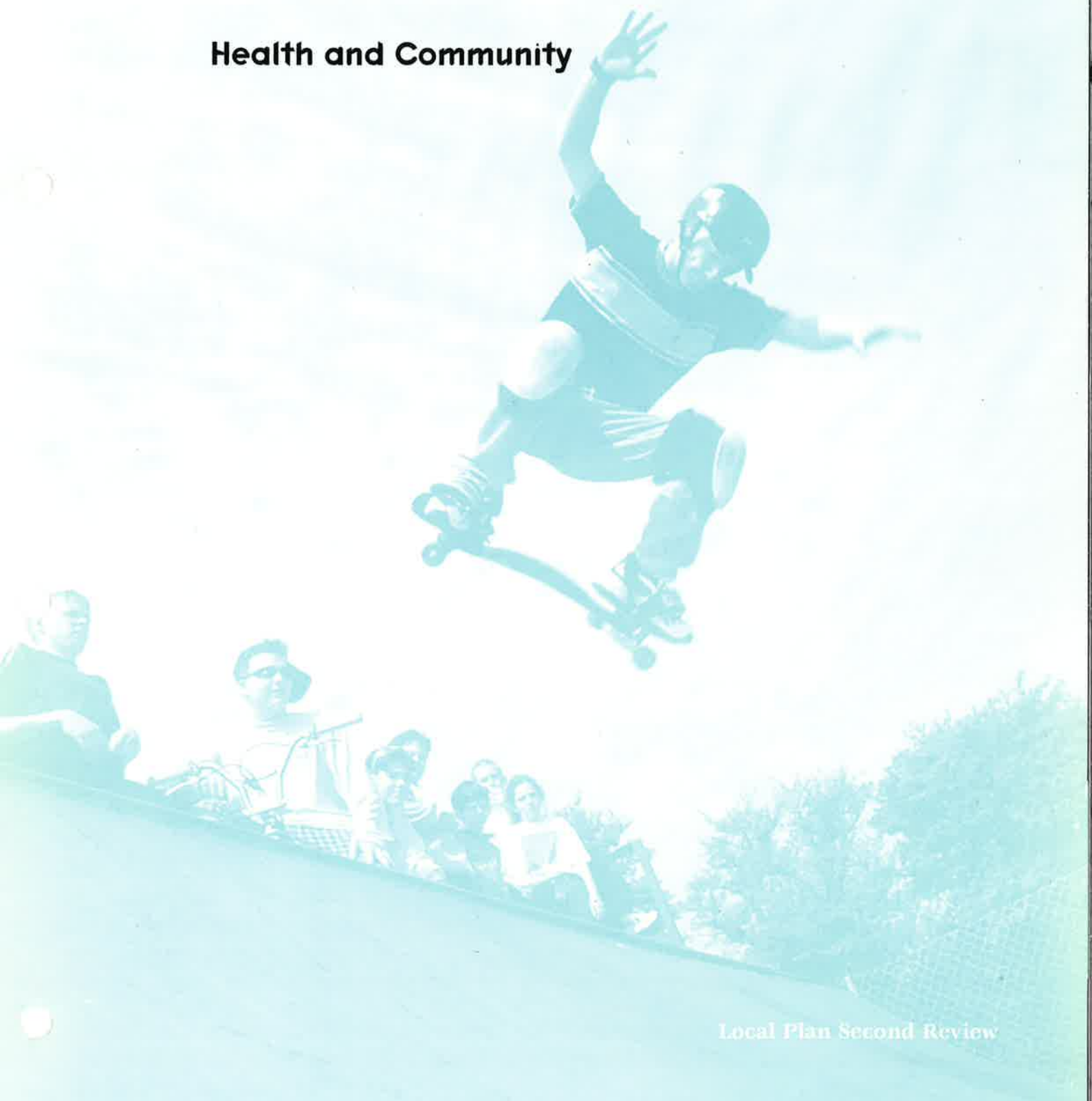


Chapter 7

Health and Community



Chapter 7: Health and Community

Introduction

7.1 The District Council is keen to encourage thriving communities and provide people with an opportunity to lead healthy lifestyles. There are many aspects of health and community which fall beyond the remit of planning, but the protection and provision of local facilities and services, and opportunities for recreation and leisure can be assisted through planning policies. The Health and Community chapter addresses the following categories of facility and service provision:

- community facilities
- public services
- leisure and sports facilities
- cultural uses
- residential educational establishments
- crematoria and burial space
- utilities and infrastructure
- open space, outdoor sport and recreation

Public Services, Community, Cultural, Leisure and Sports Facilities

7.2 Facilities and services in general contribute to the social and economic life of the community, and add to the character of many places.

7.3 The District Council aims to sustain an adequate and accessible range of facilities within the settlements of East Hampshire by:

- a. seeking to protect existing facilities; and
- b. seeking the adequate provision of local facilities whether by the District Council, Town/Parish Councils or by the voluntary or private sectors.

7.4 Many communities in East Hampshire have carried out 'Village Appraisals'. A Village Appraisal is a comprehensive survey by the community to 'take stock' of facts and opinions about their village, parish or town. A village appraisal may highlight particular facilities, or aspects of the village, that play an important role in the community. It may also identify needs for new facilities.

Protection of Existing Facilities and Services

HC1

~~Development which would result in the loss of premises or sites currently, or last, used for the provision of community facilities, public services, leisure and cultural uses will not be permitted unless:~~

- ~~a. alternative facilities exist which are acceptable in terms of location, size, range and quality of provision, so that the loss of the facility would not lead to an unacceptable decline in the standard of community services for~~

- ~~local people and visitors; or~~
- b. ~~the applicant demonstrates that the use is not viable, that every reasonable attempt has been made to retain it and that other uses of benefit to the community have been considered, but to no avail.~~

7.5 Policy HC1 applies when a change of use is not permitted through the Town and Country Planning (Use Classes) Order 1987 (as amended). The District Council is reluctant to see the loss of local facilities, particularly where their provision is limited. There will be a presumption against the reuse or redevelopment of sites or premises for other purposes (also see Policy S5 on local and village shops).

7.6 The Council recognises that the redevelopment of sites and premises in community use can release funds to improve or replace those facilities, either on the existing site, or at an alternative site. Where provision at an alternative site is offered, this should be equally or more accessible to the community.

