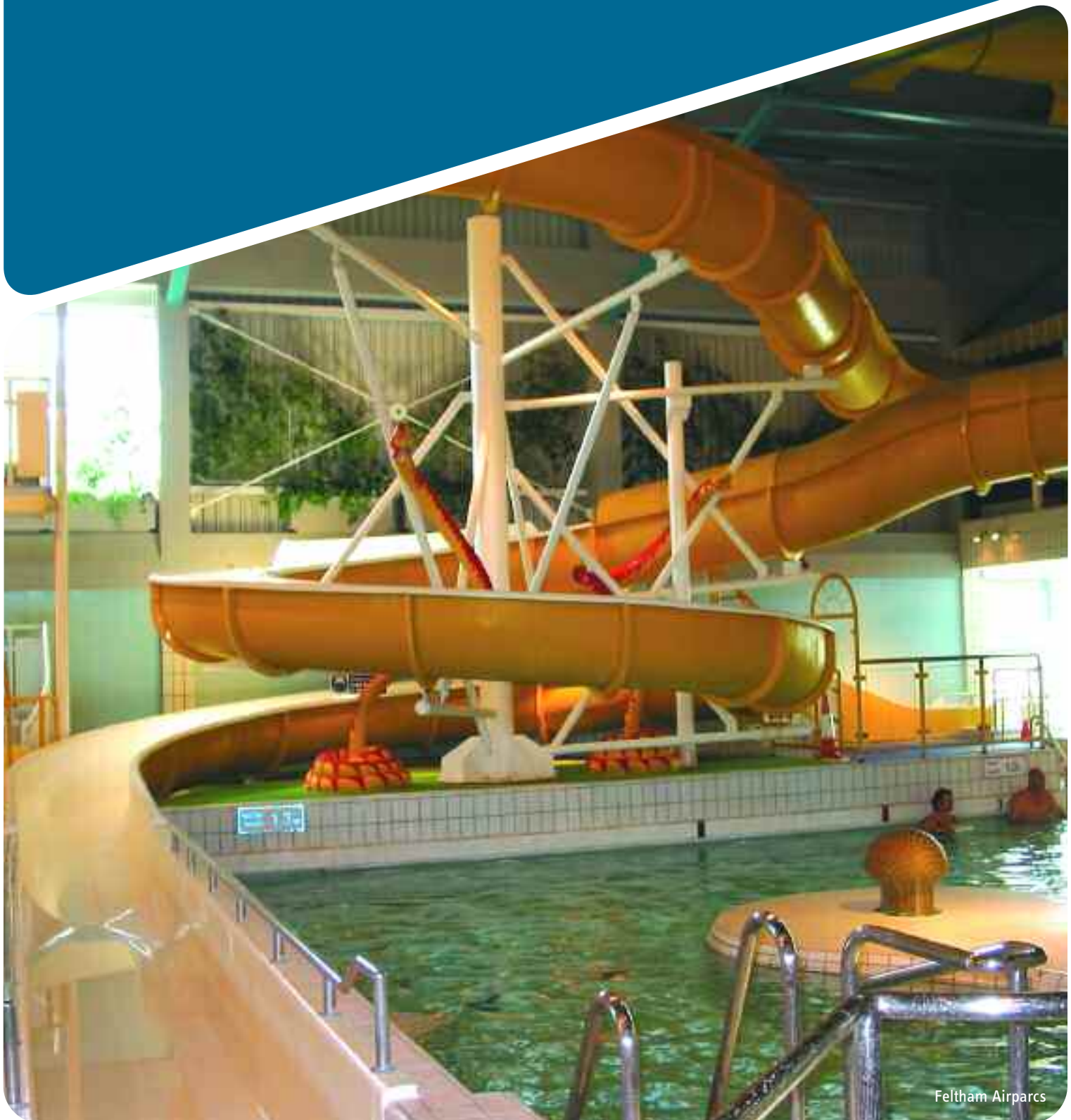


COMMUNITY AND LEISURE

London Borough of Hounslow

Unitary Development Plan Adopted December 2003







COMMUNITY AND LEISURE INTRODUCTION

1.0 EXISTING SITUATION

1.1

This Chapter is mainly concerned with services and facilities to meet the needs of the community, including religious, educational, health, entertainment and other indoor sport and recreation facilities.

