

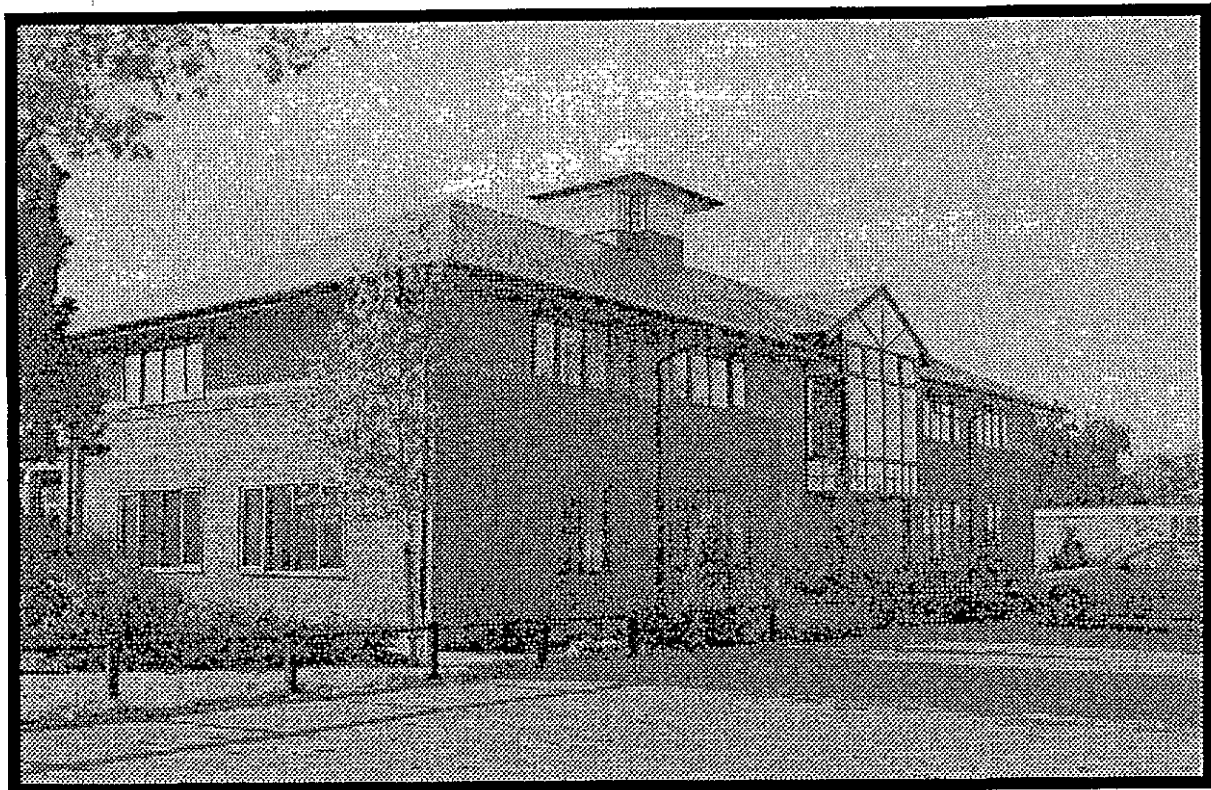
COMMUNITY FACILITIES AND UTILITIES INFRASTRUCTURE

POLICIES AND PROPOSALS

Where appropriate, policies from the approved Leicestershire Structure Plan (1994) are included in this Local Plan. These appear in *italics*.

The Local Plan policies and proposals are in **UPPER CASE BOLD TYPE**.

All of the policies must be considered together before a view can be determined on a particular proposal.



Park House, Stamford Street, Glenfield.

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COMMUNITY FACILITIES AND UTILITIES INFRASTRUCTURE - POLICIES AND PROPOSALS

PLANWIDE POLICIES

Day Care Facilities

- 11.29 There is demand for day care facilities for young, elderly or disabled people in the District and the following policy is intended to guide those wishing to set up establishments for daytime care to appropriate locations.