7.7 Facilities and services contribute to the social and economic life of the community. The Council will strongly resist the loss of a facility which it considers should be retained. In such cases, the applicant will need to provide a comprehensive statement demonstrating that the business or use is not viable, and that all reasonable attempts have been made to sell or let the property, at a realistic price for that use, for no less than six months. Evidence should also be produced to show what measures have been taken in an attempt to return the facility to a viable business. This could include commercial initiatives introduced, and development proposals for the business. In the case of public houses which the Council considers should be retained, the CAMRA (Campaign for Real Ale) Public House Viability Test provides useful guidance when preparing such a statement.

7.8 The Council is keen to retain public houses in East Hampshire, many of which are located in the countryside. Planning permission is required to change the use of a public house to another suitable use. If the building is of historical interest, its conversion can often be detrimental to its character, although in some cases it may not be possible to find a suitable alternative re-use.

Provision of Facilities and Services with New Development

HC2

Planning permission will be granted only where the developer has arranged for the reasonable improvement/provision of community facilities, public services, leisure and sports facilities made necessary by that development. At suitable locations, a monument or other form of public art may be sought as a form of community benefit.

7.9 Policy GS4 sets out the general policy of directing new development, wherever possible, to areas where social and physical infrastructure is already available to meet the needs of the population. However, new development, particularly housing development, may put pressure on existing facilities. Where the need for any type of

new facilities or services can be attributed to a particular development, developers will be expected to fund the provision or improvements needed.

7.10 The requirements of Policy HC2 are not specified in detail, as they will vary from case to case. The Council is seeking a flexible approach from developers towards providing community benefit, thus helping to address local needs.

7.11 Policy R3 sets out standards for the amount of open space required per 1000 people. New development is required to provide open space to those standards, or pay commuted sums towards provision off-site. In certain circumstances, it may be appropriate for a developer to contribute towards other community needs in that area. This could apply in areas where there are other identified community needs, for example, a meeting hall that requires an extension. At sites which impact on important public spaces, it may be of benefit to the community to have a monument, or other form of public art.

7.12 Community and recreation provision on larger sites will be dealt with through the land allocations in the Local Plan. Developers should also consult the Council's 'Guide to Developer's Contributions and other Planning Requirements'.

Public Services, Community, Cultural, Leisure and Sports Facilities

HC3

Development of new public services, community, cultural, leisure and sports facilities or proposals to improve existing facilities will only be permitted if it:

- a. is easily accessible to the community they are intended to serve, by means other than the car, including, where possible, by public transport;
- b. is of an appropriate scale and in keeping with the surrounding area; and
- c. does not cause undue disturbance to local residents.

In the countryside, development of public services, community, cultural, leisure and sports facilities will only be permitted if:

- i. the proposal meets an identified local need;
- ii. there are no suitable sites available within a settlement policy boundary;
- iii. the site is adjacent, or well related to, the built up area of the settlement; and
- iv. the traffic generated is of a type or amount appropriate to rural roads, particularly sunken lanes, and does not require improvements which would harm the character of rural roads in the area.

The expansion of existing facilities in the countryside will only be permitted if the development is ancillary to an existing use, and will not lead to unsustainable travel patterns.

Large scale leisure and entertainment uses are covered by Policy TC2.

Policy HC3 applies to the types of facilities listed below in Table HC1.

Table HC1 - Examples of Facilities and Services

Community Facilities	Public Services	Leisure and Cultural Uses
<ul style="list-style-type: none"> • Community Buildings • Meeting Halls • Pavilions • Changing Rooms • Youth Clubs • Social Clubs • Public Toilets • Places of worship • Crèches • Day Nurseries • Post Offices 	<ul style="list-style-type: none"> • Education Establishments • Training Centres • Health Care Facilities • Citizens Advice Bureaux • Job Centres • GP Surgeries • Dentists • Clinics • Libraries • Local Government Offices • Emergency Services • Theatres 	<ul style="list-style-type: none"> • Museums • Galleries • Public Houses • Night Clubs • Sport and Leisure Facilities

7.13 Proposals for new, large-scale leisure facilities, such as cinemas and bowling alleys, are subject to the sequential approach for locating development in town centres. They are dealt with under Policy TC2.

7.14 The District Council encourages local service provision for all its residents. Improvements to existing community and leisure facilities will generally be encouraged. Facilities are best located where they are easily accessible to the communities they are intended to serve. This will usually mean a site in the centre of the settlement, although sites outside the centre may be appropriate depending on the nature of the facility, its accessibility, and the availability of land in the centre. Facilities should be of an appropriate scale so as to be viable, but not so large that they generate excessive and unsustainable travel patterns.

7.15 Improvements to existing facilities within settlement policy boundaries will be encouraged provided they are of an appropriate scale. Existing facilities in the countryside which are not easily accessible by public transport, walking or cycling may not be appropriate for significant expansion, and will be restricted to ancillary uses on a limited scale.

7.16 Many public houses, particularly in rural areas, depend on expanding to serve food to remain a viable business concern. However, such expansion must be of an appropriate scale. In determining proposals to extend a pub or similar facility, its viability and role and importance within the community will need to be balanced against sustainability arguments.

7.17 Some settlements, particularly villages, could benefit from certain small-scale facilities to serve local needs. There has been a steady decline in the number of

village shops, post offices and similar facilities in recent years. As a result, several settlements are no longer served by a local shop. The maintenance of these facilities will be encouraged and the District Council will adopt a positive approach to applications for conversion and extensions to shops designed to improve their viability (see policy S5).

7.18 The multi-use of community buildings may reduce the need for further facilities. Community Schools at Horndean, Liphook and Whitehill/Bordon provide such valuable facilities. The multi-use of new facilities will therefore, be encouraged by the Council. These should be designed to accommodate a variety of recreation activities, for example, sports and social functions, and, if possible, should be located close to other community facilities such as playing fields.

7.19 Public services include health and education facilities, emergency services and civic uses which are usually associated with towns and larger villages . Supplementary Planning Guidance (e. g. the Council's 'Guide to Developers' Contributions and other Planning Requirements') will guide the providers of public services in the amount of investment and level of service required for the District.

7.20 Public services should be located in towns and villages where they can be accessed by public transport. During the Plan period the expansion of existing public services may be necessary. The Council will usually allow such development. The needs of the public service providers will be taken into account when applying the other policies of the Local Plan.