Sports Facilities

1.2

Indoor sports facilities fulfil a number of important functions, enabling people to stay fit and healthy as well as playing a significant social role. Feltham and Brentford have major leisure centres with swimming pools and other sports and social facilities; there are local pools with ancillary facilities at Chiswick, Isleworth and Heston, a community sports hall at Heston, and indoor sports halls available for community use attached to schools. Bedfont and some parts of Feltham suffer from a shortage of public facilities.

1.3

In addition to these public facilities there are a number of private indoor and outdoor leisure facilities including Riverside Racquet Centre at Chiswick, the David Lloyd Club at Heston, the Princes Water-Ski Club at Bedfont, the Airlinks Golf Course at Heston and a number of health clubs.

1.4

The Council has produced a number of policy documents and statements including the Sports Strategy, the Parks Strategy, and the Arts Strategy to provide a broad framework for the provision of leisure uses in the Borough. The Council has externalised its service delivery to Community Initiative Partnerships Group (CIP) to deliver and manage much of the leisure and cultural provision in the Borough, including the Borough's parks and sports facilities (excluding

those education based). The recently produced Cultural Strategy for Hounslow sets out a framework of policy objectives and an action plan over 5 years for improvement to cultural activity in Hounslow. The Cultural Strategy draws together the discrete strategies for Arts, Sport, Heritage and Tourism, Libraries, Sport, Parks, Play and Ecology. It is an advocacy document produced by the Local Authority for the benefit of all agencies engaged in delivering and improving cultural activity.

Community, Religious, Social and Cultural Facilities

1.5

The local provision of meeting and community space consists of community centres, youth clubs and church halls, although development pressures for alternative uses has meant that there is less community, religious and meeting space available than in the past. The value of other meeting places which act as a focal point for the local community, such as public houses are recognised. Hounslow is a multi-cultural and multi-ethnic borough and represents many faith communities. A sizeable proportion of the Borough's population is Asian or Black. These diverse communities each have unique cultural and social needs, which are to some extent linked. Churches, Temples and Mosques, for example, often function as meeting places, cultural centres and sources of community support. These and similar community centres for other minority ethnic groups serve an important role in the Borough. However, unimplemented planning permissions indicate there are as yet unsatisfied needs.

1.6

There are 11 libraries in the Borough one in each of the 11 districts which make up the London Borough of Hounslow, and one on the Beavers estate.

The main library in the Treaty Centre in Hounslow is part of the CentreSpace complex, which includes the Paul Robeson Theatre, a room for community hire, a cafe bar, a computer training suite and a Tourist Information Centre, plus the Citizen's Advice Bureau, the Hounslow Volunteer Bureau and the HRE. There are rooms to hire at 7 of the other libraries, at Bedfont, Chiswick, Cranford, Feltham, Hanworth, Isleworth and Osterley. The upstairs room at Brentford library has been converted for the use of the Hounslow Afro-Caribbean Association (HACA). In addition, there are public halls spread across the Borough, including Chiswick Town Hall, Feltham Assembly Hall, Montague Hall, Isleworth Public Hall and Heston Village Hall. All of these facilities are managed by CIP on behalf of the Council. There are also numerous church halls and school venues for hire.

1.7

A lack of arts and cultural facilities in Hounslow has been identified in the past as contributing towards a weak Borough image. However, in addition to the cultural facilities in Brentford, the Waterman's Arts Centre and three independently run museums, successful applications for grants and other funding has seen a marked increase in arts and cultural activities in the Borough. Amongst these, the development of artists' studios and craft workshops at the refurbished Redlees Stables, Isleworth and the refurbishment of Hogarth's House and Boston Manor House has raised the profile of the cultural industries within Hounslow. There is also a dynamic community arts programme plus performances at the Paul Robeson Theatre. The Events and Venues team within CIP support many local community arts groups on behalf of the Council. The Feltham Arts Association use the Feltham Library community room as their base. A multiplex cinema now operates in Feltham, and similar complex is proposed in Hounslow Town Centre.



Marlborough Primary School

Health and Education Facilities

1.8

Local community, health and hospital facilities have changed considerably in the past decade, and are continuing to change as part of the proposed modernisation which is aimed at improving overall health care both in organisation and in buildings used. There are now fewer single practice GP surgeries but more purpose built health centres incorporating two or more GP practices. West Middlesex University Hospital is now the only hospital in the Borough. Plans have been submitted recently for a major redevelopment on the existing hospital site. Strong local opposition was voiced when local hospitals were closed. Some of the issues raised remain relevant, including the importance of patients having access to public transport and special needs transport.

