) the viability of the proposed development, including the economics of provision;**
- b) other planning objectives for the site;**
- c) the nature of the proposed development, including likely occupancy of the dwellings. Where it can be satisfactorily demonstrated that the future occupants of the dwellings will be elderly only the playing field element of the outdoor playing space requirement will be sought. No contribution will be sought for outdoor playing space from those elements of a scheme to be occupied by mobility impaired elderly people.**

Where on-site provision is not feasible a contribution towards the cost of providing or up-grading such facilities elsewhere will be sought.

Note: For the purposes of this Policy the Borough Council's adopted standards are

currently:

- children's playgrounds 0.8 hectares per 1000 population;
- playing fields 1.21 hectares per 1000 population.

However these standards will be revised in the light of the local assessment of open space, sport and recreation needs and opportunities.

The Borough Council has adopted Supplementary Planning Guidance to explain how this Policy is operated.

Provision for Other Sports and Recreation

- 12.17 It is widely accepted that encouraging participation in sport can play a role in developing opportunities for young people, in particular, to avoid criminal activity and anti-social behaviour. It is also widely accepted that regularly participating in sport increases people's sense of integration into their community, as well as promoting a healthier lifestyle.

Eastbourne Sports Park

- 12.18 Phase 1 of the Eastbourne Sports Park, off Cross Levels Way, has now been constructed as a joint venture between the Borough Council, East Sussex County Council, Eastbourne College of Arts and Technology and Park College. This comprises a floodlit all-weather athletics track and a rugby pitch. Further development, including indoor facilities, is planned to augment the sporting offer. Such development is to be supported, but careful design of the facilities will be required as the site is visible from many parts of the Town.

Policy LCF5: Eastbourne Sports Park

Planning permission will be granted for sports facilities associated with Eastbourne Sports Park, provided that:

- a) **the design in terms of siting, scale and materials reflects the site's sensitive location;**
- b) **the development complies with Policy LCF9 of this Plan;**
- c) **the development would not have an adverse effect on visual or environmental amenity (see Policies UHT4 and NE28);**
- d) **any external lighting complies with Policy UHT 13 of this Plan.**

Devonshire Park Lawn Tennis Centre

- 12.19 Part of the "Cultural Quarter" identified in the Town Centre includes the Devonshire Park Lawn Tennis Centre, an important national facility which includes a purpose-built stand. Recent Guidance from Sport England is that they are looking to protect such facilities as 'Significant Areas for Sport'. Although the precise details of this scheme have yet to be finalised, it would seem appropriate to designate the tennis grounds in this way to reflect the importance that the Council attaches to this facility, both in affording the opportunity for sport and in attracting publicity and visitors to the Town.

Policy LCF6: Significant Area for Sport

Devonshire Park Lawn Tennis Centre is designated as a Significant Area for Sport. Planning permission will be granted for small scale ancillary facilities at the Devonshire Park Lawn Tennis Centre which reflect this designation.

Water Sports

- 12.20 Both the Seafront and Sovereign Harbour cater well for water sports enthusiasts. However use of these facilities is dependent upon favourable weather conditions and this can restrict the opportunities available, especially for novices. The development of lakes within Eastbourne Park offers a major opportunity to complement the seaside water sports offer, and particularly to provide safer training facilities. The Council would support the development of a water sports centre in association with the "Deep Water Lake" at West Langney as this would add to the Town's tourist offer, provided it is designed to reflect the sites visual prominence. It is recognised that certain water sports, including water skiing and jet skiing, can generate noise and nuisance. The Council does not wish to preclude such uses from the Deep Water Lake but will need to be satisfied that the amenities of nearby residents would not be detrimentally affected and that proper management of uses will occur to ensure that power driven boats do not conflict with sailing, windsurfing or rowing. The impact of jet skiing, in particular, will need careful consideration.

Policy LCF7: Water Recreation

Within Eastbourne Park planning permission will be granted for specified water recreation proposals and associated facilities in the following locations:

- a) Lakes within the Shinewater Sector – angling;
- b) "Deep Water Lake", West Langney Sector – sailing, windsurfing, rowing, canoeing;
- c) Southbourne Lake – angling.

