

Chapter Nine**Community Facilities**

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Community Facilities

Introduction

- 9.1. Most development will require the support of a range of community facilities. The local plan seeks to enable and guide the provision of such facilities in order to ensure that the needs arising from development are met.

Objectives

1. To encourage the provision of a wide range of community facilities to serve the needs of local residents.
2. To provide for the needs of people with mobility handicaps.
3. To seek improvements to public utility infrastructure throughout the Borough and facilitate those bodies pursuing similar aims.

The Needs Arising From New Development

Social and Physical Infrastructure

- 9.2. Where the infrastructure requirements generated by development cannot be met by existing provisions, the Council will require developers to make provision for essential social and physical infrastructure to serve the needs of the proposed development. Social provision could include land for new facilities, or the provision, or contributions to the provision, or extension, of buildings for community uses such as community centres, emergency and health service facilities and recreational facilities in addition to the provision of education facilities. Physical infrastructure provision could include roads, drainage and water supply.
- 9.3. General requirements for educational facilities will be determined in the light of the provisions of the Report of the Working Party of the Essex Planning Officers Association on the provision of school sites.
- 9.4. In order to secure the provision of adequate infrastructure, the Council will, in appropriate cases, seek to enter into Agreements under Section 106, or impose conditions under Section 72 of the Town and Country Planning Act 1990.

POLICY CF1 - SOCIAL AND PHYSICAL INFRASTRUCTURE AND NEW DEVELOPMENTS

WHERE THE INFRASTRUCTURE REQUIREMENTS GENERATED BY DEVELOPMENT CANNOT BE MET BY THE EXISTING PROVISION THE COUNCIL WILL REQUIRE DEVELOPERS TO PROVIDE, PRIOR TO THE OCCUPATION OF THE DEVELOPMENT APPROVED:

- (i) APPROPRIATE HIGHWAY AND DRAINAGE IMPROVEMENTS; AND
- (ii) APPROPRIATE IMPROVEMENTS TO SOCIAL INFRASTRUCTURE TO SERVE THE NEEDS OF THE NEW DEVELOPMENT.

Education

- 9.5. Land deemed to be surplus to educational requirements is likely to be offered for development purposes. The Council will seek to ensure that such land is put to appropriate

alternative uses. School playing fields are, however an important local asset in terms of both their amenity value in an extensively built-up area and as a potential recreational facility. In areas where deficiencies in outdoor playing space have been identified, (see **Policy RE3** and **Appendix 17**) the Council will seek to retain existing school playing fields and will support, in all appropriate cases, policies for the improvement and dual use of such facilities, for both community and educational purposes, in order to improve opportunities for recreation within the Borough.

- 9.6. The Education (School Premises) Regulations 1981 require a minimum space standard in respect of school accommodation and playing fields to be attained. Most modern schools achieve those standards already, but older premises may be deficient. The Council will support the attainment of minimum space standards at all educational establishments wherever possible.

POLICY CF2 - EDUCATION FACILITIES

THE COUNCIL WILL ENCOURAGE THE ENHANCEMENT AND IMPROVEMENT OF EXISTING EDUCATIONAL FACILITIES AND WILL SUPPORT POLICIES FOR THE DUAL USE OF EXISTING FACILITIES FOR BOTH COMMUNITY AND EDUCATIONAL PURPOSES SUBJECT TO THE FOLLOWING CRITERIA:-

- (i) THE PROPOSAL SHOULD NOT DETRACT FROM THE AMENITIES OF THE AREA BY REASON OF TRAFFIC GENERATION, NOISE OR GENERAL DISTURBANCE;
- (ii) PROVISION SHALL BE MADE FOR AN APPROPRIATE LEVEL OF PARKING PROVISION
- (iii) IN APPROPRIATE CASES, PROVISION SHALL BE MADE FOR THE TURNING OF VEHICLES ON THE SITE
- (iv) THE PROPOSAL SHOULD NOT HAVE AN ADVERSE EFFECT ON TRAFFIC FLOWS ON THE ADJOINING HIGHWAY NETWORK;
- (v) THE PROPOSAL COMPLIES WITH ANY OTHER POLICY CONTAINED IN THE LOCAL PLAN.