1.9

The education system has and is continuing to undergo changes in organisation and accountability with the introduction of local management of schools. Since the UDP was prepared, contrary to initial thoughts, there has been increased pressure for providing new or extending existing facilities in order to meet additional demand primarily resulting from the number of new dwellings built in the Borough.

2.0 DEVELOPMENT PRESSURES

2.1

There are increasing pressures for more community facilities to meet the needs of the local population, particularly the diverse needs of the minority ethnic groups. There are also development pressures for new sports stadia in the Borough.

3.0 SOCIAL NEEDS

3.1

Specific areas of the Borough lacking facilities have been identified above. The demands for the various types of indoor and outdoor leisure and community facilities are difficult to derive from simply measuring existing use because participation tends to be supply led. However, it is clear that within the Hounslow's communities there are different demands for facilities. The location of community services in town centres is often an important indicator of whether or not they will succeed. For example, teenagers and other people without access to cars may find it difficult to attend counselling and support services unless they are based in areas with good public transport. Women, lone parents, people from ethnic and religious minorities, and people with disabilities, who may have poor access to existing facilities or feel the facilities do not meet their needs, can often have very specific requirements as to the provision and management of facilities. Within the Borough there is an unmet need for children's play areas both indoor and outdoor. The needs of community groups are often hampered by a lack of funds.

4.0 STRATEGIC MATTERS

4.1

When drawing up the detailed policies in Part II of the UDP, consideration has been given to strategic matters at national, regional and London-wide levels. The key considerations contained in the documents - from central government, the London Planning Advisory Committee (LPAC) and the Mayor of London - are summarised below.

Strategic Guidance

4.2 RPG3

RPG3, in paragraph 5.12, includes leisure uses located in town centres as one of the ways of benefiting the community. It states "if these activities are dispersed away from centres, unsustainable patterns of travel will result and the vitality and viability of centres will be threatened". Similarly in paragraph 7.20, while encouraging access to a wide range of leisure and sports facilities, local authorities are urged to identify sites in town centres or in areas close to public transport.

4.3

RPG3 in reference to Green Belt and MOL suggests, in paragraph 7.10, that UDPs should "include policies and proposals which exploit opportunities for the outdoor recreational use of the Green belt and MOL, including increased public access where this does not conflict with other environmental objectives."

4.4 PPG6 - Town Centres

- Emphasis on the use of the sequential test approach to selecting sites for development, including for leisure uses.
- Paragraph 2.22 states "Some leisure uses, such as bingo and pubs are best located in local centres, whilst others need to attract customers from a wider catchment area. Where appropriate sites can be found in or on the edge of town centres, these should be considered for major leisure uses, such as multi-screen cinemas, and bowling, and planned in conjunction with parking and complementary uses. Where this is not possible, such developments should be encouraged to locate on sites which are or will, as part of the development, be made highly accessible by public transport."

4.5 PPG13 - Transport

- Concentrate facilities in town centre and other locations well served by public transport.
- Provide town centre locations for cinemas and theatres to give vitality in the evening.
- Maintain and encourage the provision of local leisure and entertainment facilities.
- Make provision for attractive and accessible local play areas, public open space and other recreational facilities.

4.6 PPG17 - Sport and Recreation

Recognises that sport and recreation are activities with major land-use implications. There is growing awareness of the importance of sports and recreational facilities of all kinds in our towns and cities, and increasing use of countryside for these purposes. The Government recognises the particular concern felt by many communities that open

spaces with recreational value should be protected from development. The Guidance note describes the role of the planning system in assessing opportunities and needs for sports and recreation provision and safeguarding open space with recreational value.

4.7 LPAC

- Boroughs should recognise the regional, national and international importance of sport and recreation.
- Boroughs should facilitate proposals to provide the full range of sport and recreational facilities, accessible to all, and eliminate areas of deficiency.

4.8 Draft London Plan

The draft London Plan considers that proposals for cultural facilities should ensure that :

- Sites have good access by public transport or improvements are planned;
- Facilities are accessible to all sections of the community, including disabled people;
- New provision is focused on areas with deficiencies in facilities.

5.0 KEY ISSUES

5.1

The development pressures on recreational open space has increased, whilst shortages of local open spaces exist in some areas.

5.2

There are deficiencies in the provision of indoor sports facilities in some parts of the Borough and there is a need to rationalise outdoor sports provision.

