

CHAPTER 11

Community Facilities

11.0 Introduction

- 11.1 The community needs a diverse range of facilities to ensure a good social environment. These include community centres, **sports centres** residential and day care services for elderly / disabled people, health centres, hospitals, schools, nurseries, libraries, places of worship, and cemeteries. PPG 3 (Paras. 31 and 67) recognises the importance of local facilities. Population growth and changes to the population age structure are likely to bring with them additional demands for these facilities. Proposals that accord with the policies in this chapter will also be assessed against the General Policies and environmental policies.

New School Sites

[Delete:11.2 The Council's school role forecasts show an increase in all school age groups. In global terms, these increases will not exceed the level of accommodation available but because of the increases are distributed unevenly across the District they may lead to the need for additional schools in some locations. There has been a fundamental review of the education service and buildings provision and some of this geographical imbalance has been addressed.]

- 11.2 *The school roll forecasts issued in 2001, covering the years to 2008, show the rolls to be stable. However, the apparent stability masks a predicted fall in most parts of the District, just balanced by the steep rise predicted in a few areas. Although there are several new and expanded schools as a result of the school re-organisation, some additional pupil accommodation will be needed in those few areas with increased rolls. This pattern of pupil growth and decline is consistent with the changing nature of the District's inhabitants evident in the Council's long-range forecasts for the whole population. These show a small fall in the 5-15 age group and a small rise in the 0-4 age range***

- 11.3 The location and design of new schools should take account of sustainability principles; in particular this will include reducing dependency on the private car for trips to school; this is in line with the sustainability aim expressed in PPG3 paragraph 2. Accordingly

Policy CF1

PLANNING CONSENT WILL NOT **[Delete: NORMALLY]** BE GRANTED FOR THE DEVELOPMENT OF LAND ALLOCATED ON THE PROPOSALS MAPS FOR SCHOOLS FOR OTHER PURPOSES. THE LOCATION AND DESIGN OF NEW SCHOOL SITES SHOULD TAKE ACCOUNT OF THE NEED TO MINIMISE THE RELIANCE ON THE PRIVATE CAR AND TO PROVIDE FOR THE JOINT USE OF OPEN SPACE AND RECREATION FACILITIES.

- 11.4 There has been a large scale review of the provision of educational facilities in Bradford District. The former three tier system is being replaced by a two tier system. This review has placed great strain on the capital financing arrangements and some areas of the District lack the capacity to absorb the scale of school age population increase proposed in the UDP. The Council will prepare Supplementary Planning Guidance to set out the circumstances and procedure that will be adopted to help finance additional education capacity where this is needed to support large new housing developments.

Education Contributions in new Residential Developments

- 11.5 Section 106 of the Town and Country Planning Act 1990 enables planning authorities to seek to negotiate a contribution from developers towards the cost of meeting the extra infrastructure necessary to support the development. For education this could mean asking for a contribution towards the cost of extending the school or building a new one. Properly used planning obligations may enhance the quality of development. Developers of family housing may reasonably be expected to pay towards the cost of infrastructure which would not have been necessary but for the development. Developers should not have to remedy existing deficiencies.
- 11.6 The Supplementary Planning Guidance will set out the circumstances where contributions will be sought, the procedure to be taken in negotiations, and the formulae to be used to calculate the contribution.

Policy CF2

WHERE MAJOR NEW HOUSING PROPOSALS WOULD RESULT IN AN INCREASED DEMAND FOR EDUCATIONAL FACILITIES WHICH CANNOT BE MET BY EXISTING SCHOOLS AND COLLEGES. A DEVELOPER MAY BE REQUIRED TO ENTER INTO A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990, IN ORDER TO SECURE THE PROVISION OF, OR CONTRIBUTION TOWARDS, NEW OR EXTENDED FACILITIES.

- 11.6a *This policy will also apply in cases where school places for Bradford children are provided outside the District. In those cases S 106 contributions would be sought by Bradford MDC on behalf of the neighbouring LEA e.g. North Yorkshire.***

- 11.7 All the sites allocated in the Plan are currently regarded as being necessary to meet the educational needs of the District. However, if during the life of the Plan there is a change in circumstances that means one or more sites is not needed then other development may be appropriate. In such circumstances planning applications will be considered on their merits in the context of other policies in the Plan and in particular policies UR2, UR3, CF6 and CF7.

Small Developments on Land Allocated for Other Uses

[Delete: 11.8 Many social facilities require sites below 1.0 hectare or can operate from existing buildings and in most cases are too small to be specific proposals in the Plan. This situation may occasionally give rise to proposals on land allocated for other uses. Where this happens it will not be seen as an obstacle to meeting an identified need of the community. In such circumstances planning applications will be considered on their merits in the context of policy UR2, UR3 and UR4.

