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## SCOPE OF CHAPTER

- 11.1 A varied range of community and social facilities and services which meet the present and future needs of residents, workers and visitors to the Borough is necessary if development is to result in the best use of land and a properly planned environment. Together community facilities play a vital role in providing support services essential for the creation of viable, sustainable, healthy and cohesive communities, overcoming social barriers and raising achievement. Thus they have a significant impact on the quality of life of residents, workers and visitors.
- 11.2 This Chapter sets out policies for determining the type, quality and range of facilities required to meet the needs of Newham's diverse and growing population and to ensure that they are accessible to all regardless of age, ethnicity, gender, sexual orientation, disability or income.
- 11.3 Facilities referred to in this chapter include schools and colleges, places of worship, youth and community centres, doctors' and dentists' surgeries, health centres, supported accommodation such as hostels and care homes and facilities for children.
- 11.4 It is necessary that the provision of these facilities keeps pace with new development and rectifies current deficiencies. As such, this Chapter should be read in conjunction with the other Chapters in the Plan, particularly the Urban Regeneration Chapter.

## VISION FOR THE FUTURE

- 11.5 During the Plan period major development will occur in Newham's 'Arc of Opportunity' linking up Stratford, Canning Town, the Royals and Beckton. Social infrastructure as described above will match this development and will help transform the Borough into a series of inter-connected viable, sustainable and cohesive communities supported by a full and varied range of essential community and social services available to all.
- 11.6 A learning community will be in place in which primary and secondary schools will have been built in the areas they are needed. There will be sufficient places of worship for all denominations. Youth and community centres will have been established to meet the changing needs of the Borough. Health and social services will be similarly transformed. Facilities for children under eight will meet contemporary requirements across the whole Borough.
- 11.7 Communities will be more sustainable because many of these facilities will be provided in the form of multi-purpose developments, such as Local Service Centres, acting as local focuses that address social needs and requirements in a form which is accessible, attractive, efficient and safe. The safety and security of residents will be greatly increased by the expansion of the Council's CCTV network. Access to Council services will be greatly improved with the expansion of Local Service Centres across the Borough. Educational improvements will have dramatically lifted aspirations, expectations and achievements to the benefit of the whole Borough.
- 11.8 In order to realise this vision, the Council has developed a set of objectives and a strategy which are detailed below. These, together with the assessment of current issues, have guided the formulation of policies contained in this Chapter.

## OBJECTIVES

- 11.9 The Council's objectives for community services are as follows:
- a) to ensure that major new development is accompanied by appropriate community and social facilities where the need for such arises from the development;
  - b) to ensure the efficient use of new and existing community services;
  - c) to rectify present deficiencies in community services;
  - d) to protect and promote the health and well-being of the local population;
  - e) to develop a learning community which values education as a life-long process for all;
  - f) to promote sustainable communities which have the mix of people and services that can make the Borough a good place to work and live;

- g) to realise an integrated network of quality Council services that are accessible at one point of contact; and
- h) to increase community safety so that people feel safe living in the Borough.

## **STRATEGY**

- 11.10 These objectives will be realised through the implementation of a strategy incorporating the policies included in this Chapter. It is a strategy which includes:
- a) assessing required social and community facilities for the Borough as a whole and for new developments;
  - b) assessing social and community deficiencies elsewhere;
  - c) identifying and safeguarding sites for new individual facilities;
  - d) preventing the loss of existing community facilities; and
  - e) promoting accessibility to, and the efficient use of, all community facilities.

### **Education**

- 11.11 The Council is seeking to develop a learning community which values education for children and young people and as a life-long process for all. This community will raise educational and vocational aspirations and achievements across the Borough. The Council will support initiatives designed to meet the labour needs of Stratford and the Royals, and promote Newham as a regional centre for further and higher education through:
- a) the expansion of the University of East London's educational facilities at Stratford; and
  - b) the construction of new primary and secondary schools to meet local need wherever practicable.
- 11.12 The Council will work closely with schools, colleges and the University of East London to promote educational standards, amongst children and adults before, during, and after, schooling. The Council will continue to monitor development, in particular housing development, population growth and surplus school places very closely, in order that school construction can match future requirements.
- 11.13 The Council will promote the use of existing and future school premises, especially when linked to adjoining facilities, as multi-purpose community facilities including youth centres and other facilities for young people.
- 11.14 The designation of an Education Action Zone in the south west of the Borough is enabling schools in partnership with the Council, businesses and community organisations to benefit from a wealth of skills and experience. Government funding over the 1998-2001 period is helping to put Newham schools at the leading edge of new developments in education thinking. Information and communications technology will play a pivotal role in teaching and sharing knowledge between schools and in extending opportunities for learning in the wider community.

### **Community Meeting Places**

- 11.15 The provision of meeting places is necessary for the effective operation of community life. People tend to stay in communities where they have good access to services such as meeting places. In Newham persuading the younger generation of minority ethnic communities to stay would make an enormous and positive difference to the Borough. In order to meet the needs of the Borough's growing and culturally diverse population the Council wishes to achieve an optimum spread of community meeting places. It will protect existing facilities from pressure for development for other uses. It will also promote the more efficient use of existing community centres and places of worship (where possible) in order to meet the needs of Newham's diverse communities.
- 11.16 With new development planned and implemented, sites will be identified for the provision of matching social and community facilities, including meeting places and places of worship. The Council will continue to expand its network of Local Service Centres. Opportunities will be taken to provide new multi-purpose community sites as new schools, new local service centres and other similar facilities are developed. Every opportunity will also be taken to enter into partnership arrangements in order to provide much needed community facilities in association with the private sector.

