

## **Re-Use of or Redevelopment of Facilities**

There may be circumstances where an existing facility ceases to operate and a site becomes vacant. Under such circumstances the first consideration will be whether there is still a local need for services currently or last provided on that site.

### **Policy CO2: Re-Use of or Redevelopment of Facilities**

1. Proposals for the re-use or redevelopment of community premises for a use outside the scope of this policy will not be supported if:
  - a. There is an outstanding local need which could reasonably be met at that location;
  - b. The site remains viable for existing uses or could be made viable through appropriate diversification of use;
  - c. the proposal is not compatible with nearby uses.
2. In all cases consideration should be given to the suitability of the location for such facilities having regard to other Policies in this plan and its supporting documents
3. Where replacement facilities are intended, they should:
  - a. continue to serve the community;
  - b. be of appropriate scale and character;
  - c. be of high-quality design.

In order to demonstrate that there is no further need or demand for a building to support social, community or leisure use, applicants should undertake the following measures as a minimum:

- Where appropriate, seek confirmation in writing from the relevant agency that the proposed loss of premises is consistent with the agreed strategy for delivery of that service in the local community and city as a whole;
- In accordance with Appendix 2 of the Local Plan, market the land or premises for D1 or D2 use continuously for a period of at least three months;
- Close to the beginning of the marketing period, notify the Council of the proposed vacancy, so that community organisations, arts, sports and cultural groups seeking premises can be made aware of it.

Proposals involving the loss of land in use, or previously in use, by an education facility will only be supported, if it is clearly demonstrated to be surplus to educational requirements and its development for other uses would contribute to improvements in the delivery of school places in the city.

Where replacement facilities are intended, they should be located in accessible locations. The quality of new provisions should be equivalent to or exceed what is being replaced.

Where premises have been registered with the Council as assets of community value under the Localism Act 2011, this will be a material consideration in the determination of applications for change of use to non-community related use.