10.1 Community Infrastructure

(i) **Is policy INF8 sufficiently comprehensive in its coverage of all key aspects of community infrastructure and services, and does it establish a robust basis for implementation?**

The Council’s approach to community facilities, set out in policy INF8 and supported by the Infrastructure Delivery Plan (IDP, SD09), is designed to ensure an array of valuable social and community infrastructure provision across the borough, in accordance with need. It seeks to act - in the context of a growing population, constrained land supply and considerable development pressures - as a clear framework to protect, deliver, enhance and promote the existence of well-designed, open, accessible facilities in the right locations, that make the best use of available land.

Whilst the broad parameters and many of the detailed requirements of community facilities policy were established by existing policy INF8 of the Core Strategy (2012) and INF10 of the more recently adopted Detailed Sites and Policies DPD (2016), the Issues and Options stage (Reg. 18) of the Local Plan review, (EB 28) identified the need for further policy extension to aid implementation based on experience of this and typical issues arising. As justified in the OA (SD6), these have been carried through into the Plan. As well as general clarifications and the combining of policies to put all community facilities policy in one place, revisions have included additions to the list of what is defined as a community facility, preventing certain uses\(^1\) from falling through ‘policy gaps’; more adequate recognition of the role of the commercial sector in providing community facilities that serve leisure and cultural needs; recognition of viability’s interplay with the delivery of such facilities and the role of housing in cross-subsidising such development; and the incorporation of a set of non-strategic social infrastructure site allocations that reflect the plans of infrastructure providers. In addition, the exceptions test has also been updated to ensure that localised community needs (e.g. for childcare) can be met without having a detrimental impact on an area (e.g. loss of housing or designated employment land, amenity impacts).

These site allocations are linked to the IDP (SD09) which identifies numerous infrastructure requirements of the borough (and provides detail on known projects) with the purpose of ensuring that planning policy and site allocations. The IDP is a live document which will be updated annually and, a key component of the implementation of this policy will be its linkage to it. The IDP has been prepared through both discussion with the Newham Clinical Commission Group (NCCCG), the Council’s Education and Skills team, and the Community

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\(^1\) older people’s housing and specialist provision for other vulnerable people (falling into use class C2), children’s playspace, playing pitches (including MUGAs) and associated facilities, burial spaces, lawful D2, A4 and certain Sui Generis uses and public toilets
Neighbourhoods and Commissioning teams, and the commissioning of evidence base documents (Ref. EB07 and EB05) which provide the Council with a clear evidence base and a set of recommendations for future sports facility development across the borough. Proposed post-submission minor amendment further clarifies the expected link to INF9 and H1 regarding infrastructure sufficiency, and provides further reference to the IDP in the implementation section.

As combined and updated, the policy sets out strategic principles, spatial strategy and design, management and technical criteria. In being applicable to a wide range of uses, and aligning with the strategic objectives and spatial strategy of the plan as a whole, the policy is rendered as comprehensive as possible in its applicability. The policy criteria, particularly the INF8:3 criteria are detailed, and further supported by implementation paragraphs. The link is also made to the IDP, other relevant policies and Strategic Site allocations which provide other relevant policy detail: proposed post-submission minor amendments to the implementation section further clarify these links and delivery expectations particularly in relation to Strategic Sites.

Overall, Policy INF8, in its updated format, has not altered requirements in terms of evidence of local need, location based preferences, or design or co-location preferences. The revisions introduced through Local Plan Review ensure that the policy is fit for purpose in the context of evolving community facilities issues, bringing appropriate flexibility, updates, certainty and comprehensiveness. This, together with the policy’s relationship with the ‘live’ IDP (as is also noted in the monitoring section) mean that the policy is a robust, locally-specific response to community facilities issues in Newham. However, it should be noted that the Council also regards Policies INF5, INF7 and INF9 (and to some extent J3) to be other components of the Local Plan’s thematic policy on the broader concept of community infrastructure and services.
(ii) Is the policy sufficiently flexible and consistent with national policy to set a framework for achieving the delivery of facilities and services to the community, as expressed in section 8 of the Framework?

