

IDENTIFICATION OF SOCIAL AND COMMUNITY INFRASTRUCTURE REQUIREMENTS

1. INTRODUCTION

- 1.1 The masterplan land budget has been informed by an assessment of the social and community infrastructure needs associated with approximately 5,000 dwellings and a target population of 10,650 people¹. An assessment has been made of the additional land and floorspace requirements covering employment needs, local retailing, education facilities, primary healthcare infrastructure, open space and indoor recreation facilities to support such a community post 2016.
- 1.2 The assessment considers the requirements relating to each land use in total followed by a schedule identifying the sizing of sites and the balance of uses required to support each site. The schedule represents a target land use mix which has informed the masterplanning process, however some of the requirements vary slightly from the land use mix to reflect other on site environmental constraints.

2. EMPLOYMENT NEEDS

- 2.1 The Employment Land calculator identifies the derivation of employment land requirements associated with the new community. The employment needs have been derived by considering the percentage of the population of Burgess Hill who are economically active (51.2% of the population according to the 2001 Census). This generates an employment requirement of some 5453 full time equivalent (FTE) jobs.
- 2.2 It is estimated that some 550 jobs could be provided through homeworking or linked to on site retail, education and health facilities. The remaining 4,900 jobs would require dedicated B class employment land or floorspace provision.
- 2.3 The total employment land requirements has been derived by making assumptions relating to the balance of employment land provision, it is assumed that 45% of jobs would be accommodated in small business units, a further 45% in office type accommodation and 10% in warehousing premises. After applying employment densities to convert jobs into gross employment floorspace there is a requirement to provide for an additional 164,415 sq.m of employment floorspace assuming that all needs are met within Burgess Hill and that there is no surplus employment land or premises at 2016². This would equate to an employment land requirement of up to 27.85 ha after applying plot coverage and building height assumptions.

¹ Average Household size estimated to be 2.13 persons per dwelling in 2016 Source: ONS Housing size estimates West Sussex 1996 based projections.

² Source: Employment Densities: A full Guide, English Partnerships (2001).

- 2.4 The above scenario assumes a housing-employment balance. This assumes that Burgess Hill provides a sufficient quantum of employment land and premises provision to meet the needs of its population, even though it is recognised that within a regional labour market there will be inflows and outflows of employees to/from other settlements.
- 2.5 However, at present 23% of the population of Burgess Hill live and work in the town, if existing travel to work patterns were rolled forward to 2016, the level of employment floorspace provision to meet the needs associated with the new community would equate to 23,353 sq.m of floorspace or a land requirement of 7.24 ha.

3. LOCAL RETAIL NEEDS

- 3.1 The Retail Floorspace calculator has identified the scale of local retail facilities required to support the new community based on a 'bottom up' assessment of demand linked to the number of dwellings based upon household expenditure patterns.
- 3.2 Facility requirements have been considered by identifying the categories of household expenditure which would normally be catered for at the neighbourhood level. This includes a mix of convenience and comparison retail, takeaway food and other local services such as post offices, hairdressing and dry cleaning. Expenditure categories and levels have been derived from the ONS Expenditure and Food Survey 2003 and forecasts prepared for 2016 based upon growth assumptions identified in recent retail studies conducted at the regional level³.
- 3.3 The proportion of expenditure available for spending within neighbourhood centres has been derived by examining the residual expenditure which is not satisfied by national supermarket chains for each expenditure category. This split is based upon national trends identified within the ONS Expenditure and Food Survey.
- 3.4 After special forms of retailing such as online shopping, markets and car boot sales have been discounted potential local expenditure spending amounts to £38.33 per household.
- 3.5 The next stage of the assessment is to derive total levels of expenditure for 5,000 households and to translate expenditure into net retail floorspace by applying sales densities. Nationally, average sales densities between 1999 and 2004 amounted to £5,027/sq.m⁴. After converting to gross retail floorspace there is potential demand within the development to support some 2,478 sq.m of retail floorspace at the neighbourhood level through one or more centres.

³ Town Centre Futures: The Need for Retail Development in the South East, SEERA (2004)

⁴ Source: Verdict on the High Street, Verdict Research (2004)

- 3.6 Furthermore, there is also sufficient demand arising from the new community to support a superstore of some 2,900 sq.m (net). However, the extent to which land would need to be made available to support such a store would depend on the capacity of existing stores and additional stores built up to 2016 to meet this level of demand. A more detailed retail capacity assessment would be required to establish the need for an additional store.