## Health and Social Services

- 11.17 The provision of adequate health facilities, personal social services and supported accommodation for those with special needs is necessary for a safe and healthy community. Current imbalances must be dealt with and future development accompanied by the provision of such services to the required standard.
- 11.18 The Council will continue to encourage the co-ordinated provision of services and premises in order to ensure an adequate network of facilities, especially related to community care. In order to achieve this, it will continue to liaise with Newham Healthcare NHS Trust, Newham Community Health Services NHS Trust, East London and City Health Authority (ELCHA) and other health services.
- 11.19 Such liaison and co-ordination will be particularly necessary in the development areas of the Royals and Stratford, in order to ensure that primary health care facilities and social services are provided as development occurs and that space for such facilities is utilised to maximum advantage. Incorporation within 'multi-purpose sites' will also be considered.
- 11.20 The Council will work with ELCHA and general practitioners in order to ensure that such facilities are accessible to disabled people and that new facilities are provided in accessible locations.

## Facilities for Children Under Eight

- 11.21 The Council aims to provide full-time reception classes in all primary schools for all four year olds and pre-school places for three year olds and some two year olds. A children's centre which combines nursery education and day care will be provided at Winsor Park and elsewhere as deemed necessary.
- 11.22 The Council will increasingly work with the private and voluntary sectors to provide child care facilities such as crèches, after-school and holiday play schemes, fixed play equipment, and nurseries at workplaces and training/educational establishments, and appropriate new developments.

## CURRENT ISSUES

- 11.23 The objectives and strategy above will address the current community service issues facing the Borough. These are detailed below.

## Education

- 11.24 The Council, as local education authority, is responsible for the statutory education of some 48,000 children of school age. It provides a youth service and community education service, and student grants for local residents in further and higher education. There are ninety one schools in the Borough, several of which are more than eighty years old. Many schools require modernisation to improve facilities in response to ongoing developments in the National Curriculum, new approaches to learning and to accommodate increasing numbers of pupils.
- 11.25 Newham has a predominantly young and growing population. This creates problems where the location of existing schools no longer matches demand. By the year 2006 the number of children of primary school age is projected to increase by up to 11% compared with 1991. By the year 2006 the number of children of secondary school age in the Borough is projected to increase by over 32% from 1991 (LRC, 1998). For further information on population growth please refer to the People Chapter.
- 11.26 Newham Community College (NCC) and Newham Sixth Form College (NEWVIC) are the two major providers of post-16 education in Newham. They are funded by the Further Education Funding Council (FEFC). NCC has a substantial role in adult education and operates from five main sites. The University of East London (UEL) is a higher education institution of regional significance, with over 7,000 full-time students, nearly half of whom are based on five sites in the Borough. The first phase of a new UEL campus was opened in the Royals in 1999. Subsequent phases are intended to increase capacity to 7,500 students.

### **Community Meeting Places**

- 11.27 Requirements for meeting spaces and places of worship are changing at present, resulting in a surplus of some traditional church buildings, but there is a general shortage of meeting places and places of worship, particularly for ethnic minority groups.

### **Health and Social Services**

- 11.28 Responsibility for the provision of health and social services rests largely with ELCHA and the Council's Social Services Department. The 1990 NHS and Community Care Act introduced significant changes to the organisational and funding arrangements for health care provision. A large proportion of acute and specialist services have now been centralised at Newham General Hospital and East Ham Memorial Hospital.
- 11.29 An audit of premises undertaken by ELCHA has highlighted considerable deficiencies in the standard of general practitioner (GP) accommodation used by over 60 percent of patients in Newham. These include cramped premises, the lack of basic facilities, and poor physical access for disabled people, including wheelchair and scooter users, and people with mobility difficulties. The survey also identified an inadequate network of GP facilities in the East Ham, Manor Park and Stratford areas. Newham Primary Care Trust is currently carrying out a major review of primary health care provision in the borough which is expected to result in proposals for refurbishment and new building.
- 11.30 The 1990 NHS and Community Care Act introduced wide-ranging changes to the way in which residential provision is made available for people requiring a high level of care. This has created a greater demand for integrated resource centres, hostels and sheltered housing accommodation. Provision will be increasingly made by the private and voluntary sectors as well as by public authorities (please refer to Newham's Community Care Plan, available from the Council's Social Services Department, and updated on a regular basis, for further information).

### **Facilities for Children under Eight**

- 11.31 The 1989 Children's Act requires every local authority to safeguard and promote the welfare of children within their area who are in need. This statutory duty will create an increasing demand for all types of childcare facilities. The Council considers the provision of good childcare an essential component of making Newham a place where people will choose to live and stay. There are sufficient places for all children whose parents live in Newham to be offered a nursery place in the term in which they are four years old. However the Council will continue to work in partnership with the private and voluntary sectors to improve childcare provision.

## **POLICIES FOR COMMUNITY SERVICES**

### **GENERAL**

#### **Protection of Sites in Community Use**

- 11.32 The activities and services operating from community sites and buildings are a valuable resource in helping to meet a wide range of needs within the population. Taken together they form the social infrastructure of the Borough providing both a conduit for the delivery of essential services and a focus for local neighbourhoods and communities. However the demand for premises far exceeds the supply. At a time when land and finances for new community buildings are scarce, and commercial pressures tend to act to erode the existing stock of facilities, it is important that wherever possible, existing resources are retained and their use enhanced.
- 11.33 The Council will generally oppose proposals involving the loss of existing community facilities and uses. It is recognised however that patterns of need and thus the nature of provision is changing and that particular sites and premises may become redundant. In such cases, where the Council is satisfied that there are not any suitable alternative community uses, appropriate changes of use will be considered which are in character with the surrounding use.

