

ECF4

Investment in Community Facilities

New housing developments will contribute to enhancing local community facilities to meet the needs of new residents. This can be achieved either by building new facilities or by expanding or improving existing facilities in a way that does not adversely affect current provision. This may be funded by financial contribution (Section 106 contribution or Community Infrastructure Levy, as appropriate).

Opportunities to create new facilities that enhance the range and quality of provision available to the KDBH community as a whole will be strongly encouraged.

New or enhanced facilities will be expected to be available for use on a timely basis, in accordance with agreed plans. The phasing of provision will depend on the specific circumstances of each individual development.

In support of Policies ECF4, ECF5 and ECF6, the Neighbourhood Forum will work with other relevant bodies, residents, businesses and SMBC to develop a list of improvements that local people would like to see made to their community facilities, services and infrastructure. For example, improvements to village halls, the local environment, cycling or walkways. Listed items will be potential candidates for funding through the Community Infrastructure Levy (CIL).



community facilities

ECF3

Protection of Community Facilities and Services

Demolition or change of use of sites or properties used as community facilities will be resisted unless the applicant can clearly provide evidence that:

- the community facility or asset is no longer needed
- development would not result in a shortfall of community facilities
- new facilities of equivalent or better quality/ community value will be provided in an equally suitable and accessible location.

In the case of commercial premises, the applicant must also provide evidence that:

- the current use is not economically viable
- the site or property has been actively marketed over a period of 12 months or more and there is no realistic interest in its retention in its current use or for an alternative community use.

ECF6

Community Access and Management

Where housing allocations include proposals for new community facilities, a Community Access Statement will be required at the planning application stage setting out arrangements for providing and maintaining public access, as well as securing future management of the facility.

The KDBH Neighbourhood Forum and local Residents' Associations will be consulted on the Community Access Statement as part of the planning application consultation.