Community Facilities

7.21 Both the public and private sectors provide important services and facilities. The Local Plan can allocate or safeguard land for community facilities, but it cannot guarantee they will be provided as they are mainly beyond the direct control of the Council. However, by including policies for such facilities in the Plan, the need for them is drawn to the attention of both the public and private sectors; in this way the Plan can act as a stimulus for their development.

Community Facility Allocations

CF1

The following sites are allocated for community use:

1. Causeway Farm, Petersfield (Inset Map 32) Community Centre.
2. Green Lane, Clanfield (Inset Map 37) Community Centre.
3. West Liss Recreation Ground, Station Road, West Liss (Inset Map 31) Pavilion and Scout Hut.

1. The allocation for a community centre at Causeway Farm, Petersfield replaces one at Cranford Road in the previous Plan. It should be provided by the developers of the Causeway Farm housing development, and should be

associated with the provision of recreational open space and changing facilities (R4).

2. New Clanfield needs a community centre, which would be suitably located off Green Lane. It is to be provided by the developer of the Green Lane housing allocation (H2) with recreational open space (R4).
3. Contributions will be sought towards the provision of a new scout hut and pavilion on the adjacent recreation ground.

7.22 The District Council has consulted with the public and town and parish councils to identify community and open space needs. The Council will seek the direct provision of new facilities, or financial contributions towards the upgrading of existing facilities, depending on the scale and nature of the development. In many locations throughout the District, the local community will need to seek alternative sources of funding, for example the National Lottery, or grants from the Countryside Agency.

Public Conveniences

7.23 There are a number of settlements where there are problems with existing public conveniences or where there is a deficiency in the provision of such facilities. The District Council is currently implementing a plan which covers improvement, conversion, new facilities, demolition/closure and provision by the private sector. The plan is ongoing and will be reviewed. The Council will implement this strategy to provide for the needs of residents and visitors to East Hampshire. Details of the programme are available from the Environmental Services Division of the Council.

Public Service Allocations

PS1

The following sites are allocated for the public service uses:

1. Causeway Farm, Petersfield (Inset Map 32) Primary School.
2. Havant Road, Horndean (Inset Map 36) Doctors' surgery.

7.24 The time involved in assessing the need, planning for and providing public services can be quite considerable. The sites allocated for schools in Policy PS2 are sites on which development is expected to take place during the Plan period.

1. The amount of development proposed at Causeway Farm, Petersfield will increase pressure on local schools and may necessitate the provision of a primary school on the site. If this is not required, however, the District and/or the County Council will seek to enter into an agreement with the developer for a financial contribution to fund the reasonable improvement/expansion of existing school(s) in the town.
2. A new doctors' surgery is needed in Horndean and this could be appropriately located within the housing allocation at Havant Road, Horndean.

Buildings or Land Surplus to Public Service Requirements

PS2

Planning permission will be granted for the re-use or redevelopment of land outside settlement policy boundaries that is declared surplus to public service requirements provided that it would be:

- a. limited to the footprint of the building(s) recently in use;
- b. of no greater intensity than the previous use;
- c. in keeping with the scale and character of the surroundings;
- d. well-served by a choice of means of transport; and
- e. consistent with the overall aim of sustainability.

7.25 Changing demands on public services and varying budget priorities mean that, from time to time, property and land owned by public service providers becomes surplus to their requirements. Wherever possible, permission will be granted for a similar use or for the re-use of the buildings or the redevelopment of the site in accordance with the other policies of the Local Plan.7.26 In the countryside, the range of uses for such sites will be limited if the overall aim of sustainability is to be achieved. Much will depend on the location of the site and the alternative use proposed. Policy PS3 sets out the general criteria against which such proposals will be considered and the District Council will have due regard to a number of factors including the location of the site in relation to existing settlements, service and highway infrastructure and the landscape framework of the site. The alternative use must not be more intensive than the previous use. At more remote locations, only very low intensity uses will be acceptable. In certain circumstances the re-use or redevelopment of a site may not be appropriate where there are overriding environmental constraints, or where it is poorly located in relation to facilities and services. The Council may seek, as far as practical, the clearance and restoration of the site.

Leisure and Cultural Facility Allocations

LC1

The following sites are allocated for leisure and cultural facilities:

WHITEHILL / BORDON

1. Telecom Exchange/ Guadeloupe House, Bordon (Inset Map 25) leisure and cultural uses.
2. South of Woolmer Trading Estate (Inset Map 25) leisure and cultural uses.

1. Telecom Exchange/Guadeloupe Car Park: The site is located to the west of the High Street, the area includes the Telephone Exchange, woodland, public conveniences and the Guadeloupe House public car park. The site is suitable for leisure and cultural uses, examples of which are provided in Table HC1. The important individual trees and tree groups should be retained. In order to

provide public car parking in the area, the Guadeloupe House Car Park shall not be developed until the allocation for a public car park at Lynton Road has been implemented (see Policy T13). The site is also suitable for an hotel (Policy TM4).

2. Outline planning permission has been granted for recreation/leisure facilities south of the Woolmer Trading Estate. This allocation has been brought forward from the previous Local Plan.

7.27 The sports centre at Alton could need significant refurbishment or even replacement with a new facility during the life of the Plan. Permission for the redevelopment of the sports centre and recreational land to other uses will only be considered if adequate replacement sports facilities are provided in Alton.

Residential Educational Establishments

RI 1

In the countryside the development of new residential educational establishments will only be permitted through the conversion of existing buildings or the re-use of previously developed land and where it is shown that there is no alternative site available in a settlement policy boundary.

The expansion of existing residential educational establishments into the countryside will only be permitted if a need is demonstrated.

7.28 Residential educational establishments are best located within settlements where pupils and staff have easy access to town or village facilities. However, it is recognised that this may not always be possible, and it is accepted that residential educational establishments may be appropriate in the countryside where they involve the change of use or conversion of an existing building. Extensions to existing residential institutions in the countryside may be permitted if a need is demonstrated, and will depend upon the scale and character of the proposal, and its impact upon the locality.

Crematorium and Burial Space

CR1

Planning permission for a crematorium or burial space will not be granted unless:

- a. there is a need for it;
- b. it would not harm the living conditions of nearby residents, the quality of water resources and/or of the landscape;
- c. it would not lessen the enjoyment by walkers and others of the countryside;
- d. it would not result in inconvenience and/or danger on the public highway; and
- e. it is of suitable design, scale and appearance.