Nurseries And Childminding Facilities

Pre-School Child Care Facilities

- 9.7. Demand for pre-school care facilities is increasing and provision by the private sector will in principle be encouraged. Such developments can, however, generate noise and traffic and can therefore affect the amenities of local residents. Proposals within residential areas should normally be sited in detached dwellings with a suitably screened external playspace in order to protect the amenities of adjoining residents and provide a safe environment for the children.
- 9.8. The use should not detract from the residential amenities of the surrounding area by reason of traffic generation, noise, or general disturbance. Where new buildings, or the extension of existing buildings, are proposed, development will be considered in the light of **Policy EC3**.
- 9.9. Pre-school care facilities need to be located where traffic movements associated with the use would not have an adverse effect on traffic flows on the adjoining highway network. To assist in this, provision shall be made for on-site car parking for staff and visitors and for the

delivery and collection of children, in accordance with adopted car parking policies (see **Appendix 4**). In appropriate cases, on-site vehicle turning facilities shall be provided.

- 9.10. When granting consent, the Council may impose conditions or seek Agreements under Section 106 of the Town and Country Planning Act 1990 to regulate the number of children attending and the hours of operation in the interests of protecting residential amenities. Temporary consents may be used in appropriate cases in order to allow the impact of proposed schemes to be fully assessed before any final decision is made.

POLICY CF3 - PRE-SCHOOL CHILD CARE FACILITIES

THE COUNCIL WILL PERMIT THE PROVISION OF ADDITIONAL FACILITIES FOR THE CARE OF PRE-SCHOOL AGE CHILDREN, SUBJECT TO THE FOLLOWING CRITERIA:

- (i) THAT IN AREAS USED FOR RESIDENTIAL PURPOSES THE PROPERTY CONCERNED SHOULD BE DETACHED;
- (ii) THE USE OF THE PROPERTY SHOULD NOT DETRACT FROM THE RESIDENTIAL AMENITIES OF THE AREA BY REASON OF TRAFFIC GENERATION, NOISE OR GENERAL DISTURBANCE;
- (iii) THAT ONE CAR PARKING SPACE IS PROVIDED FOR EVERY FULL-TIME MEMBER OF STAFF OR EQUIVALENT AND ADEQUATE WAITING AND VISITOR CAR PARKING SPACE IS PROVIDED ON THE SITE;
- (iv) IN APPROPRIATE CASES, PROVISION SHOULD BE MADE FOR THE TURNING OF VEHICLES ON THE SITE;
- (v) THE PROPOSAL SHOULD NOT HAVE AN ADVERSE EFFECT ON TRAFFIC FLOWS ON THE ADJOINING HIGHWAY NETWORK;
- (vi) THAT A PROTECTED AREA OF PLAYSPACE IS PROVIDED IN A POSITION WHICH IS SCREENED FROM ADJOINING RESIDENTS AND USES.
- (vii) THAT IT ACCORDS WITH ALL OTHER RELEVANT POLICIES IN THE PLAN.

Workplace Nurseries

- 9.11. The absence or high cost of creche facilities represents a significant barrier to entry into the labour market for parents with young children, particularly single parents. In the interests of encouraging a healthy, local economy and for the benefit of employers and employees alike, developers will be encouraged to provide purpose-built workplace nurseries in all new major commercial or industrial developments.

POLICY CF4 - WORKPLACE NURSERIES

IN ORDER TO ENCOURAGE GREATER EMPLOYMENT OPPORTUNITIES FOR PARENTS WITH YOUNG CHILDREN, THE COUNCIL WILL ENCOURAGE THE PROVISION OF CRECHE/WORKPLACE NURSERIES IN ALL NEW MAJOR COMMERCIAL OR INDUSTRIAL DEVELOPMENTS.

Libraries

- 9.12. As part of its plan for the Borough, Essex County Council has replaced its facility at South Benfleet. The Council will, in principle, support the improvement of library facilities in the Borough.

POLICY CF5 - LIBRARY PROVISION

THE COUNCIL WILL ENCOURAGE THE COUNTY COUNCIL TO IMPROVE LIBRARY FACILITIES IN THE BOROUGH.

Places of Worship and Community Centres

- 9.13. Places of Worship and Community Centres often provide valuable facilities for local people who are able to worship, meet, and participate in a range of other activities relatively close to their home.

- 9.14. The Council will in principle support the improvement and development of such facilities.

POLICY CF6 PLACES OF WORSHIP AND COMMUNITY CENTRES

THE COUNCIL WILL, IN PRINCIPLE, SUPPORT THE PROVISION OF PLACES OF WORSHIP AND COMMUNITY CENTRES WITHIN THE BOROUGH. ANY PROPOSAL FOR SUCH DEVELOPMENT SHOULD ACCORD WITH ALL OTHER RELEVANT POLICIES IN THE PLAN.

Health

- 9.15. The Southend Community Care Services National Health Trust has indicated that it wishes to provide a number of health care facilities within the Borough.

- 9.16. The Council will, in principle, support the provision and enhancement of these facilities.