Policy CF3

PLANNING CONSENT WILL BE GRANTED FOR PROPOSALS (UP TO ONE HECTARE) FOR COMMUNITY USES ON SITES ALLOCATED FOR OTHER PURPOSES WHERE THEY MEET AN IDENTIFIED LOCAL NEED]

11.7a *It is very difficult to anticipate and allocate sites in the Plan for the range of needs found in the diverse communities of the District. However the plan should ensure that provision can be made to meet the identified needs of communities. In order to minimise the amount of new greenfield development and the loss of sites allocated for specific uses a sequential approach is proposed to address the accommodation of identified needs. Therefore:*

Policy CF3

PLANNING PERMISSION WILL BE GRANTED FOR PROPOSALS FOR COMMUNITY USES PROVIDED THAT IT CAN BE DEMONSTRATED THAT THERE IS BOTH AN IDENTIFIED LOCAL NEED AND THAT THERE ARE NO BUILDINGS OR SITES AVAILABLE THAT ARE MORE SUSTAINABLE THAN THAT PROPOSED, BY THE APPLICATION OF THE FOLLOWING SEARCH SEQUENCE

- (1) IN AN EXISTING BUILDING**
- (2) ON AN UNALLOCATED PREVIOUSLY DEVELOPED SITE**
- (3) ON A PREVIOUSLY DEVELOPED SITE ALLOCATED FOR ANOTHER PURPOSE**
- (4) ON AN UNALLOCATED GREENFIELD SITE**
- (5) ON A GREENFIELD SITE ALLOCATED FOR ANOTHER PURPOSE**

11.7b Applicants will need to supply information on the local needs which have led to the proposal. The search area to which the sequential test is applied should be based on the area to be served by the proposed facility. This policy will be applied in conjunction with other policies in the Plan in particular UR2, 3 and 4.

Health

- 11.9 Indicators of health and deprivation show that, overall, the health of the local population is below average and about 190,000 (40%) of the population can be considered deprived. Bradford ranks as the eighth most deprived Health Authority area in the country. Particular health challenges for the District relate to high rates of diabetes, coronary heart disease, mental illness and accidents.
- 11.10 There are major redevelopment proposals for Bradford Royal Infirmary and for St Luke's Hospital; **these projects will enable the range and scope of secondary care to be increased on the main hospital sites** The NHS Trust is also responding to a new strategic agenda: that is to provide care in a way that moves away from an historical, speciality and hospital based configuration to enable better co-ordination and integration of services with other providers. There is a commitment to extend intermediate care services, providing diagnostic, therapeutic and treatment facilities away from the hospital setting. The most fundamental change will be extending services in primary care – to increase the range and scope of services, which can be offered in GP practices, and in health centres, which are closer to patients' homes.

Non Operational Hospital Land

- 11.11 There is land adjacent to hospitals in the District, which is not in active use for hospital purposes. This is allocated as non-operational hospital land on the Proposals Maps and is reserved for possible use by the hospitals. However, should this land become surplus to the requirements of the adjoining hospital during the life of the Plan, then other proposals will be considered on the basis of their compatibility with the immediate surrounding land uses in the context of Policies UR2 and UR3. Accordingly: -

Policy CF4

PLANNING CONSENT WILL BE GRANTED FOR DEVELOPMENT PROPOSALS ARISING FROM THE INVESTMENT PROGRAMMES TO IMPROVE HEALTH FACILITIES AT BRADFORD ROYAL INFIRMARY, ST LUKES AND AIREDALE GENERAL HOSPITALS, AND PRIMARY AND INTERMEDIATE CARE IN THE COMMUNITY SUBJECT TO OTHER RELEVANT POLICIES IN THE PLAN

Cemetery Provision

- 11.12 Research has been carried out into the likely cemetery requirements for the next ten years. It is anticipated that the Muslim section at Scholemoor Cemetery will be full in 4-5 years time, and that the Christian section in 7-10 years time. The Plan makes provision for an extension to the Scholemoor Cemetery (see Bradford South Proposals Report). Nab Wood Cemetery will be full in about 5-7 years. There is therefore a land need in the Shipley / Cottingley area. This will be subject to further investigation and proposals may be brought forward at second deposit. Land at Utley Cemetery in Keighley has been reserved for use towards the end of the plan period.

Community Priority Areas

- 11.13 The scope for regeneration in inner Bradford, and Keighley is constrained by the combination of an increasing and predominantly young population, and a severely restricted supply of land that is available and suitable for development. This competition for space is particularly intense in the Community Priority Areas defined in the Plan; these areas have been redrawn to take account of the density of population, the lack of suitable open space for recreation, and other deprivation characteristics. As the population grows, pressure will intensify for additional houses, jobs and community facilities. This will result in conflicting demands for land and the reuse of buildings; it is important that such pressures do not lead to loss of public open space. Where possible, resources should be made available to remedy deficiencies in, or loss of, open space.
- 11.14 A further factor is the cultural diversity of these areas. A particularly important trend is the continuing desire of the Asian community to remain in the inner areas because of community networks, the availability of relatively cheap large houses and facilities such as places of worship. Evidence indicates that where outward movements have occurred, these have tended to be mainly to adjacent areas, where access to family and facilities can still be achieved.
- 11.15 Policies CF6 and CF7 seek to prevent **[Delete: town cramming] overdevelopment** and reconcile the conflicting demands for the use of land and buildings. The needs and aspirations of local communities are to be met by giving priority to land uses appropriate to the site or building that bring about the greatest improvements to the quality of inner city life.