**POLICY CS1: THE LOCAL PLANNING AUTHORITY WILL RESIST DEVELOPMENT PROPOSALS LEADING TO THE LOSS OF A COMMUNITY SITE, BUILDING OR FACILITY WITH EXISTING USE RIGHTS UNLESS:**

- A) THE USE IS INCORPORATED, OR REPLACED WITHIN A NEW DEVELOPMENT; OR

- B) THE USE IS RELOCATED TO OTHER APPROPRIATE PREMISES THAT ARE SUITABLY LOCATED; OR
- C) IT HAS BEEN DEMONSTRATED THE SITE IS ONE WHICH NO LONGER MEETS A LOCAL NEED.

### **Provision of Community Facilities as Part of Development Schemes**

11.34 People tend to stay in communities where they feel safe and free, and where they have access to good local services such as community facilities. DoE Circular 1/97 'Planning Obligations' notes that relevant to a development, the provision of community facilities (such as small areas of open space, social, education, recreational or sporting facilities) may be acceptable, provided that such facilities are directly related to the development proposal, the need for them arises from its implementation, and they are related in scale and kind. Where new development is likely to increase demand for community facilities, it is essential that consideration is given at the earliest possible stage to the social and welfare needs of residents and workers. This applies to the full range of facilities referred to in this Chapter. The shift in many state services to community care and voluntary sector provision means that all new major housing and commercial development must be assessed to determine what facilities are required. Where appropriate the local planning authority will seek contributions from the developer in accordance with Policy S2 of Part 1 of the UDP.

### **Efficient Use of Community Facilities**

11.35 Part of the strategy of delivering community education in Newham is based on the designation of certain existing secondary schools as 'multi-purpose' sites, with nominated satellites such as, but not solely, neighbouring primary schools. Multi-purpose sites have a wide range of facilities such as sports, youth provision, adult and community education and will be available for daytime, evening and weekend use, with crèche and holiday play scheme provision. In this way, at each of these sites, there will be the widest possible use of a whole range of facilities in the most efficient and effective manner possible. Schools identified as multi-purpose sites include Little Ilford, Lister and Eastlea and the Royal Docks Community School.

## **COMMUNITY MEETING PLACES**

### **Planning Requirements**

- 11.36 Meeting places generally need to be conveniently located to their catchment populations. Many communities only need small premises or rooms for religious use. The traffic implications for these meeting places and their general impact on residential areas is limited. However, some religious denominations, especially in the north east of the Borough, require large detached sites, which are in short supply. Suitable sites for such groups are likely to be located close to public transport, in and adjacent to town centres and on the fringes of residential areas. Many groups have sought advice from the Council on how to obtain sites and premises for meeting places. Please refer to SPG Note 'Meeting Places' for further advice.
- 11.37 The Council accepts that most meeting places will generate some traffic and it also recognises that very few existing buildings, which may otherwise be suitable for use as meeting places, are likely to have space sufficient on the site to provide enough car parking. Whilst the provision of car parking space for all those attending meeting places would in these circumstances be unrealistic, groups will be encouraged to organise their premises so that there are car parking spaces for the religious official and the caretaker, for any of the officers of the group who visits the premises regularly, and for delivery vehicles servicing the premises. For further information on car parking requirements please refer to Appendix T2 of the Transport Chapter. If the site can accommodate further car parking provision, the Council will expect a car park to cater for as many of the regular congregation as possible.

**POLICY CS2:** THE COUNCIL WILL SUPPORT PROPOSALS FOR THE USE OF PREMISES FOR RELIGIOUS OR SOCIAL PURPOSES WHERE:

- A) THERE WOULD BE NO SIGNIFICANT LOSS OF AMENITY TO ADJOINING RESIDENTIAL AND OTHER USES;
- B) ASSOCIATED TRAFFIC WOULD NOT CONSTITUTE A TRAFFIC HAZARD; AND
- C) OTHER PLANNING POLICIES WOULD NOT BE PREJUDICED.

## Types of Buildings Suitable for Use as a Meeting Place

- 11.38 **Residential Areas:** Areas which are predominantly residential do not normally lend themselves as suitable locations for larger organisations, due to the potential disturbance which may result. As a general guide, meeting places that attract 100 persons or more at any one time would be considered inappropriate in a residential area, unless all the physical needs of the use could be accommodated within the site. The scale and range of facilities of the proposed use should be related to the physical capacity and character of the premises. The grant of permission would be restricted to activities stated by the applicant, if considered acceptable by the Council, and conditions would be attached to restrict any further expansion of the facility. The Council would seek to ensure that groups adopt a Code of Practice in respect of the future operation of the meeting place in order to facilitate good relations with the surrounding community. The existing number and concentration of meeting places/community facilities within a particular locality would be taken into account. Where it is considered that the cumulative impact of a proposed use and the existing facilities would have a negative impact upon the area's amenity, an application would be resisted. Houses are not considered to be suitable for use as meeting places as disturbance to neighbours can result from the use of such properties for such purposes.

**POLICY CS3:** WHILST THE COUNCIL CONSIDERS MEETING PLACES TO BE GENERALLY INAPPROPRIATE IN RESIDENTIAL AREAS THERE MAY BE CIRCUMSTANCES WHERE SUCH USES COULD BE ACCEPTABLE, PROVIDED THEY PRIMARILY SERVE THE LOCAL RESIDENTS OF THE AREA IN WHICH THEY ARE LOCATED AND SUBJECT TO THE PARTICULAR REQUIREMENTS SET OUT IN POLICY CS2.

- 11.39 **Former Community/Public Buildings and Commercial/Industrial Premises:** Community groups with the necessary resources who have substantial accommodation requirements may find this type of building suitable for conversion or redevelopment. The first category includes bingo halls, dance or music halls and social clubs, as well as redundant schools or other public buildings. Most of these premises will be on the edge of housing areas, often in town centres or on major roads. Premises in the commercial/ industrial category may be within residential areas, and it is likely, in some instances due to potential disturbance problems, that this will render them unsuitable. However, when the site is large enough to contain, through design, much of the disturbance generally associated with a large meeting place, a location in a residential area may be acceptable.