Proposals for water skiing, jet skiing and other motorised sports will be considered on the 'Deep Water Lake', West Langney subject to no detrimental effect on residential and environmental amenity (see Policies HO20 and NE28).

Ancillary facilities, such as club houses, will be considered against Policy LCF9 below.

Other Sports and Recreation

- 12.21 The close proximity to the Downland offers opportunity for informal activities (see Policy D6 in the Downland chapter).
- 12.22 The advent of National Lottery resources has given some local clubs greater opportunity to expand or improve their facilities. The Council is generally supportive of proposals for new, extended or improved sporting and recreational facilities subject to local amenity considerations, including the possible impact of additional traffic and the effect of any floodlighting on nearby residential properties. Wherever possible new facilities should be provided close to the communities they are intended to serve in order to minimise the need to travel.

Policy LCF8: Small Scale Sport and Recreation Facilities

Planning permission will be granted for small scale sporting and recreation facilities subject to:

- a) the development being well designed in terms of siting, scale and materials, and including appropriate landscaping measures (see Policy UHT1);
- b) an acceptable transport impact;
- c) no detrimental effect on residential, visual or environmental amenity (see Policies HO20, UHT4, and NE28). (See Policy UHT13 for policy on external lighting).

New small scale sporting and recreation facilities should be located close to the communities they are intended to serve.

12.23 The original vision for Eastbourne Park also envisaged this area as a major recreational destination⁵⁸. Sporting suggestions for the Park included canoeing on the watercourses, a cycling activity centre, trim trails and an equestrian centre; whilst recreational facilities suggestions included a showground, and maze and sundial parks.

12.24 This plan affords an opportunity to confirm the Council's long-term view for the Park as a recreational area but it is no longer considered appropriate to identify specific areas for specific recreational uses. It is considered more appropriate to provide a clear policy context against which proposals for recreational uses can be appraised so that greater flexibility is available for prospective developers. A major consideration will be to retain the parkland feel of the area, and ensure that any development is not visually intrusive.

Policy LCF9: Recreational Facilities in Eastbourne Park

Planning permission will be granted for recreational facilities within Eastbourne Park provided that:

- a) the proposed development reflects the overall parkland setting and character, and would be appropriate to such a location (Policy LCF7 will apply to water recreation proposals);
- b) any buildings required, including ancillary buildings, shall be designed to a high standard in terms of siting, scale and materials and should not be visually prominent;
- c) appropriate landscaping measures are proposed in accordance with Policy NE24 of this Plan;
- d) any nature conservation interests are protected (see Policy NE21);
- e) the development has good access by public transport, on foot and by bicycle, and is linked to the footpath and cycleway network and provides adequate car parking (see Policy TR11);
- f) the development does not adversely affect residential, visual or environmental amenity (see Policies HO20, UHT4 and NE28);
- g) appropriate provision is made for people with disabilities and with mobility problems;
- h) the development complies with policies in this Plan in respect of environmentally sustainable development, including NE3 (conservation of water resources); NE4 (sustainable drainage systems); NE5 (minimisation of construction waste); NE6 (recycling facilities) and NE11 (energy saving measures);
- i) appropriate flood storage measures are provided (see Policy US4).

Other Leisure Pursuits

12.25 Sport occupies only a limited part of most people's leisure hours and it is appropriate to consider the planning needs of other leisure activities. Most home-based leisure activity, such as DIY and gardening, does not have a direct land use implication but other leisure activities do require appropriate provision to be made.

Shopping

⁵⁸ Eastbourne Park District Plan adopted February 1990

- 12.26 Shopping for pleasure features strongly as a leisure pursuit and the Town Centre chapter considers the need to provide cafés and restaurants to augment the Town's shopping offer so that the Town Centre remains an attractive destination (See Chapter 10).
- 12.27 Major leisure development includes multi-screen cinemas, casinos, ten pin bowling alleys, ice rinks, leisure pools, sports centres, racquet and fitness clubs, and large clubs and discotheques. Government guidance is that the preferred location for such travel intensive developments should be the Town Centre, followed by edge of centre sites, and that the need for the proposal should be demonstrated. The guidance recommends that a sequential approach along the lines of that for retail development should be applied to major leisure developments.
- 12.28 Policy TO7 of this Plan identifies preferred areas for tourist development proposals where new quality tourist attractions and facilities will be permitted. However visitor attraction facilities may also provide for the leisure needs of local residents, and it is appropriate to consider new leisure developments within the areas preferred for tourist attractions. This departure from the sequential approach, as recommended in government guidance, is justified because of the need to maintain Eastbourne's role as a major tourist destination. The areas identified in Policy TO7 are generally regarded as sustainable locations, accessible by a variety of means of transport. In particular a site has been identified for an indoor leisure facility adjacent to the Sovereign Centre.