7.29 Whilst it is generally preferable for new development to be located within settlement policy boundaries, it is accepted that a crematorium may be more appropriate outside policy boundaries. A location on the edge of a settlement would be preferable to open countryside. A crematorium will only be permitted in the countryside if an overriding and genuine need for the facility is proven, and the scheme can be successfully integrated into the landscape.

7.30 A crematorium will not be permitted in the AONB unless the level of need is sufficient to amount to the very exceptional circumstances required to override the harm that would be caused to the AONB, and there is no alternative site elsewhere.

7.31 An appeal decision issued in December 1997 upheld the District Council's decision to refuse a planning application for a crematorium within the AONB. The appellant failed to prove overriding need. The Appeal Inspector concluded that the level of need was not sufficient to amount to the very exceptional circumstances required to override the harm that he identified would be caused to the East Hampshire AONB.

7.32 Proposals for burial space will be permitted where appropriate in conjunction with existing burial space.

Service Provision and Utility Infrastructure

7.33 This section relates to the provision of services such as gas, electricity, water and sewage disposal. Policy GS4 sets out the general policy of directing new development, wherever possible, to areas where social and physical infrastructure is already available to meet the needs of the population. However, new development usually requires servicing on site, and can necessitate off-site improvements to infrastructure.

7.34 The utilities were once the responsibility of public service providers, but they have now become the responsibility of private sector utility companies. Service provision must be achieved with the least environmental harm possible, with mitigation measures used whenever necessary.

On and Off Site Service Infrastructure

7.35 The Water Industry Act 1991 includes the proviso that an infrastructure charge may now be levied on each new or existing property connected to the public sewerage or water system for the first time. If the existing infrastructure is not adjacent to a development site, the developer may have to requisition a new off-site sewer under Section 98 of the Act or water main under Section 41 of the Act. Any costs associated with the requisition would be additional to the infrastructure charge and would be borne by the developer.

7.36 Further details about drainage improvement works and the likely scale of contributions will be included in development briefs for allocated sites. At locations without mains drainage, new development will need to incorporate appropriate measures for the storage of foul water, and its disposal away from the site.

Applicants are urged to discuss their proposals with the Environment Agency and with the appropriate sewerage undertaker at the earliest opportunity.

New Utility Infrastructure in the Countryside

UI1

The development of new utility infrastructure, including an extension to facilities or works, will be permitted if:

- a. the proposal is an environmentally acceptable way of achieving the purpose of the development;
- b. the amenity of nearby occupiers is not harmed;
- c. measures to ameliorate the environmental impact of the development are incorporated in the proposal; and
- d. the traffic generated is of a type or amount appropriate to rural roads, and will not lead to unsustainable travel patterns nor require improvements which would harm the character of rural roads in the area.

If a countryside location is necessary or preferable for new facilities or works, then, wherever possible, use should be made of existing buildings and previously developed land. Where this is not possible, applicants may be requested to enter into a legal agreement requiring the removal of plant and equipment and the restoration of the site should the utility become surplus to requirements.

7.37 The Council accepts the need for the utility companies to provide infrastructure and for facilities to be conveniently located for the purposes they serve. However, the Council expects that all reasonable measures are taken to reduce the impact of such development on the environment and people's amenity. Ideally necessary development in the countryside should take place on previously developed land. Where this is not possible, the Council will attach a condition, and/or seek to enter into a legal agreement, requiring the removal of plant and equipment and the restoration of the site should the development become surplus to requirements.

Reservoir

UI2

The site south of Havant Thicket is allocated for a reservoir.

7.38 Land south of Havant Thicket, Rowlands Castle which extends into Havant Borough Council and is owned by Portsmouth Water Company, is identified in the Local Plan as being reserved for a reservoir which is likely to come forward in the Plan period. The ecological constraints that apply on the site and the impact on existing tree cover will have to be carefully considered when the detailed proposal for the reservoir, whose precise area is unknown, comes forward. The potential for recreational use will also be encouraged.

Buildings or Land Surplus to the Requirements of Utility and Service Providers

UI3

Planning permission will be granted for the re-use of buildings, parking areas and other hard surfaces in the countryside which are declared surplus to the requirements of utility companies and other service providers provided that the proposal:

- a. is limited to the area covered by the previously-used buildings, parking areas accesses and other hard surfaces;
- b. does not constitute intensification of use;
- c. is in keeping with the scale and character of the surroundings; and
- d. is, or can be, suitably served by a choice of means of transport.

7.39 Changing demands on the providers of utility services means that, from time to time, property and land owned by these companies or agencies becomes surplus to requirements. Wherever possible permission will be granted to allow the re-use of the buildings or the redevelopment of the site in accordance with the other policies of the Plan. In some instances re-use or redevelopment will not be permitted where it would conflict with the overall aim of sustainable development.

7.40 In the countryside the range of uses for such sites will be limited if the overall aim of sustainability is to be achieved. Much will depend on the location of the site and the alternative use proposed. Policy IU3 sets out the general criteria against which such proposals will be considered and the District Council will have regard to a number of factors including the location of the site in relation to existing built-up areas, service and highway infrastructure and the landscape framework of the site. The alternative use must not be more intensive than the previous use. At more remote locations only very low intensity uses will be acceptable. In certain circumstances the re-use or redevelopment of a site may not be appropriate where there are overriding environmental constraints, or it is poorly located in relation to facilities and services. The Council may seek, as far as practical, the clearance and restoration of the site.

Telecommunications

UI4

Planning permission will be granted for telecommunications installations and equipment provided that:

- a. the proposal would not harm the character of the area, the appearance of the structure or building (if applicable) or living conditions;
- b. the applicant has demonstrated that the proposal is the least environmentally intrusive option of the technically feasible alternatives including mast and site sharing, alternative sites and designs, and the use of existing buildings and other structures;
- c. all reasonable measures have been taken in respect of siting, design and landscaping to minimise the impact of the development; and
- d. there is no clear evidence that irremediable radio interference will arise,

or is likely to arise, with other electrical equipment.

7.41 The District Council has prepared Supplementary Planning Guidance for telecommunications development. This provides more detail on the Council's approach to dealing with telecommunications development, in particular the mobile communications networks that require masts.