**POLICY CS4:** THE COUNCIL WILL IN PRINCIPLE REGARD FORMER COMMUNITY/PUBLIC BUILDINGS AND FORMER COMMERCIAL/ INDUSTRIAL PREMISES LOCATED OUTSIDE RESIDENTIAL AREAS AS THE MOST APPROPRIATE LOCATIONS FOR PLACES OF WORSHIP AND ASSOCIATED COMMUNITY ACTIVITIES, SUBJECT TO SUCH BUILDINGS SATISFYING THE REQUIREMENTS SET OUT IN POLICY CS2.

- 11.40 **Retail Shopping Frontages:** Groups with smaller memberships and more modest means should look to the possibility of converting shop premises outside the Borough's designated shopping areas. The Shopping and Town Centres Chapter defines areas in shopping centres where changes of use from retail will be resisted (Please refer to Policies SH8 to SH10). However, outside these areas change of use from retail to an appropriate community use will be considered, provided that the new use does not give rise to disturbance to any adjoining occupier. For change of use from shop premises, planning permission is more likely to be granted if the upper floors can be used as a flat for the group's caretaker or religious official, or if the adjoining premises are used as accommodation for a caretaker or official.
- 11.41 Shop premises will not be suitable for the larger groups, but may be appropriate for local mosques, madrases, specialist advice centres, offices or committee rooms for groups whose major events are held in hired halls, and also as meeting places for some of the smaller community groups. The overall size of the shop premises will limit its suitability for a particular group's use; in some cases a double shop unit may be required, in order to obtain a satisfactory internal arrangement of functions.

**POLICY CS5:** THE COUNCIL WILL CONSIDER FAVOURABLY PROPOSALS FOR CHANGE OF USE OF FORMER SHOP PREMISES TO COMMUNITY USES OUTSIDE THE DESIGNATED PRIMARY SHOPPING FRONTAGES (POLICY SH8) AND DEFINED LOCAL CENTRES (POLICY SH10) AND IN SECONDARY SHOPPING FRONTAGES, SUBJECT TO POLICY SH9, PROVIDING THE PROPOSALS SATISFY THE REQUIREMENTS SET OUT IN POLICY CS2.

## HEALTH FACILITIES

### Location of Hospital Facilities

- 11.42 The long term planning strategy of ELCHA requires major changes in local hospital provision. A large proportion of acute services has already been centralised at Newham General Hospital and East Ham Memorial Hospital. An extension to Newham General is programmed as part of the Brampton 2000 Capital Challenge initiative (Proposal No. cs8). Although the Council has limited influence, it will nevertheless continue to critically examine health service proposals and encourage those developments which best meet local needs. It will seek the beneficial use of surplus land at the earliest opportunity, in discussion with the Health Authority. The recycling of funds obtained from the disposal of surplus Health Authority land for the purpose of assisting towards health care activities may provide community benefit, and proposals would be assessed on their individual merits in order to realise this situation.

**POLICY CS6:** THE COUNCIL WILL SEEK TO ENSURE IN NEGOTIATION WITH THE EAST LONDON AND CITY HEALTH AUTHORITY THAT THE LOCATION OF HOSPITAL FACILITIES IS COMPATIBLE WITH THE NEEDS OF RESIDENTS, AND WILL SEEK THE BENEFICIAL USE OF SURPLUS LAND AT THE EARLIEST OPPORTUNITY.

### Primary Health Care : Identification of Sites

- 11.43 Many of the Borough's current health service providers, and in particular doctors and dentists, are located in old and unsuitable premises. New accommodation is needed to provide the larger scale family health clinics and surgeries which would provide a better standard and range of primary healthcare services to meet growing community need.

**POLICY CS7:** THE COUNCIL, IN ACCORDANCE WITH POLICIES CS8 AND CS9, WILL ASSIST THE EAST LONDON AND CITY HEALTH AUTHORITY AND NEWHAM PRIMARY HEALTH CARE TRUST IN THE IDENTIFICATION OF NEW SITES AND PREMISES AND THE DEVELOPMENT AND IMPROVEMENT OF SITES FOR HEALTH CENTRES, CLINICS AND SURGERIES SO THAT THEY ARE ACCESSIBLE, SUITABLY LOCATED IN AREAS WITH GOOD ACCESS TO PUBLIC TRANSPORT LINKS AND ADEQUATELY DISTRIBUTED ACROSS THE BOROUGH.

### Primary Health Care : Suitable Locations

- 11.44 Larger facilities such as health centres and clinics serve a bigger catchment area. These uses are also generally considered to generate too much traffic and movement to be located in residential areas. However they may be permitted provided they are designed as part of a new housing development and where there is no loss of residential amenity to the surrounding area.

**POLICY CS8:** HEALTH CENTRES AND CLINICS WILL NOT NORMALLY BE PERMITTED IN RESIDENTIAL AREAS UNLESS THEY ARE DESIGNED TO RESPECT THEIR SURROUNDINGS AND FORM AN INTEGRAL ELEMENT OF A DEVELOPMENT SCHEME. APPROPRIATE LOCATIONS ARE CONSIDERED TO BE SECONDARY SHOPPING FRONTAGES, SUBJECT TO POLICY SH9, CONVERTED COMMERCIAL PREMISES ON THE EDGE OF RESIDENTIAL AREAS, AND LOCATIONS ADJACENT TO MAIN ROADS WELL SERVED BY PUBLIC TRANSPORT.