Policy LCF10: Location of Major Leisure Developments

Proposals for major new leisure developments will be granted planning permission provided that the need for the development can be satisfactorily demonstrated and it complies with the following sequential test for major leisure developments;

- a) the designated Town Centre retail area is the preferred location for major leisure proposals, (see Policy SH1) then**
- b) edge of Town Centre sites, followed by**
- c) the preferred areas for tourist developments (see Policy TO7).**

Major leisure development outside of these areas will only be permitted where it can be satisfactorily demonstrated that no suitable alternative sites are available.

Proposals for major leisure development should comply with the criteria set-out in Policy LCF11 below.

Developments in excess of 2500 square metres gross should also comply with Policy SH5 of this plan.

Policy LCF11: Major Leisure Developments

Proposals for major leisure developments will be granted planning permission provided that:

- a) the development complies with Policy LCF10;**
- b) the development is a well designed scheme in terms of siting, scale and materials (see Policy UHT1);**
- c) appropriate landscaping is provided to enhance and conserve the site and screen it from adjoining main roads and/or residential areas;**

- d) the development has good access by public transport, on foot and by bicycle, including provision of linkages to the footpath and cycleway network and provides adequate car parking (see Policy TR11);
- e) appropriate provision is made for access by people with disabilities and those with mobility problems;
- f) the development complies with policies in this Plan in respect of environmentally sustainable development, including NE3 (conservation of water resources); NE4 (sustainable drainage systems); NE5 (minimisation of construction waste); NE6 (recycling facilities) and NE11 (energy saving measures);
- g) provision of appropriate infrastructure (see Policy IR2).

Policy LCF12: Site Adjacent to the Sovereign Centre

Planning permission will be granted for an additional indoor leisure facility on land adjacent to the Sovereign Centre, subject to Policy LCF11.

Note: The adopted planning brief for this site will be reviewed.

Allotments/Leisure Gardens

- 12.29 There are a number of allotment holdings in the Town. Some are more popular than others, notably those off Gorringe Road. The Council will continue to resist the loss of allotments to other uses but recognises that some sites have high vacancy rates and may be subject to closure and/or consolidation. Where it can be demonstrated that specific allotments are no longer required consideration will be given to alternative development proposals. Legislation requires that 50% of the proceeds of such a sale should be invested in remaining allotments.

Policy LCF13: Retention of Allotments

Planning permission will not be granted for any other use on land shown as allotments on the Proposals Map. An exception to this Policy will be made where:

- a) it can be satisfactorily demonstrated that there is no longer a requirement for their continued provision; or
- b) satisfactory compensatory provision can be made elsewhere and would be available before development commences.

Any exception to this Policy would be subject to the policies of this Plan.

- 12.30 Policies and proposals of this Plan would result in the loss of some of the existing allotments, and provision has been made for their replacement.

Policy LCF14: Sites for Allotments

Planning permission will be granted for allotments on:

- a) land to the south-east of Tutts Barn Lane (1.10 hectares);
- b) land at the rear of 38-52 Iden Street (0.44 hectares).

Community Facilities

- 12.31 If urban living is to become more desirable it is important that a wide range of community facilities are available to serve the needs of the local population.