7.42 The Council seeks to facilitate the growth of telecommunications including development in the field of radio, in view of the long term economic, social and environmental benefits arising. It is also the Council's intention to minimise the detrimental impacts on the environment caused by such development. Particular attention will be paid to the need to protect the best and most sensitive environments within East Hampshire, such as the AONB, areas of nature conservation importance and areas and buildings of architectural or historic importance, in particular Conservation Areas and Listed Buildings.

7.43 The need to safeguard areas of particular environmental sensitivity will in some circumstances outweigh the benefits of development. A condition will be attached to any planning permission requiring the restoration of the land to its condition before the development took place, or to any other agreed condition, should the equipment be removed and the land become surplus to requirements.

7.44 The Council recognises that, in order to allow for the efficient development of the telecommunications network, there is a need to take account of the technical requirements of the industry which can influence the location and external appearance of the apparatus. However, any apparatus should be designed and landscaped, where possible, to minimise its visual impact on amenity with regard to its siting, height, colour and materials.

7.45 With respect to proposals for new installations the Council will need to be satisfied that applicants have explored alternative sites and designs, mast or site share possibilities, and the use of existing buildings and other structures so that the proposed development is the least environmentally intrusive means of providing coverage in that area. In addition, the Council will encourage an operator installing a new mast to investigate the possibility of including additional structural capacity in order to take account of the future needs of their network together with the needs of other operators.

7.46 Public health and safety issues, particularly in relation to schools and housing, are a material consideration when dealing with mobile telecommunication proposals. Applications for prior approval and for full planning permission, should be accompanied by written confirmation that the proposal conforms with emission guidelines adopted by the Government. Such information is needed to assist in the Council's determination of the application.

7.47 Ofcom has statutory powers for dealing with radio interference with other electrical equipment. Only where there is clear evidence that radio interference will

arise, or will probably arise, and no practicable remedy is available, will there generally be any justification for taking it into account in planning decisions.

7.48 Certain forms of minor telecommunications developments are covered by permitted development rights. In cases where the proposal is subject to a prior notification, the Council may intervene to influence siting and design, or even refuse prior approval if it has concerns over a particular proposal.

7.49 The Council is keen to ensure that any telecommunications apparatus and equipment that becomes redundant is removed, and the site restored to its former condition. This is particularly the case for telecommunication masts. The Telecommunications Act of 1984 states that an operator is not entitled to keep apparatus installed if it is no longer in use and is unlikely to be used. This is reinforced by the terms of the operators' licences which require them to remove redundant equipment. A planning condition will be attached to permissions granted for telecommunications development requiring the restoration of the site in these circumstances.

7.50 The Council is concerned about the visual impact of telecommunications and power cables on the environment of East Hampshire and when considering proposals for the provision of new or replacement cables it will encourage them to be placed below ground level.

Open Space, Outdoor Sport and Recreation

Outdoor Sport and Recreation

R1

Planning permission will be granted for the provision for outdoor sport and recreation in the countryside provided that it would not:

- a. harm its character or appearance, especially in the AONB;
- b. result in activity damaging to it owing to the scale, design and nature of the proposal;
- c. harm the nearby use of land, including living conditions and the enjoyment by all of its attractions;
- d. result in inconvenience or danger on the public highway, or harm the special quality of, for example, sunken lanes;
- e. require improvements to the highway that would be damaging to its character and surroundings; and
- f. result in unsustainable travel patterns.

7.51 Adequate provision of open space and recreational facilities is particularly important to encourage participation in sport and informal recreational activity. Sport and recreation covers a wide variety of activities. Some require a countryside location. Others, particularly indoor sports, are more appropriately located in settlements. The District Council wishes to encourage the provision of a range of recreational facilities in appropriate locations to meet the needs of residents and

visitors to the area. In areas important for their landscape character or nature conservation value, recreational and sporting uses will not be permitted unless there is a clear need, and the proposal would not have an unacceptable adverse impact on the character and quality of the environment.

7.52 New proposals should be easily accessible, in keeping with the scale and character of the surrounding area and not cause disturbance to local residents or to other people in the vicinity.

7.53 New facilities, including formal provision such as playing fields, cannot always be accommodated within settlement policy boundaries, and are often most suitably located on the edge of settlements, preferably where they can be served by public transport.

7.54 If buildings ancillary to an outdoor recreational use are required in the countryside, and no existing buildings or previously developed land is available for re-use, they should be sited unobtrusively, preferably within an existing group of buildings. Hardstandings should be kept to a minimum.

7.55 In addition, formal facilities for outdoor sports, such as playing fields, will only be permitted within, on the edge of, or close to settlements, where they are easily accessible.

7.56 Where floodlighting is required permission will only be granted where the proposals comply with Policy P5 (Light Pollution).

7.57 The countryside offers an important recreational resource, but human activity puts it under increasing pressure. The provision of small-scale informal recreation facilities in the countryside is encouraged, provided they are in locations where such activities will not conflict with agricultural, forestry, landscape or nature conservation interests, or the amenity of local residents, and will not lead to unsustainable travel patterns.

7.58 There are already various opportunities for gaining access to, and encouraging public enjoyment of, the countryside, such as the Queen Elizabeth Country Park, Staunton Country Park, Alice Holt Forest and National Trust Land at Selborne, Ludshott Common and Waggoners Wells. The countryside of East Hampshire provides an attractive setting for sporting and recreational activities such as walking, horse riding, golfing, mountain biking and hang gliding. There is potential to increase opportunities for quiet, informal recreation, both close to the settlements and in more open countryside.

Protection of Open Space

R2

~~Planning permission will not be granted for development that would result in the loss of educational or recreational open space, playing fields, parks or allotments, whether in public or private ownership, unless:~~

- ~~a. such facilities can best be retained and enhanced in conjunction with the redevelopment of a small part of those areas; or~~
- ~~b. there is an excess of those facilities, now and in the future, in the area concerned, taking account of the recreation and amenity value to the locality of such facilities; or~~
- ~~c. alternative provision of facilities of at least equivalent benefit to the community is made available in a suitable location prior to the commencement of the development.~~

7.59 The District Council considers that it is very important to protect existing recreational open space from development in order to provide for recreational needs. There are many existing public and private playing fields, parks and recreational open spaces within or on the edge of settlements which not only provide a valuable recreational facility for local residents but also contribute to the character and visual amenity of a neighbourhood or village. The Council also recognises the value of allotments as an important community resource with significant health, amenity and nature conservation potential and as an important source of local food production. It is important that all of these areas are protected from development. Policies of the General Strategy and the Countryside and Heritage chapters will also be used to protect areas within or on the edge of settlements which are important to their setting and character.