### Doctors' Surgeries

- 11.45 The conversion of existing premises may sometimes be the only viable option for doctors' or dentists' surgeries. Some flexibility in relation to Policy H2 (Retention of Residential Accommodation) in the Housing Chapter may be considered acceptable so that existing practices may upgrade their premises or relocate within the area. This will ensure that doctors and dentists can continue to provide a service to their existing patients. This must be balanced against the protection of residential amenity. Please refer to SPG Note 'Primary Healthcare Premises' for advice on space and other standards and Policy H19 of the Housing Chapter with regard to the loss of large family houses. Planning applications will be assessed within the context of this Policy and guidance.

**POLICY CS9:** PROPOSALS FOR EITHER A CHANGE OF USE FROM RESIDENTIAL PURPOSES TO A DOCTOR'S OR DENTIST'S SURGERY OR PURPOSE-BUILT DOCTORS' OR DENTISTS' SURGERIES WITHIN OR ADJACENT TO RESIDENTIAL PROPERTY MAY BE PERMITTED PROVIDED:

- A) IN THE CASE OF A CHANGE OF USE, THE PROPERTY TO BE CONVERTED IS END OF TERRACE, SEMI-DETACHED OR DETACHED;
  - B) THERE WOULD BE NO SIGNIFICANT LOSS OF RESIDENTIAL AMENITY TO ADJOINING PROPERTIES;
  - C) ASSOCIATED TRAFFIC WOULD NOT CONSTITUTE A TRAFFIC HAZARD; AND
  - D) PARKING IS PROVIDED IN ACCORDANCE WITH POLICY T15 OF THE TRANSPORT CHAPTER.
- 11.46 It is important that primary health care facilities are provided to coincide with increases in population and demand. New developments will be expected to incorporate appropriate facilities in their proposals. Development proposals in those parts of the Borough which have primary health care deficiencies may also provide scope to improve health services such as GPs' surgeries in purpose-built health centres and clinics.

## SOCIAL SERVICES FACILITIES

### Community Care

- 11.47 Community care is the term given to all services which people can receive so that they can go on living in the community. Since the 1990 NHS and Community Care Act the movement away from institutional care has resulted in a large number of people who were previously institutionalised being given the chance to lead more fulfilling lives within a supportive framework in existing communities. Housing is a crucial element of community care. This provision needs to be backed up by improved community and day care provision and support services for elders, disabled people, people with learning difficulties and those with HIV/AIDS. The Council's Community Care Plan which is updated annually sets out the overall strategy for all issues relating to community care including housing provision and day care support.

**POLICY CS10:** THE COUNCIL WILL SEEK TO IDENTIFY OR PROVIDE SITES AND PREMISES FOR COMMUNITY CARE PROVISION AND OTHER SUPPORT SERVICES IN APPROPRIATE LOCATIONS. WHERE AN IDENTIFIABLE NEED EXISTS, HIGH PRIORITY WILL BE GIVEN TO ESTABLISHING A SATISFACTORY LEVEL AND DISTRIBUTION OF LOCAL SOCIAL SERVICES FACILITIES.

### Community Care: Location of Supported Accommodation

- 11.48 Housing is a crucial element of community care. People requiring accommodation with some form of support in terms of care and supervision include: elders; disabled people; people with learning difficulties; people with mental health support needs; people who misuse drugs or alcohol; vulnerable children and young people; people living with HIV/AIDS; single homeless people requiring some level of support; women at risk from domestic violence; and ex-offenders. People's needs for supported housing may be provided for in a variety of accommodation types and with varying levels of support including sheltered housing; bungalows; small group homes; hostels; and foyer projects. The Council wishes to ensure that appropriate provision is made for residential care in suitable locations through new build or conversion of existing houses. It is a prime objective of community care to help people live in their own homes. The independent living of people can be assisted by the provision of adaptable housing. The needs of elders and disabled people may be met with the help of mandatory improvement grants and disabled facilities grants for the adaptation of existing dwellings.
- 11.49 The Council has the lead responsibility on community care and continues to liaise on day care, health and housing issues with: ELCHA; Newham Community Health Services NHS Trust; Newham Healthcare NHS Trust; local GPs; voluntary organisations; commercial and independent sectors; as well as housing providers in co-ordinating an appropriate level of provision.
- 11.50 Car ownership levels are likely to be low amongst certain groups living in supported accommodation and therefore good access to local shops, support services and public transport links is important. Residential areas near to town centres are generally suitable locations. Proposals which rely on coach and minibus movements will only be permissible where their location allows for satisfactory access arrangements. Some supported accommodation may not be appropriate in residential areas due to the higher levels of traffic that they may generate.
- 11.51 In order for the community care initiative to succeed it is important for both existing residents and those newly coming into the community, that supported housing is well integrated and that social diversity is maintained. Such provision

therefore needs to be well dispersed as concentrations of supported housing, in particular, short stay accommodation, often have a detrimental effect on the character of neighbourhoods.

- 11.52 Supported accommodation in the Borough mainly comprises two types of accommodation - hostels and sheltered housing. A hostel is defined by the Council's Planning Service as 'non self-contained residential accommodation which may include an element of supervision but with no significant degree of care'. This definition does not include care homes, and non self-contained accommodation. It does include young peoples' homes. An assessment of hostel accommodation in the Borough by the Council shows that Newham is already well provided for in this category of housing and is being used by other local authorities to meet their needs supported places. One of the main objectives of the Council's Vision is to provide an environment that supports a high quality of life for residents, businesses and visitors. Newham has experienced a loss of large dwellings which have been converted into hostel type uses. This type of accommodation is often of poor quality and when concentrated in areas detracts from the aims and objectives of the Vision, in particular the promotion of sustainable communities. The Council's hostel assessment has identified the following wards as having an over-concentration of such accommodation: Forest Gate, Park and Upton. Due to the scale of depletion of large family houses as single dwellings in these areas the Council considers the above wards to be saturated (Please refer to Policy H19). The Council will not consider future proposals for hostel accommodation in these saturated wards. The list of wards will be reviewed as necessary. Proposals for hostel accommodation in other parts of the Borough will have to demonstrate local need and meet space standards as specified in the Joint London Borough's Code of Practice for Accommodation for Homeless Families (Please refer to SPG Note 'Hostels' for further information).
- 11.53 The Council considers that traditional sheltered housing is adequately provided for in the Borough. However there is a demand for better quality sheltered accommodation for disabled people and elders.