Education

- 12.32 The Council strongly supports educational development. It will, therefore, work closely with the County Council to ensure that any identified need for further accommodation to provide for additional school places is achieved and support the provision of additional educational facilities.
- 12.33 East Sussex County Council is responsible for primary, secondary and special education in Eastbourne. They have indicated that there is a need for both additional primary and secondary school places in the Town by 2011. Although some of these additional places can be provided by school redevelopment/rationalisation, it is considered that land needs to be identified for two primary schools, each of about 2 hectares. There are also requirements for further secondary places. Existing school sites can accommodate forecast demands to 2010, but the additional homes planned for the Town will necessitate additional secondary places over and above those forecast. A suitable site will be identified within the Plan period in the area in conjunction with Wealden District Council and the County Council.
- 12.34 East Sussex County Council have not specified any particular area of the Town for the two primary school sites, so until these needs can be more precisely specified it is considered appropriate to identify a criteria based policy against which any proposal for a new school would be considered but to continue with the allocation for educational purposes off Leeds Avenue, adjacent to Tollgate School which was originally identified in the Eastbourne Borough Plan 1998.
- 12.35 The Local Education Authority (LEA) is statutorily responsible for the provision of accommodation to teach the national curriculum and within this appropriate facilities for the teaching of physical education. Whilst it is desirable to extend the use of these facilities to the wider community, there is no statutory duty placed on the LEA to do so. However the Borough Council and the LEA should encourage School Governors and Head Teachers to allow dual use of sports facilities wherever they are provided.

Policy LCF15: Site Allocated for New School

Land between Leeds Avenue and Tollgate Junior School is allocated for educational purposes, subject to Policies NE20 and NE22 of this Plan.

Policy LCF16: Criteria for New Schools

Planning permission will be granted for new schools where it can be satisfactorily demonstrated that there is a need for such a facility, provided that:

- a) the development has no significant detrimental effect on environmental, residential or visual amenity (see Policies NE28, HO20 and UHT4);**
- b) the scheme is acceptable in design terms (see Policy UHT1 a), b) and g));**
- c) the development has good, safe and secure access by public transport, on foot and by bicycle, where access is considered to be inadequate a travel plan and the development of safe routes to school will be required (see Policies TR3 and TR10);**
- d) appropriate provision is made for access by people with disabilities and those with mobility problems;**
- e) where appropriate sports facilities should be designed with future dual use in mind, including independent access to changing and indoor sports facilities.**

- 12.36 The County Council consider that the need for additional school places largely results from the new homes to be built in the Borough to 2011, and as a result they will require contributions toward additional primary and secondary school provision from new residential developments.

Policy LCF17: Education Requirements

In areas where there is a deficiency of educational facilities or establishments, or where existing facilities or establishments are at capacity, additional residential development will be expected to make provision for the demand for extra school places that it will generate, commensurate with the scale of the development.

Note: East Sussex County Council and the District Councils are preparing Supplementary Planning Guidance on Developer Contributions.

- 12.37 Post-16 and Higher Education is provided by Park College and Sussex Downs College. Sussex Downs completed their consolidation onto the King's Drive campus in July 2000. There are also several private schools within Eastbourne catering for pre-school through to post-16 education.
- 12.38 The University of Brighton has 1700 students in the Town, and is one of the Town's major employers. The University has invested over £5 million in new facilities on its Eastbourne sites, and is strongly committed to remaining in Eastbourne. The Council welcomes this commitment and recognises that the University will need to react to changing educational requirements in the form of new or improved academic and sports facilities, residential accommodation for students, and outdoor sports and recreational facilities. These requirements will be based on changing statutory and other standards and on the need to remain competitive in the range and scope of courses offered to its students. In particular, there is an immediate requirement to improve the quality and quantity of residential accommodation for students.

Policy LCF18: Extension of Educational Establishments

Planning permission will be granted for additional education facilities within sites identified for educational use on the Proposals Map, provided that:

- a) the development has no significant detrimental effect on residential, visual or environmental amenity (see Policies HO20, UHT4 and NE28);
- b) the development is acceptable in terms of siting, scale and materials, and appropriate landscaping is provided (see Policy UHT1);
- c) the development has good, safe and secure access by public transport, on foot and by bicycle. where access is considered to be inadequate a travel plan and the development of safe routes to school will be required (see Policies TR3 and TR10);
- d) appropriate provision is made for access by people with disabilities and with mobility problems.

Educational establishments within conservation areas will be expected to reflect the character and appearance of the conservation area.

- 12.39 For policy on child nurseries, playgroups and crèches see Policy LCF20 below.

