

COMMUNITY FACILITIES

Introduction

- 9.1 The provision of community facilities and other public utility services is an important consideration in the co-ordination of development throughout the district. New development which is closely related to existing areas helps to ensure that the use of available services and facilities is maximised and assists in justifying new provision.
- 9.2 The demand for improved services is constant. However, provision rests largely with public authorities where the availability of resources continues to be limited. New provision or improved standards of service have to be justified against overall priorities for expenditure and can often only be achieved by savings made elsewhere. Joint provision and the more intensive use of existing facilities are ways of ensuring that the best use is made of public investment.
- 9.3 Community facilities are widely distributed throughout South Derbyshire, although Swadlincote is the focus of provision due to its large population catchment. In the town, there are the Civic Offices, Police, Fire and Ambulance Stations, a Clinic, a Library, the Magistrates Court, the Employment Office, Social Services Offices and a variety of leisure facilities.
- 9.4 Many villages have Parish Halls or Meeting Rooms that are used for a wide range of activities including meetings, social events, whist drives, keep-fit, WI etc. A number of these properties are in need of repair, others require enlargement and improvement. Although a new village hall has recently been completed at Ticknall, the District Council's limited financial resources will delay other schemes for the time being.
- 9.5 Primary Schools are located throughout the district, although even in Swadlincote, nursery facilities are in short supply. Secondary education is confined to three schools in Swadlincote and one in Etwell; older pupils in the north-east of the district attend Chellaston School in Derby. In addition, there is the public school at Repton. South Derbyshire has no facilities for further education and is dependant upon technical colleges in Burton upon Trent, Coalville and Derby.
- 9.6 Derbyshire County Council as Education Authority has indicated that land is required for a number of educational developments, including both new and replacement schools, and for additional playing fields. None of the proposed developments are in the County Council's current building programme.
- 9.7 The need for community facilities to serve the new housing developments at Hilton and Church Gresley has already been addressed in the earlier section on Housing. However, within the district generally, there will also be a need to ensure that the provision of facilities proceeds in tandem with the additional development that is expected to take place to 2001 and that the requirements of disabled people are accommodated.
- 9.8 With respect to health provision, local residents must go to either Burton upon Trent or Derby for general hospital care.
- 9.9 The development of former hospital sites at Aston on Trent, Bretby and the Pastures site at Mickleover is clearly an important issue for the Local Plan. Government advice (PPG2 "Green Belts") argues that even in Green Belts, putting hospital sites to beneficial use will be preferable to allowing the buildings to remain empty and the site to become derelict. There is a need, however, to ensure that buildings of architectural merit are retained and converted, that development does not generally extend beyond the existing built-up part of the site and that the character of the area is preserved. Consideration will also need to

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be given to the future maintenance of residual open land and the desirability and feasibility of retaining significant recreation facilities where they are used by the wider community.

- 9.10 No further requirements have been identified by the Southern Derbyshire Health Authority.
- 9.11 Other County Council services: Social Services, Libraries, Police and Fire; and the major service suppliers: gas, electricity, water and telecommunications have indicated that they have no major land requirements in the area during the Plan period.

Derbyshire Structure Plan

- 9.12 No specific proposals are put forward in the Derbyshire Structure Plan for community facilities. Policies generally seek to direct new development to existing settlements where a basic level of provision is already present and to have regard to the particular needs of women, children and disabled people.
- 9.13 General Development Strategy Policy 2: Location of Built Development states that new development should make full and effective use of the redevelopment opportunities available on derelict, despoiled, unused or underused land.

Objectives of the Local Plan

- 9.14 The objective of the Local Plan is to ensure that provision is made for community facilities in order to remedy existing deficiencies and to serve new developments when they are needed. Where appropriate, land will be safeguarded from development.
- 9.15 The Local Plan will also seek to facilitate the development of redundant hospital sites for appropriate uses.

COMMUNITY FACILITIES POLICY 1 : NEW COMMUNITY FACILITIES

- 9.16 A. PROPOSALS FOR NEW AND IMPROVED COMMUNITY FACILITIES WILL BE PERMITTED PROVIDED THAT:-
- (i) DEVELOPMENT DOES NOT CAUSE DISTURBANCE TO LOCAL AMENITY BY VIRTUE OF NOISE OR TRAFFIC GENERATION;
 - (ii) ADEQUATE PROVISION IS MADE FOR PEDESTRIAN AND VEHICULAR ACCESS, PARKING, SERVICING, SCREENING AND LANDSCAPING;
 - (iii) THEY ARE OF AN APPROPRIATE SCALE AND DESIGN AND ARE WELL INTEGRATED WITH THEIR SURROUNDINGS.
- B. MAJOR RESIDENTIAL, BUSINESS, COMMERCIAL OR RECREATION DEVELOPMENT WILL NOT BE PERMITTED UNLESS ADEQUATE PROVISION HAS BEEN MADE FOR COMMUNITY FACILITIES, INFRASTRUCTURE AND AMENITIES MADE NECESSARY BY THAT DEVELOPMENT.

Justification

- 9.17 Facilities such as schools, clinics, residential homes, nursing homes, and village halls perform important functions and are generally located within residential neighbourhoods. Their provision has to be balanced against the need to protect the amenity of the area, due to the effect on neighbouring properties, traffic generation and the provision of car parking facilities. It is also important that new and improved community facilities are of an

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appropriate design, particularly in terms of meeting the needs of disabled people. In commercial developments such things as rights of way, sports facilities, nature reserves, and wildlife interpretation areas could legitimately arise from the development proposal and will need to be incorporated by agreement with the developer.