The approach to establishing a robust framework for the delivery of community facilities and services is set out in detail in the Council’s response to Matter 10.1 (i) above. The council consider that this framework is sufficiently flexible and consistent with national policy to be effective in meeting social infrastructure need throughout the plan period. The policy is written in 3 sections. The first section ‘Strategic Principles’ aligns well with section 8 of the NPPF, helping to facilitate social interaction and promote social cohesion through shared use formats, encourage co-location to ensure accessibility and optimise use of limited land (see INF8:1c, d, e) with further detail provided in the design, management and technical criteria (see e.g. INF8:3a, b). Mixed use formats (INF8:1d) will integrate community facilities within the community, in addition to making them more secure and viable, which together with INF8:1a (co-ordinating growth, development and community facilities provision), align with the requirement to facilitate an integrated approach to the location of housing, economic uses and community facilities and services.

Furthermore, the policy has been planned positively to meet need, drawing on consultation and engagement with residents, elected members, infrastructure providers and commissioners (see SD09 and SD7, EB1). The provision of education facilities has been prioritised in the policy through the Strategic Site allocations which ensure that where community floorspace is proposed, health, childcare and education facilities will be given priority (INF8:1f). Losses of community facilities for which there is a need are guarded against via INF8:1a,b & INF8:3e) – together with the policy in INF8 regarding isolated shops and shopping parades (INF5:2i). In addition, in order to promote the delivery of community facilities in line with identified need, sites have been allocated for health, education and community uses, these are listed in Table INF:D in INF8 together with new local centres (and the town centre at Gallions Reach) on Strategic Sites as per INF5:2h & j). It should be noted moreover, that the broad parameters and many of the detailed requirements of community facilities policy were established within existing policy INF8 of the Core Strategy (2012) and INF10 of the more recently adopted Detailed Sites and Policies DPD (2016), and substantial changes to the policy have not been proposed as the policies are operating well (see EB 28A).

Whilst concerns have been raised that the policy is too prescriptive, flexibility is inherent in INF8’s approach. Firstly, the strategic principles require new community facilities to have sufficient capacity and flexibility to meet a range of local needs, encourages co-location and mixed use formats and promote innovative ways of addressing sites such as the use of shared facilities and multi-storey provision (INF8:1c, d, e & INF8:3b, c). The Spatial Strategy...
exceptions test (INF8:2b) also allows for community facilities to be provided in out of centre locations in specific circumstances. This gives providers the flexibility to meet localised needs whilst not having a detrimental impact on the area in which they are proposed. The criteria set out in policy in relation to the demonstration of need for new or enhanced facilities or the release of community facilities provide options for applicants, in recognition of the fact that different types of facilities will operate in differing circumstances and a one size fits all approach is not suitable (INF8:3d/e). Finally, the removal of commercial D1, D2, A4 or Sui Generis uses from the requirement to demonstrate need in the same way that other community facilities do recognises that the way the policy was previously written may have inappropriately fettered competition among commercial providers by making it difficult for new commercial leisure and cultural activities to open, even in policy compliant locations, this is discussed further in the Social Infrastructure section of the Issues and Options document. This alteration ensures that policy is flexible enough to account for the different types of community facilities that contribute to the success of a community in terms of the range of facilities and services that are available to them.

Further flexibility is built in through the policy’s linkage to the IDP (SD09). The IDP identifies the borough’s infrastructure requirements insofar as these are known and provides an update on the delivery of a range of physical and social infrastructure projects and infrastructure planning processes, ensuring, through its production, that infrastructure requirements, for example in relation to education and healthcare provision, are met by both policies and site allocations. The IDP will be updated annually and the live nature of this document ensures that the requirements of the borough continue to be met throughout the lifetime of the plan.