POLICY CF7 - HEALTH FACILITIES

THE COUNCIL WILL ENCOURAGE THE PROVISION AND IMPROVEMENT OF HEALTH CARE FACILITIES WITHIN THE BOROUGH.

Non-Residential Health Care Facilities

- 9.17. Non-residential health care facilities (doctors, dentists etc.), need to be located in close proximity to patients which will often necessitate location within residential areas. Care must be taken, however, to secure a balance between the provision of these services and the preservation of the local environment and residential amenities. Accordingly, the Council will support in principle the provision of essential, non-residential, health care facilities, but will require that, in the interest of minimising noise and traffic disturbance in residential areas, such uses are accommodated in detached properties which have appropriate car parking and vehicle turning facilities.

- 9.18. The use should not detract from the residential amenities of the surrounding area by reason of traffic generation, noise, or general disturbance. Where new buildings or the extension of existing buildings are proposed, development should accord with the provisions of **Policy EC3**.

- 9.19. When granting consent, the Council may impose conditions, or seek Agreements under Section 106 of the Town and Country Planning Act 1990, to regulate the number of consulting rooms and staff in the interests of the amenities of adjoining residents.

- 9.20. The Council will consult the Essex Family Health Services Authority, when considering development proposals for health care facilities.

POLICY CF8 - NON-RESIDENTIAL HEALTH CARE

THE COUNCIL WILL PERMIT THE PROVISION OF ADDITIONAL NON- RESIDENTIAL HEALTH CARE FACILITIES WITHIN THE BOROUGH, SUBJECT TO COMPLIANCE WITH THE FOLLOWING CRITERIA:

- (i) THAT IN AREAS USED FOR RESIDENTIAL PURPOSES THE PROPERTY CONCERNED SHOULD BE DETACHED.
- (ii) THE USE OF THE PROPERTY SHOULD NOT DETRACT FROM THE RESIDENTIAL AMENITIES OF THE SURROUNDING AREA BY REASON OF TRAFFIC GENERATION, NOISE, OR GENERAL DISTURBANCE.
- (iii) THAT WITHIN THE SITE, ONE CAR PARKING SPACE IS PROVIDED FOR EVERY FULL-TIME MEMBER OF STAFF OR EQUIVALENT AND TWO VISITOR CAR PARKING SPACES ARE PROVIDED FOR EACH CONSULTING ROOM.
- (iv) IN APPROPRIATE CASES, PROVISION SHOULD BE MADE FOR THE TURNING OF VEHICLES ON THE SITE.
- (v) THE PROPOSAL SHOULD NOT HAVE AN ADVERSE EFFECT ON TRAFFIC FLOWS ON THE ADJOINING HIGHWAY.
- (vi) IT SHOULD ACCORD WITH ALL OTHER RELEVANT POLICIES IN THE PLAN.

Access For People With Disabilities

- 9.21. The development of land and buildings provides the opportunity to secure a more accessible environment for everyone, including those with disabilities. This principle is set out within PPG1 which establishes the issue of accessibility as a material planning consideration.
- 9.22. The internal accessibility of non-domestic buildings such as shops, places of employment, educational establishments and any premises to which the public is admitted, is controlled through Part M of the Building Regulations. **Policy H11** and **SPG24** of the Local Plan deal with accessibility in private housing development. The following policy states that the needs of people with disabilities will also be considered in all non-residential development proposals.
- 9.23. The design of spaces between and around buildings is particularly important in ensuring good access. Dropped kerbs, level surfaces and the provision of disabled parking bays close to the development are material planning considerations and the Council will seek to ensure such provisions are incorporated in all new development.

POLICY CF9- ACCESS AND NON-DOMESTIC DEVELOPMENT

THE COUNCIL WILL EXPECT ALL APPROPRIATE DEVELOPMENT AND THE SPACE AROUND SUCH DEVELOPMENT TO BE DESIGNED TO BE ACCESSIBLE FOR PEOPLE WITH DISABILITIES.

- 9.24. In addition to the above, there are a considerable number of buildings, facilities and areas that are not currently accessible to the disabled, some of which are owned or maintained by the Council, such as parks and footpaths. The Council will endeavour to make these more accessible, and will encourage owners or operators of other facilities to do the same.