CF1 PLANNING PERMISSION FOR THE ERECTION OF A NEW BUILDING OR THE CONVERSION OR EXTENSION OF AN EXISTING BUILDING TO PROVIDE DAY CARE FACILITIES FOR THE ELDERLY, DISABLED PEOPLE OR YOUNG CHILDREN WILL BE GRANTED IF THE PROPOSAL SATISFIES THE FOLLOWING CRITERIA:-

- (i) ANY NEW BUILDING IS SITUATED WITHIN THE LIMITS TO THE BUILT UP AREAS IDENTIFIED ON THE PROPOSALS MAP;**
- (ii) IT WOULD NOT CAUSE ANY UNDUE DISTURBANCE TO THE OCCUPIERS OF NEARBY BUILDINGS;**
- (iii) ANY NEW BUILDING OR AN EXTENSION TO AN EXISTING BUILDING WOULD NOT HARM THE AMENITIES OF OCCUPIERS OF ADJACENT BUILDINGS BY VIRTUE OF LOSS OF LIGHT, PRIVACY OR OVERBEARING EFFECT AND IS OF SATISFACTORY DESIGN AND SCALE;**
- (iv) IT WOULD NOT BE UNDULY AFFECTED BY EXISTING NEARBY USES BY WAY OF NOISE, DISTURBANCE, VIBRATION, SMELL, FUMES, SMOKE, SOOT, ASH, DUST OR GRIT.**

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- 11.30 In addition to the above criteria it will also be necessary to consider the Plan's other policies applying in the particular location. Details of access to the building, traffic generation, car parking provision and, where necessary, servicing space will be important considerations. Further details of these requirements are contained in Chapter 5 - Transport and Accessibility and Appendix 2 - Parking Standards.
- 11.31 Conversion and extension of an existing building outside the limits to the built up areas for day care use will be considered against the policies applying in the particular area and any development should also be within easy reach of an existing settlement for ease of access by users.
- 11.32 Advice should be sought from the Social Services Department at Leicestershire County Council as to the suitability of the building for its proposed use before an application for planning permission is made.

Telecommunications Masts and Equipment

- 11.33 Government policy to increase competition in the telecommunications industry has meant that there are now an increased number of operators in this field. This has resulted in an increase in the number of planning applications for a wide variety of telecommunications masts and equipment. Government advice on telecommunications is contained in PPG 8, published in December 1992, and the following policy reflects this guidance.

CF2 PLANNING PERMISSION FOR THE ERECTION OF TELECOMMUNICATIONS MASTS AND EQUIPMENT WILL BE GRANTED IF THE PROPOSAL SATISFIES THE FOLLOWING CRITERIA:

- (i) **IT CAN BE DEMONSTRATED TO THE SATISFACTION OF THE DISTRICT COUNCIL THAT THERE IS NO POTENTIAL FOR INSTALLING THE EQUIPMENT ON AN EXISTING MAST, BUILDING OR OTHER STRUCTURE;**
- (ii) **THE SITING AND DESIGN OF THE MAST DO NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE LANDSCAPE OR NEIGHBOURING PROPERTIES OR USES;**

continued

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CF2 (cont)

- (iii) THE MAST IS OF THE MINIMUM HEIGHT REQUIRED TO OPERATE SATISFACTORILY;**

- (iv) ANY OTHER STRUCTURES MADE REDUNDANT BY THE NEW MAST MUST BE REMOVED IN ACCORDANCE WITH THE PERMISSION OR ALTERNATIVE LEGAL MEANS, WHERE APPROPRIATE;**

- (v) ANY ANCILLARY BUILDINGS ARE APPROPRIATELY LANDSCAPED.**

11.34 The District Council recognises the importance of the telecommunications industry but considers that uncontrolled proliferation of telecommunications masts and equipment could significantly damage the visual appearance of environment both within built up areas and beyond. The objective of Policy CF2 is therefore aimed at minimising this damage by the encouragement of mast sharing, sensitive siting and design, appropriate landscaping, the use and reparation of existing structures. The District Council might, for example, allow permission for a larger than necessary mast where, through shared use, it overcomes the necessity for further masts within the vicinity of the site.

Power Generation

11.35 The District Council will assess applications for power generation plant in accordance with the following policy:

CF3 PLANNING PERMISSION WILL BE GRANTED FOR THE ERECTION OF NEW POWER GENERATION PLANT PROVIDED:

- (i) THE PROPOSED DEVELOPMENT IS NOT SITUATED IN A GREEN WEDGE OR AN AREA OF SEPARATION BETWEEN SETTLEMENTS, AS DEFINED ON THE PROPOSALS MAP;**

continued

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CF3 (cont)