5.3

To address the need for new religious and community meeting places.

5.4

The redevelopment and changes in management of health and education facilities create uncertainty over the future level and type of provision.

5.5

The lack of cultural and arts facilities which detracts from Hounslow's Borough image.

6.0 OBJECTIVES

6.1

To protect, improve and promote the provision of accessible community and religious meeting places, particularly in town centres, and to cater for the needs of all of Hounslow's communities.

6.2

To ensure that the distribution of education facilities throughout the Borough relates to local needs and to ensure the widest community use of education facilities.

6.3

To ensure the adequate provision and design of community services by statutory undertakers and other agencies, appropriate to the needs of the Borough, subject to environmental considerations.

6.4

To ensure the adequate provision of facilities to offer people with dependent children, the choice and flexibility to take up jobs, education or any other activity. In addition, to ensure the adequate provision of childcare and disabled access facilities within new developments.

6.5

To promote and facilitate the provision of sports and leisure facilities which are accessible to all members of the community, and to protect and where necessary increase the provision of open space.

6.6

To promote the provision of arts, cultural and entertainment facilities in the Borough.



Paul Robeson Theatre



COMMUNITY AND LEISURE POLICIES

OBJECTIVE C.1

To protect, improve and promote the provision of accessible community and religious meeting places, particularly in town centres, and to cater for the needs of all of Hounslow's communities.

POLICY C.1.1 EXISTING RELIGIOUS MEETING PLACES

The loss of existing religious meeting places will be resisted. In the case of established religious meeting places, it will need to be demonstrated that the potential for alternative religious or community uses has been fully explored before a change to any other use is considered. Where the community and religious use is redundant, alternative uses will be considered. This will be subject to there being no adverse effect on the local environment and amenity, particularly in residential areas. The proposal should accord with other UDP policies.

POLICY C.1.2 NEW RELIGIOUS MEETING PLACES

Proposals for new or extensions to existing religious meeting places, either in a new building, a conversion, or via the change of use of an existing building, extensions to existing facilities will be considered favourably particularly in areas currently lacking such facilities, providing that the following criteria are met:

- (i) there would be no undue loss of the existing use for which there is a known need, particularly residential uses;
- (ii) the site is accessible (or will be made accessible) by a range of travel modes, particularly pedestrians, cyclists and public transport users;

- (iii) the proposal does not result in significant disturbance to local amenity e.g. an increase in traffic and car parking, or an increase in noise and light pollution;
- (iv) the Council's car parking standards for places of worship are met (Refer to Appendix 3);
- (v) the scale and design of any resulting building enhances the existing character of the area;
- (vi) the proposal complies with relevant UDP policies.

New proposals, changes of use or extensions to existing facilities will only be considered appropriate where the privacy and amenity of adjacent occupiers can be preserved and where satisfactory opportunities for off-street parking exist. On applications for a change of use, an initial temporary permission for a period of up to 2 years may be granted in order to assess the actual local impact of the proposal. Within substantial new housing developments the Council will seek the provision of new community facilities.

POLICY C.1.3 EXISTING SOCIAL AND COMMUNITY FACILITIES

The loss of existing social and community facilities (such as community centres, youth clubs and public houses) will be resisted. In the case of established facilities which serve as a meeting place or focal point for the local community, it will need to be demonstrated that the potential for alternative community use has been fully explored before any change of use is considered.

This will be subject to there being no adverse effects on the local environment or the amenity of local residents. The proposal should also accord with other UDP policies.

POLICY C.1.4 NEW SOCIAL AND COMMUNITY FACILITIES

Proposals for new, or extensions to existing social and community facilities, will be considered favourably with regard to the following criteria:

- (i) there is no undue loss of the existing use for which there is a known need, particularly a residential use;
- (ii) the site is accessible or will be made accessible by a range of travel modes, particularly by pedestrians, cyclists and public transport users;
- (iii) the proposal does not result in significant disturbance to local amenity e.g. an increase in traffic and car parking, or an increase in noise and light pollution;
- (iv) the Council's relevant car parking standards are met (Refer to Appendix 3);
- (v) the scale and design of any resulting building enhances the existing character of the area;
- (vi) the proposals comply with other UDP policies, particularly Policy S.1.2 Non-Retail Uses in Primary Frontages, and Policies ENV-N.1.5, ENV-N.1.6 and ENV-N.1.11;
- (vii) the local need for a new facility of the proposed scale of provision and level of use in the catchment area is demonstrated;
- (viii) the use of the sequential test approach, where appropriate, to site selection for large facilities.