- 9.25. Developers attention is drawn to the provisions of the Chronically Sick and Disabled Persons Act 1970, the Code of Practice for Access for the Disabled to Buildings (BS 5810:1979) and Design Note 18 'Access for Disabled People to Educational Buildings' (1984). In addition to these provisions, and in order to assist developers in designing for accessibility, developers may wish to refer to two documents which are available for reference purposes: 'Designing for Accessibility - An Introductory Guide' published in 1993 by the centre for Accessible Environments which provides advice on accessibility within non-domestic buildings; and 'Revised Guidelines for Reducing Mobility Handicaps, -towards a Barrier Free Environment' published in 1991 by the Institute of Highways and Transportation which provides advice on accessibility on highways and the spaces between buildings.

Emergency Services

- 9.26. The Council is not aware of any additional land or operational requirements for either the Police or Ambulance Services within the Borough. The Chief Fire Officer of Essex Fire and Rescue Services, has indicated that a new fire station may be required in the Borough.

POLICY CF10 - FIRE STATION

THE COUNCIL WILL, IN PRINCIPLE, SUPPORT THE PROVISION AND IMPROVEMENT OF FIRE SERVICE FACILITIES WITHIN THE BOROUGH.

Cemetery

- 9.27. A need has been perceived for a cemetery on Canvey Island. The Council will support the provision of such a facility, subject to a suitable site being identified.

POLICY CF11 - CEMETERY PROVISION

THE COUNCIL WILL SUPPORT IN PRINCIPLE THE PROVISION OF A CEMETERY ON CANVEY ISLAND.

Public Utilities

- 9.28. The Council is unaware of any major difficulties of supply, or any land requirements, of British Telecom or the Electricity and Gas companies which need to be incorporated into the Plan.

Overhead Powerlines And Cables

- 9.29. Overhead powerlines and cables can be of considerable visual prominence and can be detrimental to the amenity of rural and urban landscapes. The problem is particularly apparent where the open nature of the terrain affords long uninterrupted views and in areas of special character such as the Conservation Area or Special Landscape Area.
- 9.30. The Council will encourage the Regional Electricity Company and the telecommunications operators to place new, low voltage electricity power lines and telephone equipment below ground and to dismantle and remove redundant overhead equipment wherever possible. Particular regard will be had to the desirability of preserving the character and appearance of the Conservation Area, Special Landscape Area and Areas of Ancient Landscape, and the need to enhance the appearance of the Landscape Improvement Area. If required, high voltage overhead transmission lines will be acceptable in principle, but if possible, they will

be directed away from the Conservation Area, the Special Landscape Area, the Areas of Ancient Landscape, the Landscape Improvement Area and areas of importance for wildlife. When considering applications for large scale, new development, the Council will expect cables and power lines to be placed underground.

POLICY CF12 - POWERLINES AND CABLES

THE COUNCIL WILL SEEK THE SUBTERRANEAN PROVISION OF LOW VOLTAGE ELECTRICITY POWER LINES AND TELECOMMUNICATION CABLES AND THE REMOVAL OF REDUNDANT OVERHEAD EQUIPMENT THROUGHOUT THE BOROUGH. IF REQUIRED, HIGH VOLTAGE OVERHEAD TRANSMISSION LINES WILL BE ACCEPTABLE IN PRINCIPLE, BUT AS FAR AS POSSIBLE, THEY WILL BE DIVERTED AWAY FROM THE CONSERVATION AREA, THE SPECIAL LANDSCAPE AREA, THE AREAS OF ANCIENT LANDSCAPE, THE LANDSCAPE IMPROVEMENT AREA AND AREAS OF IMPORTANCE FOR WILDLIFE. WHEN CONSIDERING APPLICATIONS FOR LARGE SCALE, NEW DEVELOPMENT, THE COUNCIL WILL EXPECT CABLES AND POWER LINES TO BE PLACED UNDERGROUND.

- 9.31. The Conservation Area, the Special Landscape Area and Landscape Improvement Area are shown on the Proposals Map.

Foul Water And Sewage Disposal

- 9.32. A number of problems exist in respect of foul water and sewage disposal within the Borough, primarily as a result of the age of the system and historic, indiscriminate connection. Most have been brought to the attention of Anglian Water Services and the Environment Agency. A lack of resources has led to limited improvement works, however, the Council will continue to request that these bodies secure further improvements.
- 9.33. The capacity of the existing drainage and sewage infrastructure system may necessitate the phasing of any large scale development in the Borough.

POLICY CF13 - PHASING OF DEVELOPMENT

THE COUNCIL WILL REQUIRE, IN APPROPRIATE CASES, THE PHASING OF ANY LARGE SCALE DEVELOPMENT WITHIN THE BOROUGH, IN ORDER TO ENSURE SATISFACTORY INFRASTRUCTURE PROVISION.