Health Care Facilities

- 12.40 The East Sussex, Brighton and Hove Health Authority, along with the designated Primary Care Groups for Eastbourne and Wealden, commission the supply of health services in East Sussex through the Eastbourne Hospitals National Health Services (NHS) Trust and the Eastbourne and County Health Care National Health Services (NHS) Trust. The Hospitals Trust provides a comprehensive range of services at the District General Hospital.
- 12.41 The Hospitals Trust has the long term aim of relocating rehabilitation services for the elderly to the District General Hospital. This means that the All Saints Hospital site will be surplus to requirement. The Council is particularly concerned for the future of the All Saints Hospital because it is a Grade II* Listed Building with a chapel attached which is also listed Grade II*. The properties are also within the Meads Conservation Area and situated in a prominent location just off the Seafront. Because of the overriding importance of the buildings and their setting the Council wishes to explore ways of ensuring the retention of the buildings and their setting with the Hospitals Trust. It is important that a long term future is found which will ensure least change to the buildings, particularly the interior of the chapel and the exterior of both buildings but also ensures that the buildings will be used and properly managed. A planning brief will be prepared for the site to consider the most appropriate means to conserve the listed buildings.

Policy LCF19: All Saint's Hospital

In the event that All Saint's Hospital is declared surplus to health service requirements planning permission will be granted for proposed developments which reuse the existing All Saint's Hospital, Chapel and their setting and provide the best prospect of ensuring their long term maintenance and use, provided that:

- a) the character and setting of the existing listed buildings are preserved and enhanced;
- b) the interior of the Chapel is preserved and enhanced;
- c) the important interior features of the hospital, are preserved and enhanced;
- d) there is no detrimental effect on residential and visual amenity (see Policies HO20 and UHT4);
- e) provision of adequate car parking is made (see Policy TR11).

Uses which are likely to be suitable include: residential conversions of the hospital, retention of the Chapel unaltered and some development on the playing field which is no greater in scale and impact than that which already has planning permission (subject to a s.106 agreement) and the provision of public open space. Alternative use of the hospital to allow its preservation and the preservation of the Chapel include hotel (C1); nursing or rest home (C2); offices (part B1); schools and college (C2); hospital (C2); place of worship/religious centre (D1); museum (D1); art gallery (D1); exhibition hall (D1); training centre (D1); assembly and leisure uses (D2); conference centre.

Uses which are unlikely to be suitable are those which are predominantly retail (A1); financial and professional services (A2); food and drink (A3); light industry and general industrial uses (part B1 and B2); and storage and distribution (B8).

- 12.42 For policy considerations in respect of doctors', dentists and other practitioners' surgeries, group practices and health centres see Policy LCF20 below.

Other Community Services

- 12.43 The Borough Council is generally supportive of proposals for community services, such as community centres, churches, libraries, playgroups, and health care centres but recognises that it is important that they are provided in sustainable locations, which minimise the need to travel, and that local residential amenities are not affected detrimentally. It is also important that any proposal, either for new or extended premises, takes into account the needs of the local community who will be using the facility. Facilities which serve the wider community, such as medical specialists, should be located within the Town Centre and appropriate provision is made in policies TC10 of this Plan. Background Paper No. 11: Community Facilities provides a full list of existing community facilities within the Borough.
- 12.44 Shopping policy in this Plan seeks to retain the shopping function of the suburban centres (see Policy SH1). Nevertheless sites and premises on the edge of district, local and neighbourhood centres may be suitable for class D1 uses (such as dentists, doctor's surgeries and nursery schools). In particular Policy SH2 makes provision for the change of use of retail premises outside the identified shopping centres to business or class D1 uses, and these premises may be particularly suitable. Whilst the Council's general intention is to prevent the loss of residential uses it is accepted that there may be compelling reasons for the provision of community services that will over-ride the need to retain residential accommodation. In particular it is recognised that there may be Social Service community facilities which are best located within the residential areas they serve and exceptions to the Policy set-out below will be considered where it can be demonstrated to the Council's satisfaction that there is an overriding need for the facility to be in a specific location. The Council is concerned to ensure that appropriate short term car parking facilities are provided in association with the development of community facilities.