New proposals, changes of use or extensions to existing social and community facilities will only be considered appropriate where the privacy and amenity of adjacent occupiers and the neighbouring area can be preserved and the use does not result in a detrimental effect on highway conditions.

On applications for a change of use, an initial temporary permission for a period of up to 2 years may be granted in order to assess the actual local impact of the proposal. Within substantial new housing developments the Council will seek the provision of new social and community facilities.

Reasons (Applicable to Policies C.1.1, C.1.2, C.1.3 and C.1.4)

9.1

Community and religious meeting places play an important social role, particularly in multiracial and multi-cultural urban areas such as Hounslow with its large Asian community. When considering new facilities for community or religious use, the need for the facility will be weighed against the impact on the amenity of the local area and housing stock.

Community organisations may also be requested to demonstrate their particular local need for the proposed facility. In particular, that it is in the best location to provide the specific service to its client group and of a scale and level of anticipated use appropriate to the area. The Council may have to weigh a community need against other land use or amenity requirements.

9.2

Some proposals may involve a facility of a proposed scale and level of anticipated use (particularly high trip generating uses) which may require the proposed location to satisfy a sequential approach. This would involve a site selection hierarchy favouring town centres or edge of centre locations followed by alternative locations with good public transport accessibility.



Ivybridge Community Centre

OBJECTIVE C.2

To ensure that the distribution of education facilities throughout the Borough relates to local needs and to ensure the widest community use of education facilities.

POLICY C.2.1 EDUCATIONAL FACILITIES

The Council will retain and provide educational facilities where there is a local need. The dual use of education facilities will continue to be encouraged. When considering new facilities or extensions to existing facilities the Council will normally grant planning permission provided:

- (i) the scale and design of any resulting building does not harm the character and visual amenity of the adjacent and local area (See in particular Policies ENV-B.1.1, ENV-N.1.2, ENV-N.1.4 and ENV-N.1.6);
- (ii) the proposals would not result in significant disturbance in terms of traffic, car parking and noise;
- (iii) the facilities are accessible by a choice of modes of travel and that satisfactory car parking is provided on site;
- (iv) the development does not result in the loss of existing playing fields which are protected in accordance with Policy ENV-N.1.12.

Where the educational use of a building is no longer required the future use will be determined by the nature and location of the site and by the application of the policies and priorities of the UDP. Where there is increased demand for educational facilities in the future as a result of new housing development, the Council will undertake local consultations on proposed school sites. The Council will continue to identify where there may be insufficient school places as a result of large residential development.

Reasons

9.3

The Council has a statutory duty to enable the provision of educational facilities in the Borough and will therefore favourably consider proposals to provide new and expanded facilities subject to no undue detriment to environmental amenities. The Council also wishes to ensure that such facilities are sustainably developed and are particularly accessible to pedestrians, cyclists and public transport users. This Policy should be read in conjunction with Policies H.4.5 and IMP.6.1.

OBJECTIVE C.3

To ensure the adequate provision and design of community services by statutory undertakers and other agencies, appropriate to the needs of the Borough, subject to environmental considerations.

POLICY C.3.1 STATUTORY UNDERTAKERS AND PUBLIC AUTHORITIES

The Council will liaise with statutory undertakers, health care agencies, emergency services and utility companies, (for example), to ensure the adequate provision of health and emergency services, utilities and infrastructure to the Borough which is commensurate with local needs. Appropriate utilities infrastructure must be provided in conjunction with new development. The Council will ensure that the provision of services is in line with relevant UDP policies and without adverse impact on the environment or local amenity in the neighbourhood.

Reasons

9.4

The future plans of statutory undertakers and public authorities which are large landholders will play a significant role in the future pattern of land-uses in the Borough. The Council will seek close involvement in any re-organisational proposals with its first priority being to ensure that the local provision of service is maintained and, where possible, increased.