**POLICY CS11:** IN ASSESSING PROPOSALS FOR SUPPORTED ACCOMMODATION, THE COUNCIL MAY FAVOURABLY CONSIDER LOCATIONS THAT BENEFIT FROM GOOD ACCESS TO PUBLIC TRANSPORT LINKS, LOCAL SHOPS AND SUPPORT SERVICES AND WHERE APPLICABLE, THE ABILITY TO CATER SATISFACTORILY FOR THE MOVEMENT OF MINIBUSES OR COACHES, PROVIDED THAT:

- A) THE PROPOSAL IS LOCATED WITHIN AN AREA NOT IDENTIFIED AS A SATURATED WARD;
- B) THE PROPOSAL DOES NOT CONFLICT WITH POLICIES H2 AND H19 OF THE HOUSING CHAPTER;
- C) THERE IS A DEMONSTRATED LOCAL NEED FOR THE PROPOSAL;
- D) THE ACCOMMODATION IS OF A SATISFACTORY STANDARD; AND
- E) THE PROPOSAL IS COMPATIBLE WITH THE COUNCIL'S REGENERATION OBJECTIVES INCLUDING THE AVOIDANCE OF THE CONCENTRATION, OR FURTHER CONCENTRATION, OF ECONOMIC AND SOCIAL DEPRIVATION.

ALL PROPOSALS WILL BE CONSIDERED IN THE CONTEXT OF THEIR INDIVIDUAL OR CUMULATIVE EFFECT ON THE RESIDENTIAL CHARACTER OF THE NEIGHBOURHOOD.

### **Community Care: Location of Residential/Nursing Care Homes**

- 11.54 The Council believes that in terms of meeting the needs of Newham's residents the Borough is well provided for in terms of residential care homes and / or nursing homes for elders. New homes should only be established where they will meet new local demand for such accommodation. The Council believes that such facilities should be evenly distributed throughout the Borough. The Council considers that an undue concentration of care homes can create an imbalance in the community and adversely affect the established residential character of a particular road or ward. Through the Best Value process the Council has identified the need to reduce the level of residential care it purchases in the future and seeks to develop more community-based alternatives such as 'super' sheltered housing and intensive packages of support in people's own homes. Further details on Council priorities may be obtained from the Elders Residential Best Value Implementation Plan (available from the Social Services Department). New residential care homes in particular should be conveniently located for local shops, support services and public transport links. Edge of town centre locations are considered favourably as sites for care homes particularly where proposals involve the re-use of redundant commercial/industrial/leisure premises as well as maximising accessibility and contributing to activity in an area.

**POLICY CS12:** IN ASSESSING PROPOSALS FOR RESIDENTIAL CARE HOMES/NURSING HOMES THE COUNCIL WILL IN PRINCIPLE REGARD REDUNDANT COMMERCIAL/ INDUSTRIAL/LEISURE PREMISES LOCATED ON THE EDGE OF RESIDENTIAL AREAS AND TOWN CENTRES AS THE MOST APPROPRIATE LOCATIONS, PROVIDED THAT THERE IS A DEMONSTRATED LOCAL NEED FOR THE PROPOSAL. THE REDEVELOPMENT FOR RESIDENTIAL CARE HOMES NURSING HOMES OF LAND ALLOCATED IN THE UDP FOR HOUSING OR OTHER SINGLE USES WILL BE RESISTED IN ORDER TO SAFEGUARD HOUSING CAPACITY AND OTHER USES IN THE BOROUGH.

### **Community Care: Location of Integrated Resource Centres**

11.55 Housing provision needs to be backed up by improved community-based support. In order to best meet the needs of residents, provision is likely to be developed in partnership with local health agencies and the independent sector. The Government's emphasis on developing partnerships between local authorities and health agencies will see the increasing development of integrated resource centres providing both health (primary and community) and social support services. Plans are already in hand to develop such resources for disabled people and elders. In each case proximity to public transport nodes as well as local health, education, leisure and retail facilities is essential in ensuring maximum accessibility and assisting integration with the surrounding community.

**POLICY CS13:** THE COUNCIL WILL SEEK TO IDENTIFY OR PROVIDE SUITABLE SITES AND PREMISES FOR INTEGRATED RESOURCE CENTRES. WHERE AN IDENTIFIABLE LOCAL NEED EXISTS THE COUNCIL WILL ENCOURAGE PROPOSALS FOR SUCH FACILITIES IN LOCATIONS WITH GOOD ACCESS TO PUBLIC TRANSPORT LINKS, SHOPS AND SUPPORT SERVICES AND/OR WHERE THEY FORM AN INTEGRAL ELEMENT OF DEVELOPMENT SCHEMES.

### **Childcare Facilities**

11.56 The Council strongly supports increasing the provision of childcare facilities, particularly as a means of allowing parents to enter or re-enter the workforce. To meet this objective the Council has, in conjunction with the DfEE, set targets at borough level for places for childcare. The Planning Service aims to facilitate such provision, subject to other considerations such as local amenity, loss of residential accommodation and the effect on local traffic congestion.

11.57 However, the details of the childcare facilities required locally vary according to type of facility and locality. Not all facilities require planning consent.

11.58 Normally the Council will resist loss of residential accommodation, particularly large family dwellings (please refer to Policies H2 and H19 in the Housing Chapter). However, due to the overriding need for childcare provision, exceptions may be made. Generally certain types of residential accommodation, such as detached or semi-detached properties, will be more suitable.