7.60 Development may be permitted if suitable alternative provision is made. Alternative provision must be of at least equivalent benefit to the community in terms of its quantity and/or quality and its management. It must also be suitably located to meet the needs of those displaced. The location for a suitable alternative will depend on the nature of the open space. Although playing fields serve a much wider catchment than a local play area, there is a need to ensure that they are located close to the communities they serve. Allotments, however, serve a more localised catchment, and an alternative site is less likely to be suitable, particularly where the soil would be of a lower quality, or if those displaced then have further to travel.

7.61 The development of playing fields may also be considered where existing provision exceeds the current and likely future needs of a settlement, taking into account its recreation and amenity value or where existing facilities can best be retained and enhanced through the redevelopment of a small part of the site. Details of the existing provision of playing fields and other forms of open space for each of the parishes in the District are set out in the Council's 'Open Space in East Hampshire' document available from the Council offices.

Public Open Space Requirements

R3

~~Planning permission will be granted for schemes of one or more dwellings provided that they include public open space to the following minimum standards (in hectares per 1,000 people):~~

Playing Fields

1.6 Ha

Children's Playing Space	0.6 Ha
Informal Open Space	0.8 Ha
Total	3.0 Ha

~~The Council will seek to enter into agreements with the developer for the suitable provision, laying out and maintenance in perpetuity of open space. Where there is a deficiency in a particular category of open space, the Council will seek to enter into an agreement to secure a higher provision so as to offset that deficiency for the benefit of the local community. The total overall requirement of 3.0Ha will however remain.~~

~~Where development sites include or adjoin areas of wildlife interest, the Council may seek to enter into an agreement with the developer for their management in perpetuity to maintain and/or enhance their wildlife potential. Such areas will be additional to the open space requirements, unless they are appropriate to be used as areas for informal recreation.~~

~~Areas of open space provided on development sites should be located, designed and landscaped to enhance the amenity of residents and others in the locality.~~

~~On small schemes where it would not be practicable to include open space, the Council will seek to enter into an agreement with the developer to secure suitable provision in the vicinity, or to make an appropriate commuted payment to it in lieu of its inclusion on site and thereby make a reasonable contribution to any identified local need.~~

7.62 It is important that sufficient public open space is provided throughout the District to meet existing and future needs. Policy R3 contains standards for the provision of open space; these incorporate minimum standards recommended by Planning Policy Guidance Note 17: 'Sport and Recreation' (PPG17) and the National Playing Fields Association for sports provision and play areas. They also include provision for informal open space. The standards in Policy R3 should be considered as minimum acceptable requirements for all schemes involving one or more dwellings.

7.63 Playing fields and any off-site informal open space should be provided, as far as possible, in conjunction with other new or existing open space provision in order to enable better facilities to be provided. Although landscaping is an important element of any new development, grass verges and areas of purely visual amenity value will not form part of the informal open space provision.

7.64 The children's play areas should be provided on the development site, and be:

- a. located where they can be overlooked from adjoining homes, and designed to allow supervision from adults in the surrounding area;
- b. situated, equipped and landscaped to provide a variety of exciting and safe environments for play;

- c. located so as to not cause nuisance to residents of neighbouring properties;
and
- d. located to minimise conflict with vehicles.

7.65 Recreation areas for older children should be located and designed so as not to cause undue disturbance to residents. Fenced areas with hard surfaces, goals and basketball hoops provide usable kickabout space all year round, and will be encouraged in appropriate locations.

7.66 Arrangements must be made for the maintenance of open space provided with new development. Developers can either undertake to manage the land themselves for the benefit of the public, or they must enter into agreements to give the land to the town or parish council, with a commuted payment for its future management (see 'Guide to Developers' Contributions and other Planning Requirements'). Developers will normally be required to determine how they wish to deal with the future management of such areas before planning permission is granted.

7.67 The District Council will continue to investigate the provision, use of, and need for open space areas and facilities in order to determine in more detail the appropriate open space requirements of individual settlements. This investigation will take place through the review of the Council's 'Open Space in East Hampshire' document, and any Playing Pitch Studies or other surveys undertaken by, or for, the Council.

7.68 The Council recognises that many proposed residential developments are too small to enable the provision of recreation space to the full standard. Small pockets of open space often fail to serve a useful recreational purpose, and are discouraged. In these cases, the Council will seek to enter into an agreement to provide a suitable site in the vicinity. If this is not possible or practicable, the Council will seek to enter into an agreement to make a commuted payment to the Council in lieu of the provision of the full standards of open space within the development, in order to assist the provision of open space elsewhere in the settlement. The Council's 'Guide to Developers' Contributions and other Planning Requirements' provides detail on commuted sums for open space.

7.69 Where there are existing open space deficiencies in a particular category, the Council will seek to enter into an agreement to secure a higher provision so as to offset that deficiency for the benefit of the local community. Where possible, advantage will be taken of opportunities to make better use of existing open space and to provide new areas where appropriate. It is therefore particularly important that developers be requested to make provision for public open space in new housing areas up to at least the standards set out in Policy R3. The Council will not, other than in very exceptional circumstances, adopt open spaces as a result of planning approval for development.

7.70 The Council will consider each planning application on its merits, including the need for recreational land generated by the development, and in some instances, such as accommodation for the elderly, it may not always be appropriate to apply the standards set out in Policy R3, although facilities more appropriate to the development may be sought, e.g. benches at elderly persons' schemes.

Encouragement will also be given to local clubs and societies seeking to increase the provision of recreation facilities in the District.

7.71 Some development sites may include areas which either have wildlife interest already, or have the potential to become wildlife areas. It is important that these areas are protected and managed in line with the Council's commitment to enhancing biodiversity. These areas will not usually count towards the open space requirement on the site, except where they offer a genuine opportunity for informal recreation without compromising the wildlife benefits. It will normally be appropriate for these areas to be maintained by the town or parish councils, or by a suitable wildlife group.