Therefore, the policy is sufficiently flexible and consistent with national policy and sets out a framework for achieving the delivery of facilities and services for the community, in line with what is expressed in section 8 of the Framework. Part 1 of the policy is consistent with national policy as well as aligned with the broader strategic objectives and spatial strategy of the plan. Part 2 and 3 of INF8, together with INF5 add further detail to this and ensure that while remaining consistent with the national framework, the policy is strengthened and further aligned with the specifics of the local context to ensure that the delivery of facilities and services can be delivered for the community.
(iii) Should the Plan include clear development allocations for schools and key community health facilities?

In addition to social infrastructure provision that is accounted for within Strategic Site allocations, policy INF8, section 2 c) (table INF:D) allocates a number of non-strategic community infrastructure sites for healthcare, education, and flexible community use floorspace, as part of the promoting delivery in accordance with identified need. As set out on pg. 77 the OA (SD06) by allowing for new, re-configured or intensified facilities in these specified locations, policy is more carefully aligned with infrastructure providers’ plans, ensuring planned strategic infrastructure in accordance with NPPF (para 162) and securing local benefits. Failing to allocate these sites could negatively impact upon the ability of providers to meet the needs of the borough in terms of health, education and community space provision, risking the Plan’s overarching objectives of delivering good growth for mixed and balanced communities.

As discussed in the Council’s response to 10.1 i, in ensuring a set of allocations that respond to providers plans, sites have been identified through in-depth discussions and agreement with Newham Clinical Commission Group (NCCCG), the Council’s Education and Skills team, and the Community Neighbourhoods and Commissioning teams for their ability to establish new facilities or expand or reconfigure existing, as part of an enhanced offer. As per the OA (SD06) some concerns were raised at Reg.19 stage, that the policy does not take into consideration funding constraints that providers are facing or the need to manage their estates to best effect to counter this issue. However, the allocations together with the wider policy provide inherent flexibility through the potential to introduce other policy compliant uses (notably housing), helping providers to manage their estates to best effect and to cross fund development given the funding strains many providers face and the shortage of suitable sites in the borough. In any case, the sites are fully endorsed by infrastructure providers.

Also noted in the Council’s response to 10.1 i, infrastructure provider discussions also fed into the production of the IDP (SD09), which has been produced to support the plan through assessing the quality and capacity of infrastructure, including its management and ability to meet forecast demands. This is inherently linked to the community facilities site allocations which themselves are identified as part of meeting need across the borough. Whilst the IDP is explained within the Justification section of policy INF8 (paragraph 6.279), given its integral role in implementing policy, as a indicator of infrastructure sufficiency, further reference is proposed to be added to it within the Implementation section (at paragraph 6.289d). This clarifies its role in aligning growth and infrastructure, with its ‘live’ nature meaning that new spatial requirements may be identified over the lifetime of the plan – not all of which will be anticipated by site allocations.
In addition, some minor changes to the policy are also required to further integrate the role of the IDP into policy. Table INF:D currently refers to an ‘Indicative primary community use’. It is proposed to change this to ‘Primary community need as per IDP 2018’ with a note under the table stating ‘*may be subject to updates’.

Finally, for clarity and linkage to strategic site allocations, it a post-submission minor amendment is proposed to expand paragraph 6.289f of the Implementation section of Policy INF8 to specify expectations on particular Strategic Sites in relation to schools and healthcare facilities, and note that location, scale and format will need to be agreed through masterplanning, capacity testing and consultation with commissioners/providers. This is entirely consistent with the scale and early stage of planning work on these sites. It is also proposed to clarify that other community facilities may need to be incorporated within the site to ensure infrastructure sufficiency as per INF8:1a and INF9 which is accounted for by their allocation as ‘mixed use’ sites. Again this will be resolved via the pre-application iterative masterplanning and capacity testing process.