4. EDUCATION PROVISION

- 4.1 Education facilities requirements arising from the development have been considered in relation to existing SPG relating to Planning Obligations⁵. However, the number of additional school places required needs to be considered in the context of other issues such as the baseline pupil population at 2016, and the distribution and capacity of existing and planned education provision. The assessment has identified that at least part of each of the proposed sites are within the statutory 2 or 3 mile catchment distance as defined by Section 444 of the Education Act 1996. For the purposes of this assessment it is assumed that schools located within Burgess Hill serve the Burgess Hill Parish area only.
- 4.2 Assuming an average household size of 2.13 persons per household, the additional number of pupil places generated by the expansion proposals equates to some 1,044 primary school places, 746 secondary school places and 298 Sixth form places by applying the pupil product ratios identified in the Council's SPG.
- 4.3 The baseline level of school places required in Burgess Hill has been identified by reviewing 1996 based parish level population forecasts. At 2016 it is estimated that within Burgess the population of primary school age will be some 2070 people, with 1550 pupils of secondary age and 715 pupils at sixth form level.
- 4.4 Assuming that school place capacity at existing schools in the town reflects levels identified in the 2003 Schools Organisation Plan then considering the baseline pupil population and the additional pupils generated by the proposed urban extensions there will be shortfall of 574 primary places and 1309 secondary places. To address a shortfall of this scale 2 additional primary schools and an additional secondary school would be required. Sixth form provision within the town could either be centralised at an expanded Oakmeeds Community College or provided with the new secondary school.
- 4.5 The sizing of the sites required to accommodate the additional education provision has been considered in relation to national DfES standards and the scale of the forecast shortfall. Based on these standards two primary school sites of a minimum of 1.27 ha in size and a secondary school site of 8.2 ha would be required.

⁵ The Provision of Service Infrastructure Related to New Development Part 2 Mid Sussex, Mid Sussex District Council (2004).

5. LOCAL PRIMARY HEALTHCARE FACILITIES

- 5.1 The level of health care provision which would be required to support the population of the new community has been identified with reference to national NHS targets in relation to GP provision, NHS Estates Building Standards and informal consultation with Mid Sussex Primary Care Trust to benchmark the levels of provision relating to other large scale residential developments in the District.
- 5.2 Based on the standard of 1 GP per 1500 population a facility to accommodate minimum of 7 GPs would be required. The type of facility required equates to a mid sized healthcentre of some 2,200 sq.m in area. It assumes a standard level of primary care without a paediatrics clinic or minor surgery unit.

6. INDOOR SPORT AND RECREATION FACILITIES

- 6.1 Indoor Sport and Recreation needs have been established using the Sport England Facilities Calculator. The range of facilities considered includes Sports Halls, Swimming Pools and Indoor Bowls Centres.
- 6.2 The calculator was applied to 2016 population forecasts for Burgess Hill Parish prepared by WSCC to provide baseline requirements and the additional population associated with the proposed urban extensions. This was then compared to existing levels of facilities provision identified using the national Active Places database managed by Sport England.
- 6.3 The findings of the assessment show that there is insufficient demand generated by additional population growth up to 2016 plus proposed urban extension to support additional swimming pool, sports hall or indoor bowls provision. However, it is expected that a 3 Court Sports Hall would be provided as part of the proposed secondary school, this could be planned to accommodate community use through a community access agreement. This would improve access to Sports Hall provision on the East side of Burgess Hill.
- 6.4 The level of community hall provision has also been identified based upon a standard of 1 hall per 4,000 population. Application of the standard indicates that a minimum of 2 halls would be required to serve the new communities. A site of some 0.14 ha would be required to accommodate each hall. However due to the distribution of the additional population growth it may be appropriate to provide additional community halls for reasons of community capacity building.

7. OPEN SPACE REQUIREMENTS

- 7.1 Open space requirements for the new development have been derived by considering MSDC open space standards and associated SPG. However, as the

Council has not yet prepared an open space assessment to meet with the enhanced requirements of the revised PPG17. We have also considered separately levels of natural and semi-natural greenspace provision and allotment provision by applying national standards. The quantity standards which have been applied are as follows:

- Open space and outdoor sports provision 1.7 ha per 1,000 population;
- Children's play Provision (NEAP) 0.25 ha per 1,000 population
- Children's play provision (LEAP) 0.45 ha per 1,000 population
- Natural and semi-natural greenspace provision 1 ha per 1,000 (English Nature ANGSt standard);
- Allotments 0.2 ha per 1,000.