7.72 The recognised standard for the provision of allotments is 0.2 ha/1,000 people. Where appropriate, the Council will allocate land for the provision of allotments in order to meet the requirements of individual settlements.

Open Space Allocations

R4

The following sites are allocated for public recreational use in order to meet existing and future land requirements for recreation activities. The sites will be safeguarded from any form of permanent development in order that sites can be available for recreational use during the Plan period:

ALTON

- i. Chandos Lodge (1.8 ha for public open space) (Inset Map 1).

CLANFIELD

- i. Green Lane (3.5 Ha, of which up to 0.5 Ha is required for a community centre) (Inset Map 37) field, kickabout area, children's play space, informal open space.

EAST MEON

- i. Adjacent Village Hall (2.43 Ha) (Inset Map 26) playing field with changing rooms, tennis courts, children's play area and informal open space.
Note: Now implemented in conjunction with Policy H1.

FOUR MARKS

- i. Winchester Road (0.77 Ha) (Inset Map 10) informal open space.
- ii. South of Winchester Road (1.6 Ha) (Inset Map 10) informal open space, kickabout area and children's play space.

HEADLEY

- i. Off Mill Lane (2.25 Ha) (Inset Map 19) playing fields.
- ii. Heatherlands (2.75 Ha) (Inset Map 19) informal open space, kickabout areas and playing fields.

HORNDEAN

- i. Dell Piece West (4.25 Ha) (Inset Map 36) informal open space (wildlife area).
- ii. Catherington Lane (2.45 Ha) (Inset Map 36) playing field and sport/community facility.
- iii. London Road (0.6 ha) (Inset Map 37) informal open space, children's play area and access and interpretation area for Catherington Lith.

LASHAM

- i. Rear of Camoy Mead (0.6 Ha) (Inset Map 40) playing fields, children's playspace and informal open space.

LINDFORD

- i. Chase Road (4.9 Ha) (Inset Map 33) informal open space, including riverside walk together with formal playing fields and a changing/community facility.

LIPHOOK

- i. Former King Georges Hospital (8.2ha retained as parkland and woodland informal open space).(Inset Map 23)

PETERSFIELD

- i. Land off North Road (2.79 Ha) (Inset Map 32) informal open space, kickabout areas.
- ii. Land off Borough Road (4.45 Ha) (Inset Map 32) informal open space.
- iii. Causeway Farm (Inset Map 32) informal open space (3.5 Ha - riverside walk).

SHALDEN

- i. Rear of Fiddlers Field housing estate (0.6 Ha) (Inset Map 41) Informal open space and children's play area.

STEEP

- i. Adjacent Village Hall (0.56 Ha)
(Inset Map 32) informal open space (Village Green).

WHITEHILL / BORDON

- i. Hollywater Road (0.41 Ha) (Inset Map 25)
Informal open space and access to the River Deadwater public open space.
- ii. Lemon Grove (0.34ha) (Inset Map 25)
children's playspace (0.1ha)
informal open space (wildlife area) possible limited residential development.

7.73 Although the District is generally well provided with recreation facilities and has the benefit of large areas of countryside with potential for informal recreation, there are some settlements which suffer either an overall deficiency of public open space or lack specific types of open space. Policy R4 contains a number of proposals for additional areas of public open space; these represent specific needs and particular opportunities for public open space provision but do not exclude the use of additional or alternative sites where further opportunities arise. The proposals made in Policy R4 are a combination of recreation proposals made in the previous Local Plan (which have been carried forward) and new allocations required to meet existing and forecast needs based on the standards set down in Policy R3.

7.74 The Council envisages that the allocations proposed in Policy R4 could be used as follows:

a. Alton: The allocation for housing at Chandos Lodge includes 1.8 ha of the site to the north-east to be set aside for public open space. Developer contributions will be sought to fund the provision of recreation and sporting facilities upon this 1.8 ha part of the scheme. Such facilities will be provided subject to an up to date assessment of need. Otherwise this element of the allocation will remain as informal public open space. No development other than that in accordance with the provision of recreation and sporting facilities shall be permitted on this part of the allocation.

b. Clanfield: The allocation at Green Lane is for open space to be provided with a community centre, and to enhance the existing play area adjacent to the south. There is a shortfall of children's play space and kickabout areas in Clanfield which this allocation help redress. The Horndean and Clanfield Playing Pitch Study 1998/99 has identified a need for junior football pitches in Clanfield. Part of this need should be met at this site.

c. East Meon: This allocation has now been implemented in conjunction with Policy H1.

d. Four Marks: Four Marks has deficiencies in children's play space, kickabout areas and informal open space. Open space provision as part of the South of Winchester Road development will meet this shortfall, and could link with the existing

recreation ground. The allocation at Winchester Road has been carried forward from the previous Plan.

e. Headley: Headley has shortfalls in the provision of kickabout areas and children's play spaces. The shortfall in playing pitch provision has been met through the implementation of allocations for playing fields off Mill Lane and at Heatherlands.

f. Horndean: The allocation at Dell Piece West provides an important open area for informal recreation within the built up area of Horndean. The site is very important for nature conservation (SINC), due to such features as ancient semi-natural woodland, agriculturally unimproved grassland, a pond and the wildlife that they support. This includes rare dragonfly and various amphibians and reptiles.

The Parish Council has identified a particular need for a play area and recreational space in north Horndean. The allocation at London Road for informal open space and children's play area could serve this area and act as an access and interpretation area for Catherington Lith.

In order to secure the provision of the open space area at London Road, the Council considers that a limited form of development would be appropriate on part of the site. Either industrial/business use or residential mobile home use associated with the adjacent uses is likely to be the most appropriate form of development for the site.

g. Lasham: The allocation proposed in Policy R4 continues the open space allocation made in the previous Local Plan.

h. Lindford: This allocation for informal recreation, a riverside walk and 1.8 hectares of playing fields is carried forward from the previous Plan. The land is to be provided by the developer of the Chase Road housing development allocated in the previous Plan.

i. Liphook: Former King Georges Hospital: The parkland setting of the former hospital and its surrounding woodland, some of which has been included in the River Wey Conservation Area, are important features in the landscape and give the site a special quality. These areas have been defined in Policy R4 and must be retained in any housing scheme for the site.