Overall, the Council, with the support of the relevant infrastructure providers are confident that the approach to providing for schools and key healthcare facilities combining Strategic Site allocations, non-strategic site allocations, an embedded ‘live’ IDP and provision for iterative infrastructure sufficiency testing as well as broader policy criteria (strategic principles, spatial strategy and technical criteria) strikes an appropriate balance between certainty and flexibility. This reflects the scale of development ongoing and planned in the borough, and evolving providers’ plans and funding availability, whilst providing for effectiveness.
INF8 Community Facilities

**Objective**

Development and growth in the borough will be co-ordinated to ensure that the delivery and retention of community facilities is carefully managed in order to align with the provision of infrastructure, services and facilities needed to maintain and improve quality of life, ensuring a balance between jobs, housing and social infrastructure to meet the needs of existing and new communities.

**Policy**

The Council will ensure that a suitable range of community facilities are provided to meet existing and forecast demand by

**Ensuring development is supported by appropriate facilities to meet local needs**

Proposals which address the following strategic principles, spatial strategy and design, management and technical criteria will be supported:

1. **Strategic Principles**

   a. Community facilities development and growth in the borough will be co-ordinated to ensure that the delivery and retention of community facilities is carefully managed in order to align provision of infrastructure, services and facilities needed to maintain and improve quality of life with the needs of new and existing communities in the borough [as per INF9 and H1].

   b. Retaining or [re-]providing community facilities where a local need exists, that can be clearly demonstrated.

   c. Ensuring all new community facilities are accessible, welcoming, inclusive and open and available to all members of the local community, with sufficient capacity and flexibility to meet a range of local needs.

   d. Co-locating facilities and services, and encouraging mixed use formats incorporating new or enhanced community facilities and other compatible and policy compliant uses notably housing to help support viability, security and efficient land use.

   e. Promoting innovative ways of addressing constrained sites such as the use of shared facilities, meanwhile provision on Strategic Sites, off-site and multi-storey provision.

   f. Prioritising the provision of health, childcare and education facilities (with
provision for shared use where possible) where an element of community floorspace is proposed on Strategic Sites are prioritised.

Entering into joint venture arrangements where co-funding is considered to be the best and most cost-effective means of delivering services;

Encouraging the provision of services by social enterprise and third sector organisations.

2. Spatial Strategy

a. Ensuring all community facilities are located in places that are or will be accessible by a range of means of transport, including walking and cycling. and that development itself is accessible to all groups,

b. Prioritising town and local centre sites for the development of community facilities where compatible with Policy SP6, but allowing exceptions to this, subject to the satisfaction of other criteria, where proposals:

i. do not result in a loss of housing as per Policy H4 or designated employment land as per policy J2, and are otherwise compliant with other policies; and

ii. are meeting a localised need, are smaller than 75100 sq. m and staff and facility users occupying the building at any one time do not exceed 15 people; or

iii. will be adding to existing facilities to help form a recognisable ‘hub’ or ‘cluster’ meeting localised needs; or

iv. will result in the protection of a public house for an alternative local community benefit with a similar catchment area; or

v. relate to the operational needs of emergency services provision;

vi. are ancillary training or childcare facilities for employers within employment hubs; or

vii. are Class D1 uses located within the defined Community Facilities Opportunity Areas (CFOA) as set out in Table INF:c below, where would be acceptable to meet local needs, when it can be demonstrated that there are no available or affordable in-centre premises or sites.
c. To promote the delivery of community facilities in accordance with identified need
the health, education and flexible community facility sites listed in Table INF:d,
have been allocated for new, re-configured or intensified facilities, incorporating
other compatible and policy compliant uses where appropriate as per INF8:1e
above, in addition to provision accounted for on the Strategic and non-Strategic
sites (as listed below the table).