7.2 The combined level of greenspace requirements associated with the new development is a minimum of 38.34ha. In addition it has been assumed that informal amenity greenspace (including Local Areas of Play (LAPs) and landscaping will be incorporated within the housing land parcels, this is reflected within the dwelling capacity estimates for each land housing parcel.

7.3 The masterplan has been designed to maximise access to open space for all households and to utilise opportunities to retain and enhance existing natural and landscape features as open spaces where possible. However, when more detailed site master plans are prepared more detailed access standards to the full range of open space provision should be applied. These should reflect the findings of forthcoming open space assessment work undertaken at district level, however example standards have been identified within the open space calculator.

8. INDICATIVE LAND BUDGET

SOCIAL AND COMMUNITY INFRASTRUCTURE

8.1 Based upon overall community and infrastructure requirements for the total target population. The proposed schedule of facilities has been distributed between the 7 sites, the allocation of facilities between the sites has been based upon the following principles:

- To maximise the opportunities afforded by additional facilities provision;
- To promote sustainable patterns of service delivery; and

- To promote sustainable movement patterns with each parcel and the town as a whole.

8.2 Analysis of existing social and community infrastructure provision shows that the eastern side of the town is not well served by existing facilities particularly relating to secondary education and neighbourhood retailing. Therefore we have also sought to locate facilities to maximise the benefits to existing communities where possible.

8.3 Table 8.1 identifies the target land use budget for social and community infrastructure.

Table 8.1 – Target Land Use Budget (ha)

Land Parcel	Total Parcel Area	Neighbourhood Centre	Education	Open Space	Indoor Sports and Other Built Facilities	Employment	Residual Developable Area
C1A Employment	21.3			0.00		21.3	0.00
C1B Housing	27.03			7.05			19.98
C2	42.55	0.2	1.27	9.06	0.14	2.50	29.38
C3	20.74			5.24			15.49
C4	16.98		8.20	2.14			6.64
C5	36.97	0.42	1.27	8.42	0.14		26.72
C6	12.31			2.79			9.52
C7	15.28			3.65			11.64
Total	193.16	0.62	10.74	38.34	0.00	23.80	119.38

8.4 The rationale for the location of each use is as follows:

- The neighbourhood centre is split between the two largest land parcels to maximise the walk up catchment population for each centre, the health facility is co-located within the centre in parcel C5;
- The Secondary school is located within parcel C4, this is to centrally locate the school within the east of the town, to maximise access to the majority of

the planned development and to enable access to/from proposed bus routes and Wivelsfield station. The primary schools are proposed within parcels C5 and C2 this is to maximise the local walk up catchment to each school and to sustain the viability of existing schools which serve the west of the town.

- Open space has broadly been planned in proportion to the population of each parcel.
- The residual B class employment land has been provided in one block as part of parcel C1A. Of all of the locations identified this location represents the best in terms of proximity to existing employment areas and access to the A23.

HOUSING DENSITY BALANCE & CAPACITY ESTIMATE

- 8.5 After accounting for community infrastructure needs and distributor roads the residual land has been planned for housing development. The housing density mix for each parcel has been based upon a mix of 30% low density (30 dwellings/ha), 40% medium density (40 dwellings/ha) and 40% medium-high density (50 dwellings per ha). The rationale is to provide a range of dwelling types and sizes within each site. The distribution of medium and high density has been concentrated around the neighbourhood centre and along bus routes in order to maximise access and the viability of these services. Low density development has been located around more environmentally sensitive areas within parcels and adjoining the countryside edge to soften the visual impact of development.
- 8.6 Table 8.2 below summarises the housing development capacity of each parcel, overall there is capacity for 5,014 dwellings.

Table 8.2 – Housing Development Capacity

Land Parcel	Residual Developable Area	No. Dwellings @ 30 dph	No. Dwellings @ 40 dph	No. Dwellings @ 50 dph
C1A Employment	0.00	0	0	0
C1B Housing	19.98	120	320	400
C2	29.38	176	470	588
C3	15.49	93	248	310
C4	6.64	40	106	133
C5	26.72	160	428	534
C6	9.52	57	152	190
C7	11.64	70	186	233
Total	119.38ha	716	1910	2388