

## HO23 Community centre at Woodingdean

**A new community centre is proposed at Woodingdean (Warren Road) to replace the existing facilities. In addition to those services currently provided such as the library, a new facility may include additional facilities such as a doctor's surgery and additional function rooms.**

- 4.93 The existing buildings are life expired and in need of replacement. People living in Woodingdean who contributed to the consultation process identified a shortfall in the community facilities available locally and identified the potential for improvements to be made at this site. Since the existing community facilities were built on the identified site on the proposals map, the population of Woodingdean has grown by the expansion of housing to the south. This has resulted in a general shortage of available premises for community activities.

## HO24 Community Centre at St Andrews Church, Portslade

**A community centre is proposed at St. Andrews Church, Church Road, Portslade.**

- 4.94 A new community centre at St. Andrews will help to meet an identified shortfall in community facilities in the locality. Community Action Portslade South (CAPS) have been working in partnership with the Parochial Church Council since an initial survey of local people attracted considerable support for this scheme. Sources of funding have been identified and work has commenced on a design.

## HO25 Brighton General Hospital

**A new community centre will be sought as part of any large scale housing residential development at Brighton General Hospital.**

- 4.95 A new community centre to be created as part of any residential development at Brighton General Hospital, will have the benefit of serving the wider residential area, where no such facilities exist at present.

## HO26 Day nurseries and child care facilities

**Planning permission for day nurseries and other day care provision for children, will be permitted where:**

- a. the property is capable of meeting the council's accommodation and staffing standards and has an adequate external amenity area for play;
- b. the proposal would not have a detrimental impact on the amenity of adjoining residents or the surrounding neighbourhood;
- c. the location is readily accessible by walking, cycling and public transport;
- d. the proposal would not result in traffic congestion or prejudice highway safety; and
- e. adequate storage space is provided for buggies and pushchairs.

**The loss of residential units may be permitted as an exception to Policy HO8, 'Retaining housing', to enable the provision of nursery facilities in those areas where it can be demonstrated that there is a significant shortfall. In such circumstances, at least one residential unit should be retained wherever it is practicable.**

**Unless their retention or replacement can be shown to be economically unviable, planning permission will not be granted for development entailing the loss of day nursery or childcare facilities, if there remains a demonstrable need for such facilities and replacement facilities, meeting the criteria are not available.**

**As an integral part of development proposals which will generate a large number of new jobs, appropriate child care facilities should be provided (for both pre-school and school age children). Where this is not practicable, the planning authority will expect to enter into a legal agreement to secure the provision of these facilities in a suitable and accessible location, which meets the criteria set out above.**

- 4.96 The difficulties associated with such a shortfall are common to other parts of Brighton & Hove and this policy aims to provide a supportive land use framework for affordable childcare.
- 4.97 People on low incomes who contributed to the development of this Plan identified the need for affordable childcare to help people get back to work. A community visioning group, comprising women participants, identified the need for more breakfast and after school clubs and the potential to provide childcare through networked community centres.
- 4.98 Where an applicant is claiming a private sector facility has become economically unviable, the local planning authority will require information to show that the facility has been actively marketed for a reasonable period of time and locally, at a price that reflects the condition and commercial value of the facility, as nursery/childcare facilities. This is consistent with other policies in the Plan, which ask for a viability test.
- 4.99 Implementation of Policy HO26 will respect the role of the council's Children's and Young People's Trust, which has responsibilities concerned with the inspection and registration of nurseries. The policy is consistent with those other policies of the Plan aimed at protecting existing community facilities and specific proposals for new community facilities.