3. **Design, Management and Technical Criteria:**

a. Facilities must be outwardly looking, address the street and neighbourhood in their
design so that they are obvious and welcoming within the urban grain, subject to
design and character considerations;

b. Proposals shall setting out design and management measures detailing how
outside of its principal use and any sacred areas, the facility would operate as
a multifunctional space with fair and affordable access to all members of the
community;

c. Proposals for new or intensified community facilities should demonstrate that they
take account of other public infrastructure providers’/ commissioners’ expressed
needs and scope for co-location.

d. In order to demonstrate local need for new, intensified or replacement community
facilities (typically D1)-proposals should be accompanied by evidence including:

i. that at least 67% of users will be ordinarily Newham residents and that
existing facilities cannot meet the identified need, taking into account the
need to consider innovative approaches to provision, including alternative
models in relation to scale and scope, in Urban Newham; or

ii. published sufficiency assessments, strategic infrastructure plans or capital
programmes including the latest IDP as reflected in Community Infrastructure
and Strategic Site site allocations; or,

iii. where the facility is commercial D1, D2, A4 or sui generis, compliance with
town centre policies, including reference to the latest capacity studies.

e. Where the release of a community facility building or site to other uses is
proposed, the importance of providing evidence must be provided that the facility
has been either:
i. assessed and identified as surplus as part of a broader strategic approach changing the model of provision that is considered to be of local benefit, (e.g. aligned with other Local Plan Core Strategy objectives) and may be necessary to help realise that strategy, having first drawn it to the attention of public providers and offered it to them as per ii below; or

ii. offered to the market for the range of existing lawful uses (typically Class D1) for a period of six months, at a market rent (benchmark rents would not include peppercorn rents) or sale price benchmarked against at least three other equivalent properties in the area. This will include drawing it to the attention of public providers and allowing for a mixed use ‘compromise position’ where it can be marketed for a replacement facility plus other uses such as residential; or

iii. shown to be unsuitable in size and scale for its location in relation to the spatial strategy prioritising Town and Local Centres as locations for community facilities, where the local area has good access to a Local/Town Centre and facilities which meet similar local needs where these arise.

Table INF:C

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<tr>
<th>CFOA reference</th>
<th>Area</th>
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<tr>
<td>CFOA1</td>
<td>East Ham</td>
</tr>
<tr>
<td>CFOA2</td>
<td>Canning Town</td>
</tr>
<tr>
<td>CFOA3</td>
<td>Forest Gate</td>
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<td>CFOA4</td>
<td>Beckton</td>
</tr>
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<td>CFOA5</td>
<td>Stratford</td>
</tr>
<tr>
<td>CFOA6</td>
<td>Manor Park</td>
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Table INF:D

<table>
<thead>
<tr>
<th>Reference</th>
<th>Site</th>
<th>Indicative primary community use need as per IDP 2018*</th>
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<tr>
<td>CF01</td>
<td>Tollgate Medical Centre</td>
<td>Health</td>
</tr>
<tr>
<td>CF02</td>
<td>West Beckton Health Centre</td>
<td>Health</td>
</tr>
<tr>
<td>CF03</td>
<td>Lord Lister Health Centre</td>
<td>Health</td>
</tr>
<tr>
<td>CF04</td>
<td>East Ham Memorial Hospital &amp; Shrewsbury Road Medical Centre</td>
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</tr>
<tr>
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<td>Balaam Street Practice</td>
<td>Health</td>
</tr>
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<td>Bow County Court</td>
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<td>Scott Wilkie Primary School</td>
<td>Education</td>
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<td>Eleanor Smith Lawson Close</td>
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</tr>
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<td>Use</td>
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<td>Education</td>
</tr>
<tr>
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<td>Langdon Academy</td>
<td>Education</td>
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<td>CF13</td>
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<td>CF17</td>
<td>Colegrave Primary School</td>
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<tr>
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<td>CF20</td>
<td>New Vic</td>
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</tr>
<tr>
<td>CF21</td>
<td>Odessa Infant School and St. James Primary</td>
<td>Education</td>
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<tr>
<td>CF22</td>
<td>Maryland Children’s Centre and Primary School</td>
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</tr>
<tr>
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<td>Community Centre/flexible community use</td>
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<tr>
<td>CF24</td>
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<td>CF28</td>
<td>Newham Leisure Centre</td>
<td>Leisure – built facilities</td>
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</table>