- (ii) ALL BUILDINGS, ASSOCIATED PLANT AND DISTRIBUTION CABLES ARE SITED, DESIGNED AND LANDSCAPED SO AS TO MINIMISE VISUAL INTRUSION INTO THE COUNTRYSIDE OR BUILT UP AREAS;**
- (iii) THE PROPOSED DEVELOPMENT (INCLUDING DISTRIBUTION CABLES AND TOWERS) WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON ANY NEIGHBOURING PROPERTIES OR USES, AND**
- (iv) THE ROUTES OF NEW CABLES ARE CHOSEN SO AS TO AVOID OVER-SHADOWING EXISTING PROPERTIES.**

11.36 The small scheme operated by Midland Land Reclamation at the Enderby Warren Landfill site is at present the only commercial power station in the District. At the national level there is interest in the development of smaller local power stations using a variety of fuel sources, both fossil and renewable. Encouragement will be given for schemes generating power from renewable sources. The District Council considers that the criteria in the above policy should be addressed in the preparation of any planning application and supporting Environmental Impact Assessment.

11.37 Government policy on the aims of planning with regard to renewable energy is contained in PPG 22. The generation of electricity from renewable energy sources assists in the reduction of carbon dioxide emissions which contribute towards global warming. The Government is pursuing a policy known as the Non-Fossil Fuel Obligation which requires that the regional electricity generating companies secure specified amounts of electricity which has been generated from renewable sources of energy. Renewable energy power plants which generate electricity from bio fuel or waste products will be assessed against the criteria listed in policy CF3. There is currently considerable interest in the contribution that windpower can make in electricity generation and proposals for wind turbines will be assessed in accordance with the following policy:

CF4 PLANNING PERMISSION WILL BE GRANTED FOR WIND TURBINES IF THE PROPOSAL SATISFIES THE FOLLOWING CRITERIA WHEREBY THE DEVELOPMENT:

- (i) IS SITED SO THAT IT DOES NOT HAVE A SIGNIFICANT VISUAL IMPACT ON THE LANDSCAPE AND SKYLINE;**
- (ii) WOULD NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON ANY NEARBY RESIDENTIAL PROPERTIES IN TERMS OF NOISE OR SHADOW FLICKER;**
- (iii) IS SET BACK FROM A PUBLIC HIGHWAY OR RAILWAY BY A DISTANCE THAT WILL ENSURE PUBLIC SAFETY IN PHYSICAL TERMS AND BY AVOIDING DISTRACTION TO VEHICLE DRIVERS;**
- (iv) WOULD NOT CAUSE ANY SIGNIFICANT ELECTRO MAGNETIC INTERFERENCE TO NEARBY BUILDINGS;**
- (v) INCORPORATES SATISFACTORY DETAILS RELATING TO THE DESIGN, SITING AND LANDSCAPING OF ANY ANCILLARY BUILDINGS TO MINIMISE THEIR VISUAL INTRUSION INTO THE LANDSCAPE.**

11.38 Wind turbines can make a valuable contribution to the generation of electricity from renewable resources, however, their benefits will need to be assessed against their impact on the local environment.

11.39 Noise from wind turbines needs to be considered but there is unlikely to be a noise problem if they are located over 400 metres from the nearest residential property. Shadow flicker may occur when a window in a neighbouring property is in the shadow cast by a wind turbine. Rotation of the blades may cause the shadow inside the building to flick on and off and siting of wind turbines should ensure that this situation does not arise.

11.40 An appropriate set back distance from public highways, roads and railways is required to maximise public safety and to avoid distraction to vehicle drivers. It is unlikely that wind

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turbines will cause any significant problems of electro magnetic interference provided careful attention is paid to their siting and design.

Floodplain Protection

- 11.41 Considerable parts of the District lie within areas which have been identified by the Environment Agency (EA) as at risk from flooding. These areas are largely in the floodplains of the River Soar, River Sence, Rothley Brook and associated watercourses and have been identified on the proposals map.

CF5 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT LIKELY TO IMPEDE THE FLOW OF FLOODWATER OR AFFECT FLOODWATER RETENTION IN THE FLOODPLAIN AREAS IDENTIFIED ON THE PROPOSALS MAP UNLESS SATISFACTORY MITIGATING MEASURES ARE AGREED.

- 11.42 Development in the flood risk areas would not only itself be at risk from flooding but may also impede the flow of floodwater and result in a loss of floodwater storage capacity which in turn could increase the risk of flooding further downstream. It is not only built development that could create these problems as any raising of ground levels in these areas may lead to an increased risk of flooding downstream. If appropriate mitigating measures are undertaken as part of a development such a proposal will not be considered to be contrary to Policy CF5. However there will be a need to comply with all other relevant policies of the Local Plan and the Environment Agency should be contacted at an early stage in scheme preparation.

