

## **COMMUNITY FACILITIES (BUILDINGS) (Amended Feb 2021)**

### **INFRASTRUCTURE GROUP MEETING 21 August 2019 7.00pm at St John's Centre**

#### **Notes**

**Present :** Jonathan Brown, Roy Seabrook, Jeff Ware, Mike Downer, Sarah O'Brien Twohig, John Garrity, Graham Hicks, Geoff Talbot, Sue Talbot.

**Apologies :** Robert Hayes, Neil Redman, Alice Smith, Sarah Richardson.

#### **1 SB14 - COMMUNITY FACILITIES**

- 1.1 Roy reported his visits to Community Centres in Bosham, Fishbourne, Lavant, Tangmere and Bracklesham. Summary papers (attached) had been circulated. Roy pointed out that all the Centres varied in size, facilities offered and how they are managed. The one common factor is that they are all viable ie in profit.
- 1.2 In summary, it was noted that the Bosham Hall is small and has a very small car park. It offers very little catering and is self-sufficient. It is run by a couple, and a caretaker cleans the Hall and the School next door. The Fishbourne Centre is run by an independent organisation. A chef is employed and the modern kitchens provide catering, including functions. It is open 7 days a week and offers three big rooms, a bar which is open every night + TV sports and a coffee bar. There is a separate Childrens' Nursery nearby. An outdoor gym and other sports facilities are located on an adjacent 16 acre recreation ground run by a separate charity (PFA). It has the feel of a permanent club. The Centre in Bracklesham is a particularly attractive building managed by the Parish Clerk who has offices there. It has an extensive field with some sports facilities outside. It is self financing.
- 1.3 Sue had circulated details on the proposed new Community Centre at Bracknell which had been sent by oneill homer. The Bracknell development proposed some 1000 new dwellings, a Neighbourhood Centre, Retail Unit, Primary School, Playing Fields, Community Hub, Care Home, Municipal Depot, and Open Space etc.. The total floor area of the Community Centre Building proposed in Bracknell is some 414 m<sup>2</sup> with a Children's Centre and a Youth Centre to be added under Phase 2. The breakdown of the proposed space was discussed and compared to what might be needed in any new centre in Southbourne.
- 1.4 The existing Community Buildings in Southbourne Parish had been listed and the floor space noted (Village Hall 450 m<sup>2</sup>, Age Concern Southbourne and Men's Shed 337 m<sup>2</sup> – details were awaited for the floorspace at the Sea Scout building, the Local Library, St John's Centre and the Southbourne Club). There are some six committee sized rooms available for hire locally for meetings. Some are not comfortable by modern standards and it is often difficult to find availability. While some facilities are good, in particular the St Johns Church Centre and the local Leisure Centre, other current provision overall is inadequate in size and poor in quality. There is no doubt that new facilities will be required to serve the scale of development being proposed in the Local Plan. In particular, the Sea Scouts ideally need both a waterside centre, and use of an additional hall elsewhere in the parish

(which they do not have at present) to accommodate demand (they currently have a waiting list of 90). There are no other youth facilities in the parish.

- 1.5 The County Council is reviewing the Library service and while there are no proposals to alter the service in the Southbourne Library at present, there are indications that relocation to “Community Hubs” might be a future approach in the County generally. The Doctors Surgery has been contacted by the Parish Council to ascertain any future plans. The Surgery is aware of the level of growth proposed for the Parish but so far has not provided a response.
- 1.6 As with retail, the existing Community Buildings/facilities serve a spread out community, and in agreement with the Small Sites Group, the Infrastructure Group was reluctant to see any of these buildings proposed for any other uses in the review of the Neighbourhood Plan because (a) they are well located to serve a large part of the current community and (b) they may be needed in addition to new facilities. The exception may be Age Concern Southbourne (ACS), which is a small local charity, and Men’s Shed which together currently occupy a poor building on a short-term lease from the County Council. ACS owns a minibus used for members’ transport which can be hired by other charities. Men’s Shed has two trailers used to transport a model railway used for rides at local events.
- 1.7 There are quite a number of uncertainties and it would also be some years before any new Community Centre could be in place. In the meantime, the Group considered it prudent to keep and maintain what we have in the Parish while negotiating for new community buildings as part of any new major development. Once any new Centre is operational, it will be possible to make a further practical assessment of what is required locally. It was noted that current Local Plan Policy (38) requires three criteria to be met before existing community facilities can be made available for other uses. One of these criteria requires it to be demonstrated that there is “provision for new or replacement facilities to meet an identified need in locations which are well related and easily accessible to the settlement or local community”. Policy DM7 in the Preferred Approach Local Plan repeats this.
- 1.8 It is worth noting that in 2020 a planning application (20/02893/OUT) for a residential-led mixed use development comprising up to 1300 dwellings at the Strategic Development Location at Tangmere was submitted. It had been the subject of pre-application advice from Chichester District Council (Planning Statement, Appendix 4, page 128). The Council considered that there was a potential requirement for a community building in the vicinity of 1100 m<sup>2</sup> (0.833 m<sup>2</sup> per dwelling). The internal configuration is not settled. However, the overall size is commensurate with Recommendation 2 of this report.
- 1.9 Recommendation 1 It was agreed that the NP should support the retention of all existing community buildings. However, it was recognised that the Age Concern/Men’s Shed building was in a poor condition and that a replacement, either on the same site or on a suitable site elsewhere within Southbourne, together with appropriate parking facilities, would need to be found as a matter of urgency.
- 1.10 Recommendation 2 It was agreed that a new Community Centre Building would need to be at least 1000 m<sup>2</sup>. It will need to contain at least two halls, plenty of storage, kitchens, café and bar, sports changing facilities, a Children’s Nursery, two meeting rooms, parish and manager’s offices, youth facilities, and possibly Age Concern/Men’s Shed together with additional provision for a flexible working hub

(+350-400 m<sup>2</sup>), workshops and separate storage units (+350 m<sup>2</sup>). It would make sense to plan and design something large enough to accommodate additional demand and, eventually, the relocation of some existing facilities. The existing Village Hall and Age Concern buildings alone account for 787 m<sup>2</sup>. The new housing development represents an increase of some 70% in Southbourne households. A substantial new building will be required.

1.11 Recommendation 3 It would make sense to plan for new buildings to be located alongside new open space and sports facilities, also greatly needed locally, to maximise community use of all these facilities. Any new Community Building will need to have flexibility designed into it so that it can adapt to changing needs. It is unlikely that all that is needed will be provided in a single phase, so it is very important to ensure that enough land is set aside in the Community “complex” to provide for future extensions. Parking space would be required to serve the co-working facility, workshops, storage space, ACS minibus, Men’s Shed trailers and community activities within the new centre.

- Amendment Feb 2021 – Up-dated to include reference to a current planning application at Tangmere (1300 dwellings and associated facilities) inserted at para. 1.8 because District Council advice provides a useful comparison with the Neighbourhood Plan recommendation for Southbourne.