*may be subject to updates

[See also mixed use Strategic Sites S01, S03, S04, S05, S06, S08, S10, S11, S13, S14, S15, S19, S21, S22, S23, S24, S26, S27, S28, S29, S31 and non-strategic site HSG23]

For the purpose of Neighbourhood Planning, the following sections and sub-paragraphs of this policy are considered to be strategic policies with which a neighbourhood plan should conform: 1.Strategic Principles; 2.Spatial Strategy; 3.Design, Management and Technical Criteria paragraph d and e only.
Reasoned Justification

6.278 Community facilities are defined for the purposes of this policy as education (from pre-school to further and higher education) and training, health, older people’s housing and specialist provision for other vulnerable people (falling into Use Class C2), social, leisure, children’s playspace, playing pitches (including MUGAs) and associated facilities, places of worship, burial spaces, community spaces (which could include pubs in some cases where other facilities are lacking), lawful D2, A4 and certain Sui Generis uses, public toilets), cultural and civic uses (including criminal justice and court facilities) and emergency services.

6.279 Achieving good growth, and an active and connected community supporting resilience and convergence objectives is about ensuring that residents and businesses have the local infrastructure and services they need and that give them greater choice about how they access services to maintain and improve quality of life. The Infrastructure Delivery Plan (IDP) sets out the assessed need for increased capacity in relation to healthcare, education and childcare in the borough. These are essential components of the community facility network and will be prioritised in order to ensure the needs of the borough are met. These and other identified community facilities needs – for provision to expand, be newly provided, or in some cases be re-configured/oriented - are reflected in Strategic and non-Strategic site allocations where need in the plan period and scope (for development/intensification etc) is known. Key for the borough are new education, healthcare and flexible community facilities, many of which provide an element of childcare. It is important that people have access to community centres and facilities and that they are inclusive and accessible to everyone. They should also be well managed and maintained and located in areas that are accessible to all.

6.279a To ensure that community facilities make the most effective use of land, a key component of the policy is to ensure that facilities meet local need. This is relevant to both the assessment of proposed new facilities on Strategic Sites and elsewhere, as well as the assessment of the appropriateness of loss of land/premises with lawful community facility use, careful location and design and management to ensure facilities will continue to meet [potentially changing] need over time, and preferably meet a range of needs at any one time, being inclusive, accessible, welcoming and flexible.

6.279b Co-location of facilities and services alongside other policy compliant uses, notably housing, can also achieve land use efficient and be beneficial for the viability of a facility, given residential land values. It could also be deployed to help address recruitment difficulties for key workers as well as enhancing overall security. Given evermore constrained sites, the policy also promotes the use of innovative solutions including meanwhile provision on Strategic Sites to enable redevelopment of an existing site. Other innovative solutions could include the use of shared facilities or multi-storey provision (such as roof top playgrounds), or in some cases off-site shared provision of playing pitches and other facilities.
6.280 The Council’s Community Infrastructure Study has identified qualitative and quantitative deficits in the borough’s provision of schools, health and sports facilities. These are being addressed through existing investment programmes; however, central government funding (the main source of funding for capital projects) is to be significantly reduced over the early years of the Core Strategy. There are also moves towards commissioning and personal models of service provision, customer access strategies, shared services and greater collaboration, both within the public and local community sector.

6.281 There are also moves towards commissioning and personal models of service provision, customer access strategies, shared services and greater collaboration, both within the public and local community sector. The Council and other commissioners/providers will therefore need to carefully consider the use of its existing assets and work together with partners, including the private and voluntary sector to deliver quality services with effective use of land and buildings. This is particularly relevant when considering asset disposal, given that what might be surplus to one provider could be used by another, as well as new facility provision, where opportunities for co-location may be evident.