11.59 Traffic congestion can be a serious problem in parts of the borough. Any development should ensure that adequate arrangements are made for picking up and dropping off children without creating unnecessary congestion on local roads.

11.60 It is intended that as far as possible that facilities should be located in areas where the demand is, in order to minimise length of journeys and thereby discourage use of cars. Currently there is a general need for childcare facilities throughout Newham. However certain areas have been identified where providing for local need is a priority and where therefore the Council may operate its planning policies more flexibly. The Council recognises, however, that need will also vary according to the type of childcare facility under consideration as well as location, and may also vary over time. If the Council is to apply its policies flexibly, then the applicant should be able to demonstrate need.

11.61 Certain types of childcare facilities, such as nurseries, require the provision of an external play area, preferably adjacent to the premises.

- 11.62 The Council also supports the provision by developers of facilities for children in major new employment and shopping developments, for example, and where appropriate would seek to negotiate contributions towards such provision in accordance with Policy S2 in Part 1 of the UDP.
- 11.63 For further details of these and other matters, please refer to SPG Note 'Buildings for Childcare'.

**POLICY CS14:** THE COUNCIL WILL ENCOURAGE DAY CARE PROVISION FOR CHILDREN SUBJECT TO:

- A) THE PROVISION OF AN AMENITY AREA WHERE APPROPRIATE;
- B) THERE BEING NO SIGNIFICANT LOSS OF AMENITY TO RESIDENTIAL AREAS; AND
- C) THERE BEING NO SIGNIFICANT INCREASE IN THE LEVEL OF CONGESTION CAUSED BY TRAFFIC GENERATED BY THE DEVELOPMENT.

EXCEPTIONS TO THE COUNCIL'S POLICIES RELATING TO LOSS OF RESIDENTIAL ACCOMMODATION (H2 AND H19) MAY BE MADE SUBJECT TO A) - C) ABOVE.

EXCEPTIONS TO A) - C) ABOVE MAY BE MADE IN AREAS OF THE BOROUGH IDENTIFIED AS BEING IN GREATEST NEED OF CHILDCARE PROVISION. THESE CURRENTLY COMPRISE SRB5 (FOREST GATE/PLAISTOW), NEW DEAL FOR COMMUNITIES (WEST HAM / PLAISTOW), 'SURESTART' (CANNING TOWN AND MANOR PARK) AND EAST HAM (E6 POSTCODE AREA).

## **EDUCATION FACILITIES**

### **Identification and Safeguarding of School Sites**

- 11.64 Demand for additional school spaces over the Plan period is expected to grow at both primary and secondary school level as a result of natural population growth and new housing development, particularly in the Royals. The Council is committed to the provision of a new primary school in Manor Park (Proposal No. cs1). The site of the former Woodside School has been safeguarded for the development of a new secondary school (Proposal No. cs8). Further sites for primary school provision have been identified at the following locations: Stratford Rail Lands (Proposal No. MOZ1, [part]); and Northern Road Playing Fields (Proposal No. cs4); Cumberland Road (Proposal No. cs7) and Drew Road (Proposal No. m8) – to replace the present school which will be lost due to the extension of the DLR. In addition an extension is planned to Gainsborough Road Primary School (cs13). These additional proposals have been safeguarded in order to meet estimated need generated by new housing development as identified in the Housing Chapter or closure of existing schools due to major infrastructure works. The Council will monitor the need for additional primary and secondary school provision and carry out a regular review of sites. The Council will endeavour to secure completion of schools to meet any need identified.

**POLICY CS15:** IN ORDER TO MEET IDENTIFIED NEEDS, SUITABLE SITES FOR PRIMARY AND SECONDARY SCHOOLS WILL BE IDENTIFIED AND SAFEGUARDED, PARTICULARLY TO THE SOUTH OF THE A13 WHERE NO SECONDARY SCHOOL CURRENTLY EXISTS.

### **Playing Field Standards**

- 11.65 Within the densely developed area north of the A13, the prospect of meeting the DfEE's playing field standards in full is remote. At present only a minority of schools fulfil this requirement. There are greater opportunities for meeting DfEE standards on new school sites south of Newham Way. The playing field area required for a school will be determined in part by the availability of other sports facilities in the vicinity of which the school can make use (Please refer to Policy OS7 of the Open Space and Outdoor Recreation Chapter for further information on the protection of green space).

### **Further and Higher Education**

- 11.66 The University of East London plays a significant role as a local employer, a provider of a highly skilled workforce, and a provider of sports and cultural activities. In order to end the academic isolation felt by many of its employees and

students it wishes to rationalise its presently fragmented activities and accommodate partially on the site at The Green in Stratford. The site will be comprehensively developed to meet long term requirements and provide a far wider range of modern facilities than any of the University's existing bases in the Borough can offer. This development will also add impetus to the regeneration of Stratford town centre by enhancing the area's role as an important centre of educational, cultural and leisure activity.

- 11.67 The Council believes that the Royals, because of their excellent communications and unique environmental quality, provide an ideal opportunity for meeting the changing educational needs of industry and the community. Phase 1 of the University of East London's Royals Campus provides facilities for 3,000 students with 400 living on campus. Further phases are planned. Phase 1 includes the Thames Gateway Technology Centre which has created a pioneering technology transfer centre for local industry. The proposal is consistent with the general aim for Newham to become a centre of excellence in the provision of further and higher education for the workers and residents of the Thames Gateway area.

**POLICY CS16:** THE COUNCIL WILL SUPPORT IN PRINCIPLE THE EXPANSION OF THE UNIVERSITY OF EAST LONDON'S HIGHER EDUCATION FACILITIES AT THE GREEN, STRATFORD (PROPOSAL NO. CS2) AND THE ROYALS (PROPOSAL NO. MOZ9) PROVIDED THERE IS NO SIGNIFICANT ADVERSE IMPACT ON LOCAL AMENITY, THE ENVIRONMENT OR TRANSPORT NETWORKS.