- 9.18 Where major developments generate the need for new facilities, it will be necessary to establish that provision has been made to meet this need, rather than new developments lacking such facilities.

Implementation

- 9.19 Through the use of development control powers and by negotiating planning obligations under Section 106 of the Town and Country Planning Act 1990.

COMMUNITY FACILITIES POLICY 2 : PROVISION OF EDUCATION FACILITIES

- 9.20 LAND FOR EDUCATIONAL PURPOSES WILL BE SAFEGUARDED AT THE FOLLOWING LOCATIONS:-

CHAPEL LANE, BARROW UPON TRENT
ARTHUR STREET, CASTLE GRESLEY
HEARTHCOTE RISE, CHURCH GRESLEY
DUCK STREET, EGGINTON
MAIN STREET, HARTSHORNE
EUREKA ROAD, MIDWAY
MANOR CLOSE, NETHERSEAL
WILLIAM ALLITT SCHOOL, NEWHALL
MAIN STREET, ROSLISTON
LONDON ROAD, SHARDLOW
KINGS MILL LANE, WESTON UPON TRENT

Justification

- 9.21 Derbyshire County Council have identified the need for a number of new and replacement school developments in the district. At the William Allitt School additional land is required for grassed playing fields. All the sites have previously been notified to the District Council under Schedule 1, para.7 (3)(d) of the Town and Country Planning Act 1990. None of the proposed developments is in the County Council's current school building programme.

Implementation

- 9.22 By the use of development control powers.

~~COMMUNITY FACILITIES POLICY 3 : THE DEVELOPMENT OF REDUNDANT HOSPITAL SITES~~

- 9.23 ~~SUBJECT TO THE GENERAL LEVELS OF PROVISION REQUIRED, THE DEVELOPMENT OF REDUNDANT HOSPITAL SITES FOR RESIDENTIAL, BUSINESS, INSTITUTIONAL OR RECREATION PURPOSES WILL BE PERMITTED PROVIDED THAT:-~~

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- (i) ~~BUILDINGS OF ARCHITECTURAL AND HISTORICAL MERIT ARE RETAINED AND CONVERTED;~~
- (ii) ~~DEVELOPMENT DOES NOT EXTEND BEYOND THE EXISTING BUILT-UP PART OF THE SITE;~~
- (iii) ~~DEVELOPMENT IS WELL RELATED TO THE MAIN FEATURES OF THE LANDSCAPE AND IS INTEGRATED WITH ITS SURROUNDINGS;~~
- (iv) ~~THE AMENITY VALUE OF THE SITE IS RETAINED OR ENHANCED BY PRESERVING MATURE TREES, KEEPING OR LAYING OUT LANDSCAPED AREAS, RETAINING SIGNIFICANT RECREATION FACILITIES AND PROTECTING THE SETTING OF LISTED BUILDINGS;~~
- (v) ~~ADEQUATE ACCESS, PARKING AND CIRCULATION ARRANGEMENTS ARE PROVIDED;~~
- (vi) ~~FEATURES OF NATURAL HISTORY OR HERITAGE IMPORTANCE ARE RETAINED WHEREVER POSSIBLE.~~

Justification

- 9.24 ~~Several hospital facilities have become redundant during the Plan period. Mindful of Government advice regarding the reuse of redundant hospital sites, the District Council accepts the presumption in favour of their development. The above proposal provides a context for specific development proposals to come forward whilst retaining some flexibility regarding specific uses and their extent. The criteria set out are intended to ensure that environmental and amenity interests are safeguarded when proposals are formulated. Planning Briefs will be prepared to provide more detailed guidance and will incorporate proposals for the future maintenance of residual open land.~~

Implementation

- 9.25 ~~By development control powers and the preparation of master plans/development briefs.~~

COMMUNITY FACILITIES POLICY 4 : TELECOMMUNICATIONS DEVELOPMENT

- 9.26 A. PLANNING PERMISSION WILL BE GRANTED FOR TELECOMMUNICATIONS DEVELOPMENT PROVIDED THAT:
- (i) THERE ARE NO SATISFACTORY ALTERNATIVE MEANS FOR TELECOMMUNICATIONS AVAILABLE;
 - (ii) THE SITING OF THE DEVELOPMENT DOES NOT RESULT IN AN UNDULY PROMINENT INTRUSION IN THE COUNTRYSIDE OR DAMAGE THE CHARACTER OF AREAS OF LOCAL LANDSCAPE VALUE, CONSERVATION AREAS OR THE SETTING OR FABRIC OF LISTED BUILDINGS.
- B. ANY DEVELOPMENT SHOULD BE SITED AND DESIGNED SO AS TO MINIMISE ITS VISUAL IMPACT.

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Justification

- 9.27 In the light of the advice of PPG8, the Council recognises the necessity for telecommunications development to proceed. In dealing with cases, regard will be paid to the necessity for the equipment, alternative existing facilities which may be shared, or structures or buildings which might be utilised, and the impact on the countryside, areas of local landscape value, conservation areas and listed buildings. In appropriate cases the Council may employ independent consultants to assess the issue of the availability of suitable alternative facilities to meet the requirements of the operator.

Implementation

- 9.28 By the use of development control powers.