Policy CF6

IN THE COMMUNITY PRIORITY AREAS DEFINED ON THE PROPOSALS MAPS PLANNING CONSENT FOR THE DEVELOPMENT OF UNALLOCATED LAND WILL BE GRANTED PROVIDED THAT THERE IS ADEQUATE OPEN SPACE PROVISION, OR THE SITE IS INAPPROPRIATE FOR SUCH USE

AND

PRIORITY IS GIVEN TO THE FOLLOWING USES (IN ORDER)

- (1) COMMUNITY FACILITIES WHERE THERE IS A DEMONSTRABLE NEED FOR SUCH FACILITIES;

- (2) HOUSING TO MEET LOCAL NEEDS
- (3) EMPLOYMENT GENERATING USES.

Policy CF7

IN THE COMMUNITY PRIORITY AREAS DEFINED ON THE PROPOSALS MAPS PLANNING CONSENT FOR THE CHANGE OF USE OF BUILDINGS WILL BE GRANTED PROVIDED THAT PRIORITY IS GIVEN TO THE FOLLOWING USES (IN ORDER)

- (1) COMMUNITY FACILITIES WHERE THERE IS A DEMONSTRABLE NEED FOR SUCH FACILITIES
- (2) HOUSING TO MEET LOCAL NEEDS
- (3) EMPLOYMENT GENERATING USES

11.15a *Unless there are overriding material considerations, significant employment generating development should only be permitted if the site is easily accessible by non-car modes, in particular public transport.*

11.15b *The Plan makes provision for Bradsford University and Bradford College to expand; the Bradford West proposals section II sets out Policy BWCF8 and text for this.*

Built Facilities for Community Sport And Recreation

11.5c *Sport and recreation all contribute to people's quality of life. The Government have recognised the positive value of sport, recreation, and active lifestyles, particularly its impact on education and health. The planning system has a role to play in meeting the diversity of needs, from formal, organised sport, through to enjoyment of local open spaces and the countryside.*

11.15d *In order to develop sustainable communities it is vital that adequate sport and recreation facilities are provided as an integral part of new housing, employment and retail developments. All development can potentially generate demand for additional or enhanced places for sport and recreation. In some areas existing facilities may be able to cope with additional users but in many areas facilities are under pressure and new facilities or improvements to existing facilities will be needed to satisfy new demand created by development. The amount and type of facilities required will depend on the size of the development and the contribution of existing provision in the area. In cases of major residential developments a complete local infrastructure for sport may be required, ranging from sports halls to playing fields, pavilions and other facilities.*

11.15e *Policies OS4 and OS5 of the Plan relate to the provision of playing pitches and recreational open space including children's play areas. In addition to these facilities it is important that appropriate provision is made for built community and indoor sports and recreation facilities. Therefore:*

Policy CF7A

WHERE MAJOR DEVELOPMENT PROPOSALS WOULD RESULT IN AN INCREASED DEMAND FOR BUILT RECREATIONAL FACILITIES WHICH CANNOT BE MET BY EXISTING FACILITIES A DEVELOPER MAY BE REQUIRED TO ENTER INTO A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990, IN ORDER TO SECURE THE PROVISION OF, OR CONTRIBUTION TOWARDS, NEW OR EXTENDED FACILITIES.

11.15f Provision required under the policy will be determined with regards to:

- **Additional demand likely to be generated by the development,**
- **Adequacy of existing facilities serving the locality**
- **current local strategies relating to the development of sport and recreation.**

These considerations will inform the level of additional facilities that may be required or alternatively whether an upgrade of existing facilities would be appropriate to cater for a new demand.

11.5g The Council's draft Facility Planning Model sets out the strategy for built sports facilities in the District. It seeks to:

- **ensure future provision is well planned and reflects the supply and demand for recreational provision across the district**
- **ensure equality and an access for all policy is fully considered**
- **ensure an involvement of all relevant partners**
- **contribute to the economic and social development of the district's communities**
- **ensure provision reflects Council priorities particularly with regard to rebuilding communities and in promoting the benefits of sport in health and well being, social integration, and in engendering a healthy community spirit.**
- **Work towards a situation where all sections in the district's communities have the opportunity to take part in sport and physical recreation of their choice**

11.15h There are no specific standards for the provision of recreational facilities. However, the Council are carrying out a geographical mapping exercise regarding the provision of recreational buildings in order to inform the facility development strategy.

11.15i Any new provision arising out of significant development programmes should be accessible and located to serve an immediate catchment area.

- 11.15j** *It is recognised that the refurbishment or upgrading of existing community sports facilities, some may be based in local schools, may be appropriate in meeting local needs as an alternative to new facility developments.*
- 11.15k** *The Council will also consult with appropriate agencies regarding the development of strategies for sports and recreational facilities particularly Sport England and their advisory document the Facility Planning Model.*