Domestic and recreational pressures on the Radford Park Meadows SINC adjacent to the site need to be minimised. The parkland area around the site should include areas managed for informal recreation and nature conservation as well as formal areas of open space. An ecological management plan for the site should encourage positive management of these areas for nature conservation.

In addition, it is recognised that there is a longer term need for the identification of a suitable site for the provision of additional playing fields and facilities within the Parish. Developers' contributions will, therefore, be sought towards meeting this need subject to the identification of an appropriate site where such opportunities may arise.

j. Petersfield: The allocation for informal open space north of Station Road is carried forward from the previous Plan. It will provide opportunities to extend the footpath

network in this area linking with the wider public rights of way network to the north of Petersfield. A small amount of housing is considered appropriate on this site to enable the public open space to come forward. The informal open space at Causeway Farm include a riverside walk creating a green finger into Petersfield. The details of the other open space requirements, which may include school playing fields, will need to be considered as part of a comprehensive scheme of development for the whole site.

k. Shalden: The rear of Fiddler's Field Housing Estate has been identified by Shalden Parish Council as an appropriate area to be retained for open space to serve the residents of the adjacent housing estate.

l. Steep: Land adjacent to the Village Hall is allocated for a village green and has been implemented as part of the Steep Village Project.

m. Whitehill/Bordon: Whitehill Parish is served well by areas for informal recreation, such as Alexandra Park and areas adjacent to the River Deadwater. The site at Hollywater Road is currently owned by the District Council and it will provide an important link between the River Deadwater walks and the footpaths at Eveyly Wood. A footpath link in conjunction with this allocation is made under Policy T5 carried forward from the previous plan. The site could be used for informal open space for people visiting the Deadwater area.

The designation of Mill Chase School as a community school has brought forward additional pitch facilities for the Parish, however these are poorly drained and this often results in the pitches being unplayable. The 2003 Open Space Survey identifies a shortfall in playing pitch provision of 4.8 ha, and there is still an urgent need to improve accessibility to playing fields throughout the area. Whitehill also has a deficit of children's play areas and kick-about areas, and the provision of facilities to meet all of these shortfalls will be sought.

In order to secure the provision of a children's play area in the Lemon Grove area, the Council considers that a very limited amount of development may be appropriate on part of this site will be appropriate. Any development will have to give priority to the nature conservation value of the site.

7.75 A number of other areas also have deficiencies in public open space provision. No specific open space allocations are made in these settlements, although Policy R1 allows for the provision of appropriate facilities where opportunities arise. Details of existing open space deficiencies can be found in the District Council's 'Open Space in East Hampshire' document.

Recreation Facilities Requiring Extensive Areas of Land

R5

Planning permission for

1. a recreation facility like a golf course or driving range that requires an extensive area of land, or

2. a proposal for noisy sports,

will not be granted unless it:

- a. meets an identified need;
- b. is conveniently accessible by public transport;
- c. safeguards the quality of the landscape (especially of the AONB) and conserves areas of important trees and woodland, heathland or chalk grassland, as well as nature conservation interests;
- d. is of a type that does not result in more traffic causing inconvenience or danger on the public highway or requiring improvements to it that would harm its character and that of its surroundings;
- e. would not harm living conditions or the enjoyment of those who enjoy the countryside, including its rights of way, as a result of noise or any other disturbance; and
- f. in the case of 1) would be close to the main areas of demand, preferably at the edge of a settlement.

The Council will expect the proposal to include any relevant measures for the retention and management of important landscape features.

7.76 Parts of the District may be suitable for recreational uses which are not intensive but require large areas of land, for example, golf courses and driving ranges.

7.77 The Council is not proposing to make specific allocations for such recreational activities, but this does not mean that additional facilities will not be permitted in the District; much will depend on the recreation use proposed, its location and likely intensity of use. The onus is on the applicant to demonstrate the need for the facility to justify development in the countryside. Specific attention will also be paid to: effects on the quality and quantity of water resources; noise and light pollution; traffic generation and the capacity of the local road network; loss of best and most versatile agricultural land; and nature conservation.

7.78 There has been increased pressure for golf course development in East Hampshire as a result of Government circulars advising the diversification of agricultural land. The cumulative effect of allowing proposals for new courses may adversely harm the countryside of the District. The Council does not consider that the District is appropriate to accommodate large scale recreational development, such as large championship courses. A sub-regional facility of this type would attract traffic from a wide catchment area and is unlikely to be suitable in East Hampshire.

7.79 The Council's policies encourage the development of small-scale facilities in the countryside. There is a shortfall in 'pay-as-you-play' facilities, and the Council would welcome this type of facility in appropriate locations where it is easily accessible to potential users. When making choices over locations and course layouts, applicants should take opportunities to enhance degraded areas, utilise existing buildings, and incorporate management of important landscape features.

7.80 A detailed planning application will normally be required, so that the impact on the landscape, including trees and hedgerows and the surrounding environment, can be fully assessed. Proposals which adversely affect the character and quality of the landscape will not be permitted. This means that in the AONB they are unlikely to be permitted, unless the proposal generally maintains or enhances the natural landscape quality.

Noisy Sports

7.81 The District Council recognises that there is a need for land and facilities to provide a wide variety of recreational facilities throughout the District, even though some of these may only be for a minority interest and/or cause excessive environmental problems, particularly noise and disturbance. 'Noisy sports' include the whole range of motor (two and four wheel), gun, aerial (such as light aeroplanes, microlights and model aeroplanes) and powered watersports. It is also appropriate to include paintball games within the definition of noisy sports.

7.82 Proposals for noisy sports should be located where their impact on adjacent areas is minimised, and where environmental improvements can be achieved, such as on degraded or disused land, preferably close to an existing source of noise, and well screened. Many noisy sporting activities take place in the District and cause little disturbance to residents, mainly because they are well organised club events which take place perhaps only three or four times a year. The General Permitted Development Order 1995 allows certain activities to take place on up to 14 or 28 days in one year before planning permission is required; however, access, buildings or car parks are likely to require consent, as are activities that take place more than the 14 or 28 days.

7.83 In some areas, however, certain activities are giving cause for concern, and the Council will continue to assess the situation before taking action. In exceptional circumstances, where an activity is particularly damaging, the Council may consider making an Article 4 Direction to control the use of the land. When dealing with proposals for noisy sports the Council will consider temporary permissions to allow for monitoring of impact and noise.