Policy LCF20: Community Facilities

Planning permission will be granted for class D1 uses (non-residential institutions) in the following locations:

- the areas identified in Policy TC10 of this Plan;
- edge of the district, local or neighbourhood shopping centres (as defined in Policy SH1).

Provided that:

- a) there is no detrimental effect on residential or visual amenity (see Policies HO20 and UHT4);
- b) appropriate provision is made for access by people with disabilities and with mobility problems;
- c) the development has good, safe access by public transport, on foot and by bicycle;
- d) where the property would include conversion of a residential property the external appearance of the property is retained;
- e) provision of adequate short term parking facilities is made.

In exceptional circumstances the loss of residential premises, adjacent to district, local or neighbourhood centres, to class D1 use may be considered acceptable where an overriding community need can be demonstrated for which no other site is available in the area. However permission will not be granted for the loss of affordable housing provided by a registered social landlord or secured as such by a planning restriction, whilst a shortage of affordable housing remains.

Extensions to existing class D1 use premises will be permitted provided that they comply with the criteria a)-e) set-out in this Policy.

- 12.45 The Borough Council is concerned that the increasing emphasis on residential development within the existing built-up area may result in the loss of valued local community facilities and wishes to ensure that facilities, which contribute greatly to the quality of urban life, are retained wherever possible. In appropriate circumstances compensatory provision elsewhere will be sought, and this would include provision of a new facility or a financial contribution to augment and improve provision at existing local facilities.

Policy LCF21: Retention of Community Facilities

Planning permission will not be granted for the change of use or redevelopment of class D1 (non-residential institutions) unless it can be demonstrated either that:

- a) there is no longer a demonstrable need for the facility; or**
- b) compensatory provision to equivalent community benefit will be made in the immediate vicinity.**

- 12.46 A particular need for a new health centre has been identified in the Hampden Park area because the existing centre is too small for its intended use. A site has been identified and allocated on the Proposals Map.

Policy LCF22: Site for Hampden Park Health Centre

Planning permission will be granted for a new health centre (use class D1) on land off Elm Grove, as shown on the Proposals Map, provided that:

- a) the development is in terms of siting, scale and materials and includes appropriate landscaping (see Policy UHT1);**
- b) appropriate provision is made for access by people with disabilities and with mobility problems;**
- c) the development has good, safe access for pedestrians and cyclists;**
- d) the development has no adverse impact on residential or visual amenity (see Policies HO20 and UHT4);**
- e) provision of adequate short term parking facilities is made.**

Libraries

- 12.47 East Sussex County Council is the statutory authority for library services in East Sussex. The County Council has identified as a medium priority the need to relocate the Langney Community Library into a larger unit within the shopping centre as the existing library is under increasing pressure. They also consider that there is a medium term need to investigate the provision of a community library to serve the Sovereign Harbour area, but are not yet in a position to identify a site to be safeguarded. Any proposal for a community library in this area would be considered under the terms of Policy LCF20.
- 12.48 The County Council recognise that additional residential development within the Town will result in greater library use, and consider that new development should contribute directly to additional library facilities.

Policy LCF23: Library Requirements

In areas where library facilities are deficient, or where existing facilities are at capacity, additional residential development will be expected to make provision for the demand for extra library facilities that it will generate, commensurate with the scale of the development.

Note: East Sussex County Council and the District Councils are jointly preparing Supplementary Planning Guidance on Developer Contributions.

Public Houses

- 12.49 In many communities the local public house has an important role to play as a meeting place and venue for community events. It is, therefore, appropriate that proposals for the loss of a

public house to other uses (other than class A1 shops and Class A2 financial and professional services, over which the planning authority has no control) should be carefully assessed to ascertain their impact on the wider community. Any proposal for the loss of a public house will need to demonstrate to the Council's satisfaction that the public house is not financially viable and that compensatory arrangements will be made within the immediate area for continued community use by clubs and other organisations currently using the premises.

Policy LCF24: Redevelopment of Public Houses

Planning permission will not be granted for the change of use or development of public houses (class A3), unless it can be satisfactorily demonstrated that:

- a) the public house is no longer financially viable; and**
- b) compensatory provision to equivalent community benefit will be made in the immediate vicinity.**