POLICY C.3.2 NEW OR EXTENDED HEALTH FACILITIES

When new or extended health facilities (e.g. doctors and dentists surgeries and clinics) or new locations for existing health facilities are proposed, the Council will liaise with the NHS Trust/health authority and will take the following criteria into account:

- (i) there will be no undue loss of the existing use for which there is a known need, particularly residential use;
- (ii) the site is or will be made accessible by a choice of modes of travel, in particular, by foot, bicycle and public transport;
- (iii) the proposal does not have a detrimental effect on local amenity, e.g. an increase in traffic, car parking or noise;
- (iv) provision is made for appropriate car and cycle parking;
- (v) the scale and design of any resulting building enhances the character of the existing area;
- (vi) the opening hours of the surgery are restricted to those recommended by the Council;
- (vii) the new surgeries must provide facilities which are accessible to people with disabilities, in accordance with the Council's 'Think Access' Guidelines.

Where new development is proposed, which would increase the area's residential, working or other population, consideration should be given, where appropriate, to the need to provide or contribute to the provision of health facilities in the local area.

POLICY C.3.3 CHANGES OF USE OF HEALTH FACILITIES

The loss of sites or buildings for health use will not normally be permitted unless it can be demonstrated that all relevant local and area needs can be satisfactorily met. On sites and buildings which are surplus to the health authority requirements, any future use should be consistent with the character of the locality. The local planning authority will

endeavour to see that developments make the maximum contribution to unmet needs for health care in the Borough, including those arising from the care in the community programme, and in particular the need for new and replacement health facilities at the West Middlesex Hospital (See also housing policies H.7.2 and H.7.3).

Reasons (Applicable to Policies C.3.2 and C.3.3)

9.5

To ensure that good quality, accessible health care is provided within the local community without detriment to the local environment and in accordance with other UDP Policies.

POLICY C.3.4 DAY CARE FACILITIES

Planning permission for day care facilities will be considered taking the following criteria into account:

- (i) there will be no undue loss of the existing use for which there is a known need, particularly residential uses;
- (ii) the proposal should be located within the residential area it is intended to serve, unless the scale of the facility is inappropriate for a residential area;
- (iii) the location is accessible by a choice of modes of travel, in particular by foot, bicycle and public transport;
- (iv) there is adequate amenity space;
- (v) provision is made for off-street parking and servicing;



West Middlesex University Hospital, Isleworth

- (vi) the building complies with the Council's 'Think Access Guidelines' relating to disabled access;
- (vii) the proposal would not result in significant disturbance in terms of traffic, car parking and noise.

Reasons (Applicable to Policy C.3.4)

9.6

The Council is keen to ensure that community facilities are provided in appropriate locations which are accessible to their particular service users and are well served by local shops, services and other community facilities. The nature and fabric of the proposed buildings should offer an environment suitable for the facilities purpose. Where new facilities are proposed the Council will ensure that these do not result in an unacceptable impact on local amenity, environment or community.

OBJECTIVE C.4

To ensure the adequate provision of facilities to offer people with dependent children the choice and flexibility to take up jobs, education or any other activity. In addition, to ensure the adequate provision of childcare and disabled access facilities within new developments.

POLICY C.4.1 FACILITIES FOR YOUNG CHILDREN

All significant new developments which have public access (places of work, large shops, community, social, education, leisure and entertainment facilities) will be encouraged to make provision of creches, workplace nurseries, children's toilets, separate baby feeding and changing areas, and play areas, as appropriate. The type of facility provided will depend upon the nature of the development proposed. (See also Policy IMP.6.1 and Supplementary Planning Guidance).

POLICY C.4.2 DAY NURSERIES

Planning permission for day nurseries will be considered taking the following into account:

- (i) there is no undue loss of the existing use for which there is a known need, particularly a residential use;

- (ii) changes from residential use will only be considered where a self contained residential unit would be maintained, where the privacy and amenity of adjacent occupiers can be preserved and where satisfactory opportunities for off-street parking exist;
- (iii) provision of a safe environment for children and visitors at drop off and pick up points;
- (iv) effect on road safety and traffic movement;
- (v) the proposal complies with other UDP planning policies;
- (vi) suitability of the location and premises for provision of adequate outdoor space and a play area;
- (vii) scale and intensity of the use and its effect on local character.

Reasons (Applicable to Policies C.4.1 and C.4.2)

9.7

The Council is keen to ensure that day nurseries are provided in appropriate locations which are accessible to residents and employees who use them, without a detrimental impact on the neighbourhood and local amenity.

9.8

The use of many facilities and services by people with children is severely restricted by the lack of provision for children under school age. In addition, the employment opportunities of women are restricted by the shortage of workplace and day nurseries. There remains an unmet need for children's play provision.