## OTHER SERVICES

### Cemeteries

- 11.68 Cemeteries occupy a significant proportion of land in the Borough. The increasing number of cremations, accounting for approximately 70% of funeral services, and the practice of reusing parts of cemeteries, means that burial capacity in the Borough's cemeteries is unlikely to be exhausted until well into the 21st century. Nevertheless, in view of the fact that existing cemetery land is a finite resource, the Council will resist the redevelopment of existing cemeteries (Please refer to Policy OS7 of the Open Space and Outdoor Recreation Chapter for further information).

**POLICY CS17:** THE COUNCIL WILL GENERALLY RESIST PROPOSALS FOR THE PHYSICAL REDEVELOPMENT OF CEMETERY LAND, AND WILL ENCOURAGE IMPROVEMENTS TO EXISTING BURIAL GROUNDS, IN ORDER TO MAXIMISE BURIAL CAPACITY IN THE BOROUGH.

### Muslim Burials

- 11.69 Many of the Borough's cemeteries do not cater for the special religious requirements associated with Muslim burials. This demand is increasing. The Muslim plot at West Ham Cemetery is relatively small and Woodgrange Park Cemetery, the main burial resource for the Muslim community in the Borough, was until recently in a derelict condition. It is therefore essential that existing Muslim burial provision is protected and operators of cemeteries are encouraged to improve existing, and create additional, provision.

### Drainage Systems

- 11.70 Although most of the Borough has adequate foul and surface water drainage, there are some areas which have insufficient capacity to accommodate the demands of further development. New development should therefore preferably take place in those areas with spare drainage capacity or where capacity can be increased. Where this is not possible Thames Water will provide additional capacity. It will be necessary for such development to be phased according to the completion of improvements to the sewerage system. Intending developers are therefore recommended to seek the advice of Thames Water at an early stage and British Waterways where flows will be into inland waterways.

**POLICY CS18:** FOLLOWING CONSULTATION WITH THAMES WATER AND BRITISH WATERWAYS, WHERE APPROPRIATE, AND SUBJECT TO OTHER POLICIES IN THE PLAN, THE COUNCIL WILL APPROVE APPLICATIONS FOR DEVELOPMENT ONLY WHERE ADEQUATE FOUL AND SURFACE WATER DRAINAGE CAPACITY WOULD BE AVAILABLE TO MEET THE REQUIREMENTS OF THOSE DEVELOPMENTS PRIOR TO THEIR OCCUPATION.

- 11.71 The provision of public conveniences in the Borough is inadequate. In the main town centres, the quantity is insufficient to cope with peak demand which leads to queuing. Many public conveniences do not meet British Standard 6465. The Council will seek to improve the number, distribution and quality of public conveniences in the Borough in partnership (where appropriate) with the private sector. The Council will seek to achieve this by entering into legal agreements with developers and attaching conditions to planning permissions. The Council will encourage developers of major developments which attract large numbers of visitors/customers, such as shopping centres, transport interchanges and leisure facilities, to provide an adequate amount of accessible, good quality, well-signposted, sanitary accommodation including a separate baby and feeding area for use by visitors and other users of the development. The accommodation provided should meet the needs of carers with children and disabled people.

### SCHEDULE OF PROPOSALS: COMMUNITY SERVICES

| Proposal No. | Location   | Policy Ref No.       | Proposal   | Comment  |
|--------------|--|----------------------|--|--|
| cs1          | Vernon Avenue, E12   | CS15                 | Primary school with 45 place nursery unit  | School currently undergoing construction.  |
| cs2          | University of East London, The Green, Stratford, E15                           | CS16                 | Expansion of education facilities at The Green   | Outline planning permission granted in 1997; commencement of Phase 1 due 2001. Completion of all phases not programmed   |
| cs3          | Shrewsbury Road Health Centre/ Newham Chest Clinic/East Ham Health Centre Site | CS6<br>CS8           | Flagship primary/acute health care integration initiative  | No extant planning permission.   |
| cs4          | Northern Road Playing Fields E13   | CS15                 | Primary school and associated recreation facilities  | Planning permission granted for educational use.   |
| cs5          | Langdon School site E6   | CS15                 | Potential new school on the Lansbury site, alongside the existing school.  | No extant planning permission  |
| cs6          | Gainsborough Road, E15   | CS15                 | Primary school. Extension of existing site   | No extant planning permission  |
| cs7          | Cumberland Road Playing Field, E13   | CS15                 | Primary school and associated recreational facilities  | Planning permission granted for educational use.   |
| cs8          | Brampton 2000  | CS1;<br>CS6;<br>CS15 | Mixed use development including health, education and training   | Forms basis of Brampton 2000 Capital Challenge, masterplan approved in 1997. Commitment for a new school on the former Woodside school site. Mental health unit under construction. Expansion of the hospital planned. |
| MOZ1         | Stratford Rail Lands   | CS15<br>UR14         | Mixed use development including a primary school   | As referred to in the Urban Regeneration Chapter Schedule of Proposals. School site safeguarded to meet anticipated demand.  |
| MOZ9         | Royal Albert Dock (North Side) E16   | CS16<br>UR9          | Mixed use development including an expansion of the University of East London Campus.  | As referred to in the Urban Regeneration Chapter Schedule of Proposals   |
| m8           | Drew Road school, E16  | CS15<br>UR10         | Mixed use development including a replacement primary school and a dual use open space used by the school and the community. | As referred to in the Urban Regeneration Chapter Schedule of Proposals. A possible replacement for Drew Road Primary School.   |