6.282 In the longer term, new provision will be required to support new communities emerging in the new regeneration areas. The Council has agreed to formally support the proposal for an Academy on the Stratford City (or Olympic Village) site. This would be an all through school, with a five-form entry secondary section (with a sixth form) that would open in 2013 once the Olympic Village is handed back to the site developers for long-term occupation. The Academy is not funded through the Building Schools for the Future programme. Newham Sixth Form College (NewVIc) is the largest sixth form college in London and has a vital role in providing high quality further education to Newham’s residents. The College is seeking to rationalise and relocate to an alternative site close to Stratford town centre.

6.283 Newham College of Further Education has invested heavily in its estate – some £55 million. However, to continue to develop its enterprise curriculum, and to ensure fit-for-purpose modern learning facilities, there is a strategic intention both to rationalise, re-model and modernise the East Ham campus, and relocate its main Stratford operations nearer to or in Stratford City.

6.284 These relocation plans, as set out in the Infrastructure Delivery Plan will in part be funded by the capital receipts from the sale of their existing sites at Welfare Road, Stratford and at Prince Regent Lane, Plaistow, respectively. Plans for these sites will be considered through the Detailed Sites and Policies DPD given their significance in terms of development potential and relocation strategies. Options will be developed in accordance with the Core Strategy and will include inter alia community and residential use.

6.285 The University of East London (UEL) is the principal higher education facility in the borough. The capital projects that are contained within UEL’s current estate strategy include the construction of a new sports and leisure building, a new library building
and reception for the University’s Docklands campus building. UEL is also collaborating on development with Birkbeck College and will provide an academic and performing arts facility on a new site adjacent to the Stratford Shopping Centre called Stratford Island University Campus.

6.286 The Newham Primary Care Trust (PCT) intends to create a polysystem for delivering future health care services. Under this approach, Primary Care Networks / Spokes, containing hubs, will deliver the full range of primary and secondary health care services in a co-ordinated and joined-up manner in an environment closer to local communities. Key services will be provided from hubs in each network. The alignment of services to polysystems is the first step of shifting services out of hospitals to be closer to homes. This approach will seek to re-design community services to be provided in more innovative ways that support delivery of primary and secondary care within the polysystem setting.

6.287 Newham’s sports and leisure facilities are being significantly improved as a legacy of the Olympic and Paralympic Games. The Olympic Aquatics Centre (OAC) will be built at Stratford and will increase pool capacity in East London by 24%. However, local swimming provision is variable in quality and may need refurbishment over the plan period. By 2020, 1,500 new Health and Fitness stations will be required and the shortfall is likely to remain. Development at Stratford alongside the OAC will help meet the shortfall.

6.287a Town and local centres, within accessible areas, are prioritised for the location of community facilities, helping to promote access to services across the Borough in accordance with the wider vision and spatial strategy. Whilst the location preference for community facilities continues to follow a town/local centre first approach, the final two That said, policy criteria recognise particular circumstances where there is the potential and logical justification in light of other policy objectives and recognised delivery realities for the location of community facilities elsewhere, subject to careful management of impacts via tight criteria.

6.288 In line with the corporate community cohesion and sustainable communities approach, the Council will continue support the facilitation of inter-group working to make co-ownership, use and development possible to meet local needs, and more generally encourage the provision of services and management of facilities by social enterprise and third sector organisations.

Implementation

6.288a Policy will be implemented via the development management process, with the expectation that proposals are accompanied by supporting statements and a management plan that detail responses to the relevant criteria; these will be secured by conditions or legal agreement as appropriate. Other policies to which there is a logical link are highlighted, encouraging responses that deal with the issues in an integrated way.
6.289 The Council will use its land and buildings to provide community facilities, in response to local needs, where appropriate in partnership with other public agencies, the private sector and the voluntary sector. In line with the corporate community cohesion and sustainable communities approach, the Council will continue support the facilitation of inter-group working to make co-use and development possible to meet local needs.