Surface Water Runoff

- 11.43 New developments will often result in the replacement of permeable surfaces with impermeable surfaces. During periods of rain the occurrence of roofs, roads and other hard surfaces stop the penetration of rain water into the ground and result in a substantial increase in surface water run-off into the land drainage system. The increased run-off may overload the storm water sewerage system and cause flooding not only in the locality of the new development but may also increase the risk of flooding downstream.

CF6 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD RESULT IN INCREASED SURFACE WATER RUN-OFF THAT MAY EXCEED THE CAPACITY OF THE STORM WATER SEWERAGE SYSTEM UNLESS SATISFACTORY MITIGATING MEASURES ARE AGREED.

- 11.44 In cases where new development would generate surface water run-off that could overload the storm water sewerage system, developers will be expected to upgrade existing public storm water sewers and, where necessary, provide balancing facilities to store excess surface water run-off. These works will need to be carried out to the satisfaction of the District Council, as agents for Severn Trent Water, and the Environment Agency (EA). The developer may be required to enter into a legal agreement to secure the provision of these mitigating measures.

Sewage Treatment Works - Cordon Sanitaire

- 11.45 To avoid any conflict with occupiers and users of land adjacent to sewage treatment works due to odours or insect infestations, Severn Trent Water has defined a cordon sanitaire around each of its sewage treatment works.

CF7 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WITHIN A CORDON SANITAIRE IDENTIFIED ON THE PROPOSALS MAP WHERE FUTURE OCCUPIERS OR USERS OF THE DEVELOPMENT COULD BE ADVERSELY AFFECTED BY THE PROXIMITY OF THE SEWAGE TREATMENT WORKS.

- 11.46 The District Council, in consultation with Severn Trent Water, will apply this policy where it is considered that allowing development within a cordon sanitaire could cause nuisance to potential occupiers or users such as residents, employees or the visiting public.

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SITE SPECIFIC POLICIES

HM Young Offenders Institution, Glen Parva

- 11.47 Under the provisions of Circular 18/84 development by the Crown does not require planning permission although Government Departments are required to consult with Local Planning Authorities before proceeding with development which would otherwise require planning permission. The Town and Country Planning (Crown Land Applications) Regulations 1992 require Government Departments to submit planning applications for development when disposing of an interest in Crown Land. The Government also proposes to remove the Crown's exemption from applying for planning permission, however it is uncertain, at present, when the removal of this exemption will take place.
- 11.48 The HM Young Offenders Institution in Glen Parva is a Home Office establishment occupying a large area of land in the north of Glen Parva. The District Council will have regard to the following policy when consulted on, or determining applications for, development of this land.

CF8 THE DISTRICT COUNCIL WILL ASSESS PROPOSALS AND GRANT PLANNING PERMISSION FOR DEVELOPMENT ON THE SITE OF HM YOUNG OFFENDERS INSTITUTION INDICATED ON THE PROPOSALS MAP IN ACCORDANCE WITH THE CRITERIA LISTED IN POLICY R1.

- 11.49 The site is, in the main, surrounded by residential properties and in land use terms the District Council considers it to be essentially residential in nature. The criteria in Policy R1 therefore offer the most appropriate controls over future development on the site.

Blaby Hospital

CF9 PLANNING PERMISSION WILL BE GRANTED FOR BUSINESS USE, INSTITUTIONAL OR LEISURE USE OF THE EXISTING BUILDINGS AT THE FORMER BLABY HOSPITAL SITE. SHELTERED HOUSING ACCOMMODATION MAY ALSO BE APPROPRIATE SUBJECT TO A LEGAL AGREEMENT CONTROLLING OCCUPATION. SENSITIVELY DESIGNED EXTENSIONS WILL BE ACCEPTABLE PROVIDED THEY ARE OF A LIMITED SCALE, IN ACCORDANCE WITH POLICY C6, AND DO NOT COMPROMISE THE COUNTRYSIDE SETTING OF THE BUILDING.

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- 11.50 Although planning permission has been granted for the use of the site as a children's home by Leicestershire County Council future uses cannot be ruled out. The District Council considers that business, institutional, leisure or sheltered housing uses would be appropriate.
- 11.51 The aim of the policy is to encourage the re-use and adaptation of these former hospital buildings by providing some certainty to prospective developers of what uses may be appropriate. Any development would also need to comply with Countryside policies.