

10 EDUCATION AND COMMUNITY FACILITIES

Introduction

- 10.1 Over recent years the Government has introduced legislation which has had a significant effect on the way community services are provided and administered nationally.
- 10.2 Encouragement has been given to the private sector to offer services in the spheres of health care and education and this has resulted in the growth of a variety of privately managed facilities, particularly private nursing homes for the elderly, hospitals and grant maintained schools.

Policy Background

- 10.3 In Planning Policy Guidance Note No.12 "Development Plans and Regional Planning Guidance" local planning authorities are advised to have regard to social considerations when preparing general policies in their development plans. Where necessary plans are required to make provision for schools, colleges, places of worship and other community facilities.
- 10.4 The adopted Leicestershire Structure Plan (LSP) recognises that land use planning does not have a central role in changing the social and economic position of particular groups in the population, but considers that the location of land for homes, jobs and services has significant differential effects on certain groups.

Aims and Objectives

- 10.5 The Local Plan has the following aims and objectives:-
- 1 to encourage and provide for the development of community facilities to meet the needs of the Borough;
 - 2 to safeguard and make best use of existing facilities.

Policies and Proposals

Education

- 10.6 There are 25 primary schools in the Borough and 4 high schools which cater for the 11-14 age group. The King Edward VII Upper School in Melton Mowbray and the Belvoir High School in Bottesford provide for secondary education. Facilities for further education are available at Melton Mowbray College of Further Education and Brooksby Agricultural College.
- 10.7 As part of the overall strategy of the Local Plan, the development of a new village at the former Melton Mowbray Airfield requires provision for a new primary school in order to meet the requirements of the Local Education Authority. Further details are set out at Chapter 14 "The New Village" (See Policy NV12) and the New Village Development Brief.
- 10.8 Although there is a general trend towards an ageing population in the Borough, increases in the school age population occur from time to time and from place to place. In some instances school rolls may exceed the permanent accommodation available and extensions to school buildings and facilities may be required over the Plan period. Applications for development at County Council controlled schools will be dealt with by the County Council. The following policy will therefore apply to those schools which are governed in other ways.

CF1 PLANNING PERMISSION WILL BE GRANTED FOR NEW EDUCATION FACILITIES ON LAND USED FOR EDUCATION

**PURPOSES SUBJECT TO SATISFACTORY SITING, DESIGN,
PARKING, ACCESS AND AMENITY CONSIDERATIONS.**

Community Health Care

- 10.9 The War Memorial Hospital and St. Mary's Hospital in Melton Mowbray serve the town and its hinterland. They are both operational but the Regional Health Authority has declared an intention to concentrate facilities at one hospital and to close the other or develop a new community hospital on a green-field site and dispose of the existing sites.
- 10.10 It is therefore likely that at least one of the hospital sites will become available for an alternative use. The Council will therefore liaise with the Regional Health Authority and will seek to facilitate the development of a new community hospital.
- 10.11 There is one centrally located doctors practice in Melton Mowbray at Latham House and surgeries in the villages of Asfordby and Bottesford, Long Clawson, Somerby, Waltham on the Wolds and Wymondham.

CF2 PLANNING PERMISSION WILL BE GRANTED FOR NEW HEALTH CARE FACILITIES ON LAND OCCUPIED BY EXISTING HOSPITALS AND SURGERIES/CLINICS SUBJECT TO SATISFACTORY SITING, DESIGN, PARKING, ACCESS AND AMENITY CONSIDERATIONS.

- 10.12 As part of the development of a new village at the former Melton Mowbray Airfield, the Council requires the dedication of land for a new health centre. Further details are set out at Chapter 14 "The New Village " (see Policy NV12) and the New Village Development Brief.
- 10.13 As a consequence of Government incentives there has been a significant growth in demand for elderly persons nursing homes which has resulted in proposals for the change of use of large dwelling houses, both in urban and rural locations. In some instances listed buildings have been the subject of proposals. Generally large detached houses set in spacious grounds offer suitable conversion prospects. However, the Council is concerned that conversion works should not adversely affect the appearance of a building, nearby residential amenities or open space provision. The following policy will therefore apply :-

CF3 PLANNING PERMISSION WILL BE GRANTED FOR THE CHANGE OF USE OF LARGE DWELLING HOUSES TO ELDERLY PERSONS NURSING HOMES PROVIDED:-

A) THE CONVERSION DETAILS ARE SATISFACTORY;

B) THERE WOULD BE NO ADVERSE EFFECTS ON RESIDENTIAL AMENITIES;

C) SATISFACTORY ACCESS AND PARKING IS PROVIDED.

Other Facilities

- 10.14 Local shops, post offices, public houses, meeting halls and places of worship play an important part in the life of the community, especially in villages. These facilities are

generally provided and managed by local groups, private individuals or businesses and parish councils.

- 10.15 The Council is concerned to ensure that adequate provision is available by way of buildings and sites, whether existing or proposed. The following policy will therefore apply:-

CF4 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD RESULT IN THE LOSS OF LOCAL COMMUNITY FACILITIES UNLESS THERE IS NO LOCAL NEED OR REPLACEMENT SITES OR BUILDINGS CAN BE MADE AVAILABLE.

- 10.16 As part of the development of a new village at the former Melton Mowbray Airfield, the Council will require the developer to provide community facilities at an early stage in the development of the village. The new village is expected, ultimately to accommodate a population of some 2,500 to 3,000 people. Planning Policy Guidance Note No 13 "Transport", emphasises the need to locate new housing where social, educational and community facilities can be accessed by the community without unnecessary car journeys being made. Moreover, it places an onus on developers and local planning authorities to consider and identify the need for these facilities in new settlements such that the level of facilities is related to the scale of development. Further details are set out at Chapter 14 "The New Village" (see Policy NV12) and the New Village Development Brief.

- 10.17 The Sports Council has provided guidelines to estimate the level of demand that could be generated from new housing areas for particular sports facilities and activities. The Council will apply these guidelines when estimating the need for community facilities at the new village settlement.