POLICY C.4.3 PHYSICAL ACCESS TO SOCIAL AND COMMUNITY FACILITIES

In relation to the development and location of social and community facilities, the Council will:

- (i) ensure that new facilities are designed to be accessible to people with physical and sensory disabilities, and people with pushchairs (in compliance with the Council's 'Think Access' Guidelines);
- (ii) use its associated roles as Building Control and Entertainments Licensing Authority to co-ordinate provision for people with disabilities into and within the building;
- (iii) promote and encourage the provision of toilets accessible to people with disabilities in association with leisure, recreation and community facilities;
- (iv) promote and encourage improvements in access to existing facilities.

Reasons

9.9

Easy access to public facilities such as parks, libraries, recreation facilities, community facilities and public toilets is an integral component of a more accessible environment, not only to people with disabilities but also to other people such as parents with small children and the elderly. In addition to access into the facilities themselves it is important that their locations around the Borough relate to the distribution of the residential population, in order to minimise journey lengths and increase general accessibility.

OBJECTIVE C.5

To promote and facilitate the provision of sports and leisure facilities which are accessible to all members of the community, and to protect and, where necessary, increase the provision of open space.

POLICY C.5.1

NEW LEISURE DEVELOPMENT

In considering applications for new leisure development the Council will adopt a sequential test approach whereby new leisure development, in particular high trip generating leisure uses, should be located within existing town centres. Where town centre sites or buildings suitable for conversion are not available, edge of centre

sites, followed by district and town centres should be considered next. Small scale uses such as pubs and restaurants may be located in local centres.

Only following the consideration of these locations, should other locations be considered, and only then where they are, or will be made highly accessible by public transport.

Where leisure development is proposed the Council will take the following into account:

- (i) suitability of the proposed use to the location;
- (ii) the availability of alternative sites and the impact of the proposed use on existing provision in the Borough;
- (iii) the impact of the proposed use on car traffic/trip generation, highway safety and movement;
- (iv) the scale, design and intensity of the proposed use and its impact on local character, amenity and environment;
- (v) provision of appropriate access for people with impaired mobility;
- (vi) accessibility by a range of transport modes, particularly by foot, bicycle, and public transport;
- (vii) supplementary Planning Guidance in the form of town centre strategies, as set out in Policies IMP.2.1 to IMP.2.4.



Feltham Airparks

POLICY C.5.1A NEW STADIA

In considering applications for large scale, all seater stadia in the Borough, the Council will adopt a sequential test approach to ensure that a new stadium is highly accessible by sustainable transport modes. Where a stadium is proposed the Council will take the following into account:

- (i) the Stadium is in a suitable location where the proposed activities and the large number of visitors would not conflict with the local environment, amenity and neighbouring uses;
- (ii) the site is highly accessible by public transport, other non-car modes and appropriate provision is made for coach parking;
- (iii) the impact of the proposed stadium on trip generation, highway safety and movement;
- (iv) the effect of the proposed stadium on residential amenity;
- (v) the provision of safe, well-lit pedestrian access;
- (vi) provision of appropriate access for people with impaired mobility;
- (vii) high quality design to incorporate safe entry and exit for a large number of visitors, comfort, safety and public order;
- (viii) provision of appropriate on-site amenities for visitors;
- (ix) assessment of the implications of any multiple use and non-sporting activities to the environment and community.
- (x) The use of high quality design and materials.

Reasons (Applicable to Policies C.5.1 and C.5.1A)

9.10

New leisure and stadia development can have major environmental implications on the surrounding area dependent on its size and level of activity associated with the use.

As such it is important that these uses should be subject to the sequential test in order to consider the appropriateness of the location. In the case of large scale schemes an environmental, air quality and transport impact assessment should be carried out. In some instances an urban design appraisal may be requested.

POLICY C.5.2 EXISTING INDOOR RECREATION FACILITIES

Planning permission will not normally be granted for a development or change of use which would result in the loss of private or public indoor recreation or leisure facilities.

Reasons

9.11

While recognising the growth in demand for new leisure facilities the Council will seek to ensure that development in the Borough is compatible with UDP, town centre and environmental objectives.

9.12

It is essential that existing indoor recreation facilities are retained for the leisure and recreational use of people in the Borough.

POLICY C.5.3 OUTDOOR RECREATION

The Council will aim to provide opportunities for outdoor recreation for both residents and visitors as part of its Green Strategy, and recognises the changes in consumer needs related to the provision of outdoor sports. Use of the River Thames for recreational purposes will be encouraged, in accordance with Policy ENV-W.1.9.