6.289a The policy seeks to ensure that applicants consider how best to maximise the effectiveness of community facilities not only through careful design and management, but also in the context of the broader spatial strategy which balances the need for community facilities with other demands on land. Early consideration of design, locational and needs based justifications will be explored through pre-application advice and design review.

6.289b Recognising the importance of publicly accessible toilets for many members of the community, provision of these will be one way of demonstrating that a facility is welcoming, inclusive and open and available to all members of the local community.

6.289c The policy allows for the provision of community facilities under certain specific circumstances in out of centre locations where it meets a localised need. In relation to childcare provision the term ‘facility users’ refers to children and not parents. Applicants will be expected to demonstrate that the users of the facility will not exceed 15 people at any one time. Should the facility experience growth in demand and seek to exceed 15 uses or extend beyond 75 sq. m of floorspace, an alternative site/premises must be sought within an appropriate town/local centre location.

6.289d Within supporting statements, applicants are required to provide both qualitative and quantitative evidence to allow local need to be assessed, recognising the difference between a group’s need and market opportunities, and local need. The IDP will form an important part of demonstrating sufficiency of or requirement for community facilities across the borough throughout the plan period due to the live nature of the document which will be updated annually to ensure it remains current. In relation to applications for the loss of community facility floorspace, peppercorn rents as a demonstration of market rent, are not acceptable.

6.289e When proposing facilities within CFOA areas, applicants are expected to evidence a lack of suitable available and affordable sites within in-centre locations and be able to demonstrate a clear end user of the facilities. Proposals for speculative D1 development are not considered to be acceptable within Community Facilities Opportunity Areas.

6.289f In setting out a presumption in favour of health, education and childcare facilities on Strategic Sites, it is intended that community facilities floorspace in these areas be offered to relevant providers first. Where they do not require floorspace on the site, or where additional community facilities floorspace is proposed that would be surplus to their needs, provided that the applicant can adequately meet other policy...
criteria, including that which relates to demonstration of local need, the policy does not preclude floorspace coming forward for other community uses. There are a number of Strategic Sites which include specific requirements for the provision of community facilities within the sites to meet needs arising (from the site or the site and wider area) notably: Connaught Riverside – S23, Thames Wharf – S08, Coolfin North – S06, and Beckton Riverside – S01 (where education facilities are specified), and Queen’s Market – S27 (where healthcare is specified in the site allocation). It is expected that location, scale and format of the facilities within the site will be agreed in the course of masterplanning in consultation with commissioners/providers through the pre-application process. In turn it should be noted that further community facilities needs may be identified as part of the iterative process of capacity testing on these sites (as per INF9 and INF8:1a) which would be accounted for through their allocation for ‘mixed use’ overall.

6.290 Where specific needs have been identified which require allocated sites to support them, this will be taken forward through the Detailed Sites and Policies DPD. Provision of facilities will be monitored through the Annual Monitoring Report.

6.291 Detailed infrastructure requirements will be set out where appropriate within Supplementary Planning Documents.

Monitoring

6.291a Output monitoring will make use of London Development Database and in-house activity monitoring, whilst outcome monitoring will rely on corporate surveys. Outcomes concerning infrastructure sufficiency in terms of distributional and other ‘fitness’ criteria are also the target of ongoing evidence base and audit work, along with headline ‘satisfaction with the area’ data. Decisions and appeals monitoring also supports assessment of policy relevance and effectiveness.

6.291b Indicators

i. INF-OP-11 Policy Use and Robustness [No specific target, should be using regularly if effective, and supported at appeal].

ii. INF-OP-13 Ensuring community facilities keep pace with need:

a. Net new community infrastructure floorspace in new and established neighbourhoods [monitor changes of provision against identified needs];

b. IDP project and planning milestones [monitor progress of projects and planning for community facilities against benchmarks set out in the IDP];
iii. INF-OUT-7 Residents satisfaction with community facilities (health, education, leisure) [no specific target: should be stable or improving].