Surface Water Disposal

- 9.34. Development of open land can exacerbate or create problems of surcharge in existing watercourses by increasing surface water run-off. Large scale development will require the provision of balancing ponds or other improvements to the drainage system in order to ameliorate such difficulties.
- 9.35. In considering any proposal for development likely to have implications for land drainage, the Council will have regard to the National Rivers Authority 1994, "*Guidance Notes for Local Plan Authorities on the Methods of Protecting the Water Environment through Development Plans*", a copy of which is available for inspection, and will liaise with the Environment Agency and Anglian Water Services to secure appropriate land drainage provision.

POLICY CF14 - SURFACE WATER DISPOSAL

IN ALL CASES WHERE DEVELOPMENT WOULD RESULT IN SIGNIFICANTLY INCREASED SURFACE WATER RUN-OFF, THE COUNCIL WILL REQUIRE APPROPRIATE IMPROVEMENTS TO WATERCOURSE CAPACITY TO BE UNDERTAKEN BEFORE DEVELOPMENT COMMENCES.

Water Supply

- 9.36. The Essex Water Company has stated a need for a new covered reservoir in the north-west of the Borough. The provision of adequate water supplies is fundamental to the future development of the Borough and the Essex Water Company will therefore be supported in its provision. The Council will continue to press the appropriate water authorities to secure improvements in water quality in the area.
- 9.37. In appropriate cases, developers will be expected to contribute to the provision of appropriate infrastructure (**see Policy CF1**).

POLICY CF15 - WATER SUPPLY

THE COUNCIL WILL SUPPORT THE WATER COMPANIES IN THE PROVISION OF ADEQUATE WATER SUPPLIES IN THE BOROUGH.

Telecommunications

- 9.38. Telecommunications have become increasingly complex in recent years. The Telecommunications Act 1984 sets out the obligations of Telecommunications Operators, and Planning Policy Guidance Note 8 'Telecommunications' sets out the Government's planning advice in respect of such development. Demand for telecommunications equipment has grown, often leading to a proliferation of structures which can detract from the amenity and quality of the built and rural landscape. In order to ensure that the amenity and appearance of the Borough is not adversely affected by these structures, early consultation with developers of telecommunication equipment will be encouraged. In particular, telecommunications operators will be urged to co-ordinate their requirements for the Borough and carry out early consultations with the Council on specific sites which would meet their operational requirements. Favourable consideration is likely to be given to the provision of a small number of shared large masts where it can be demonstrated that these would avoid the erection of many smaller structures not requiring express planning permission, in conspicuous locations.

POLICY CF16 - TELECOMMUNICATIONS

WHEN CONSIDERING PLANNING APPLICATIONS, OR DETERMINING WHETHER TO REQUIRE PRIOR APPROVAL OF THE SITING AND APPEARANCE OF TELECOMMUNICATIONS EQUIPMENT, THE COUNCIL WILL HAVE REGARD TO:

- (i) THE VISUAL IMPACT OF THE STRUCTURE ON ADJACENT LAND USES;
- (ii) THE IMPACT ON THE LANDSCAPE;
- (iii) THE AVAILABILITY OF ALTERNATIVE SITES.

PROPOSALS FOR THE ERECTION OF MASTS AND LARGE ANTENNAE WITHIN THE CONSERVATION AREA, SPECIAL LANDSCAPE AREA, ANCIENT LANDSCAPES OR LANDSCAPE IMPROVEMENT AREA WILL BE REFUSED. ELSEWHERE IN THE BOROUGH FAVOURABLE CONSIDERATION MAY BE GIVEN TO THE PROVISION OF LARGE MASTS SHARED BY SEVERAL TELECOMMUNICATIONS OPERATORS WHERE IT CAN BE DEMONSTRATED THAT THESE WOULD AVOID THE ERECTION OF A MULTIPLICITY OF SMALLER STRUCTURES NOT REQUIRING EXPRESS PLANNING PERMISSION, IN CONSPICUOUS LOCATIONS.

Waste Recycling

- 9.39. The recycling of waste products including paper, glass, and metal has received support at European, national, regional and county levels.
- 9.40. Recycling waste has positive benefits in terms of conserving natural resources, saving energy, reducing the risk of pollution and reducing the demand for waste disposal facilities and landfill space.
- 9.41. The Council is supportive of waste recycling and the environmental and economic principles underlying the process.

POLICY CF 17-WASTE RECYCLING

THE COUNCIL WILL IN PRINCIPLE ENCOURAGE THE PROVISION OF WASTE RECYCLING FACILITIES WITHIN THE BOROUGH. ANY PROPOSAL FOR SUCH DEVELOPMENT SHOULD ACCORD WITH ALL OTHER RELEVANT POLICIES IN THE PLAN.