Reasons

9.13

Access to affordable recreation is recognised as an important aspect of the quality of life for residents and visitors. The provision of outdoor recreation facilities includes interpretative centres, country parks and river related uses.

POLICY C.5.4 NEW SMALL PRIVATE SPORTS AND LEISURE FACILITIES

The Council will encourage the provision of, and improvement to, private sports and other recreational facilities, of an appropriate scale in suitable locations, subject to compliance with other planning policies, and seek to secure agreements for the public use of private facilities for all local groups, where appropriate. The provision of outdoor play areas in association with new housing developments will be encouraged (See Policy H.4.4).

Reasons (Applicable to Policy C.5.4)

9.14

The provision of private leisure facilities supplements Council provision, and is acceptable provided that proposals satisfy the normal planning criteria. Ideally any provisions should have total public use, however as this may be difficult to achieve it is recommended that it is practised through legal agreements which include details of provision for identified groups. Also a certain amount of 'prime time' should be allocated for public use.

POLICY C.5.5 SPECIALIST OUTDOOR RECREATIONAL FACILITIES

The Council will encourage the development of outdoor specialist recreational facilities, i.e. cycle tracks, water sports, in suitable locations including existing water areas and those areas remaining after gravel extraction, provided that there is no conflict with environmental or nature conservation or other plan policies.

Reasons

9.15

To improve the variety of recreational provision for specialist land based activities and exploit the recreational and amenity potential of the existing waterways and meet the demand for specialist recreational pursuits such as canoeing, BMX racing, rowing, windsurfing, etc.

POLICY C.5.6 ACCESS ROUTES

The Council will ensure the retention, and seek the extension of a network of access routes, including public rights of way, bridleways, footpaths, to and through areas of open land and along water courses, for example the Thames Path, the London Walking Forum orbital routes (the Capital Ring and the London Loop) (Map ENV-N2) and the Crane Valley Walk. It will ensure that existing and new access routes are promoted, accessible to all, appropriately surfaced, signposted and kept free from obstruction. When assessing proposals for new development the Council will have regard to the existing public rights of way network, seek to extend it where opportunities arise, and will resist the loss or unnecessary diversion of a public right of way, particularly in the Green Belt, or in areas of Metropolitan Open Land or Heritage Land.

Reasons

9.16

A well maintained, promoted and signposted network of access routes is a valuable asset to residents and visitors. Access routes provide important recreational facilities such as horseriding, walking and cycling. These are important activities for many people in the Borough and the provision of safe access routes is thus essential. Any proposal for new development should pay regard to the retention of existing access routes, the provision of new access routes and avoid unnecessary diversion of established and well used public access routes. This is especially important in those areas of open space where informal recreation is a major activity. It is the Council's statutory duty to keep an up to date Rights of Way Map.

OBJECTIVE C.6

To promote the provision of arts, cultural and entertainment facilities in the Borough.

POLICY C.6.1 ARTS, CULTURAL AND ENTERTAINMENT RETENTION

The Council will oppose the redevelopment of arts, cultural and entertainment facilities for other uses unless a redevelopment includes provision for replacement facilities on site.

POLICY C.6.2 PROVISION OF NEW ARTS, CULTURAL, ENTERTAINMENT AND LIBRARY FACILITIES

The Council will seek to enhance the facilities for art, culture and entertainment within the Borough (for example through the Percent For Arts initiative) and encourage proposals for the provision of new suitable facilities, particularly in areas of deficiency, subject to compliance with other planning policies.

POLICY C.6.3 LIBRARIES

The Council will, within its financial constraints, endeavour to provide a distribution of libraries within the Borough which is consistent with the needs of users, and to provide libraries which are locally accessible for all. Proposals which enhance library facilities will be encouraged, particularly when considering mixed use developments in centres with good public transport access.



Brentford Library

Reasons (Applicable to Policies C.6.1, C.6.2 and C.6.3)

9.17

A wide range of cultural, arts and entertainment facilities help to meet leisure needs within the Borough and contribute to wider planning goals by enhancing the local economy and aiding regeneration, particularly in town centres. The provision of arts, cultural and entertainment facilities also contribute to the life of local communities and provide a means for multi-cultural expression. The Council has adopted an Arts Strategy which includes detailed policies on types of uses and their operations.

