

Leisure, Recreation and Community Facilities Policies

LR/1	Indoor recreation facilities (*now deleted)
LR/2	Outdoor recreation facilities (*now deleted)
LR/3	Retention of existing sports facilities (*now deleted)
LR/4	Development of land in educational use
LR/5	Recreation requirements in new residential development
LR/6	Golf
LR/7	Noisy sports
LR/8	Gliding at Husbands Bosworth Airfield
LR/9	Canal-based recreation
LR/10	Recreational development at reservoirs (*now deleted)
LR/11	Allotments (*now deleted)
LR/12	Tourism – facilities (*now deleted)
LR/13	Tourism – hotels and serviced accommodation (*now deleted)
LR/14	Tourism – self-catering accommodation
LR/15	Tourism – caravan and camping sites (*now deleted)
LR/16	Foxton Locks Area – access for people with disabilities (*now deleted)
LR/17	Foxton Locks Area – inclined plane
LR/18	Foxton Locks Area - moorings
LR/19	Foxton Locks Area – camping and caravanning (*now deleted)
LR/20	Community facilities (*now deleted)
LR/21	Loss of Community Facilities

- LR/22** Places of worship (***now deleted**)
- LR/23** Cemeteries (***now deleted**)
- LR/24** Schools (***now deleted**)
- LR/25** DeMontfort University (***now deleted**)
- LR/26** Demontfort University – restriction of development at Scraptoft Hall.

*** Further information on deleted policies can be found within the chapter.**

CHAPTER 7

LEISURE, RECREATION & COMMUNITY FACILITIES

Objectives

1. To encourage the provision of appropriately located leisure and recreational opportunities in the District.
2. To maintain an effective level of provision of leisure and recreation opportunities within the District.
3. To encourage the provision of community facilities to serve the population of the District.
4. To promote and widen the tourism asset base of the area.

Leisure and Recreation

Introduction

- 7.1 Leisure and recreation are activities with major land use implications. The increasing awareness of the benefits that leisure and recreation can provide for contemporary lifestyles has led to a need to respond to new demands and to the different types of services required. In addition to being a direct provider and manager of leisure and recreation services, the District Council will seek to facilitate and obtain the provision and maintenance of leisure facilities through planning obligations and partnership schemes.
- 7.2 **The District Council will seek to ensure the provision of adequate recreation facilities throughout the District.**

Indoor Recreation Facilities

- 7.3 In July 1989 the District Council commissioned consultants to carry out a Recreation Review of the District. The report identified that built facilities were needed in the District to redress existing deficiencies in recreation provision. Since 1989 a Leisure Centre has been provided at Market Harborough and Lutterworth Swimming Pool has been upgraded. In 1996 the Coplow Community Centre at Billesdon was opened to serve the needs of the eastern part of the District. In 1997 a dual-use sports hall was opened at Kibworth High School. In 1998 an indoor bowls hall was opened as an extension to the Harborough Leisure Centre.
- 7.4 In addition to the Coplow Community Centre and the Sports Hall at Kibworth the facilities listed below were also identified in the Recreation Review. The District Council is not in a position to commit resources to all the facilities. The list is not conclusive and other facilities may come forward during the plan period, either from the District Council or from outside agencies and developers.

- i) a sports leisure centre at Lutterworth;
- ii) leisure facilities at Broughton Astley;
- iii) an indoor tennis centre at Scraftoft.

7.5 *POLICY LR/1 This policy has now been deleted.

Please refer to PPG 17, para.20 and Local Plan Policy IN/1 regarding Indoor Recreation Facilities.

Sports Pitches and Playing Fields

7.6 The District Council has assessed the existing sports pitches and population levels in the District against the recommended standards for outdoor playing space proposed by the National Playing Fields Association. The National Playing Fields Association standards recommend provision of 1.6 hectares – 1.8 hectares of land for outdoor sport per 1000 population. This standard is considered reasonable because of the dispersed nature of recreation provision in the District and the desirability of providing pitches to serve the main concentrations of existing and proposed development.

7.7 In assessing the adequacy of existing facilities the Council grouped parishes where appropriate to assess pitch requirements. The assessment indicated that the following areas are deficient in playing field provision:

Ashby Magna/Ashby Parva/Dunton Bassett/Leire/Willoughby Waterleys
 Broughton Astley
 Fleckney
 Foxton/Gumley/Lubenham/Smeeton Westerby
 Great Glen
 Thurnby
 Ullesthorpe

7.8 Although the District Council has no current proposals to provide additional land for sports pitches or playing fields to meet the identified deficiencies, it will encourage Parish Councils and other bodies to remedy these and any future deficiencies. This could be achieved by the provision of new facilities, or by shared or dual use of existing private facilities (see **paras. 7.14 – 7.17**).

7.9 *POLICY LR/2 This policy has now been deleted.

Please refer to PPG 17, para.20 and Local Plan Policy IN/1 regarding Outdoor Recreation Facilities.

Retention of Existing Sports Facilities

7.10 Playing fields and sports pitches will normally be protected from development because of their recreational value. They may also have particular amenity value. Some playing fields are delineated as important open land on the **Proposals Map Insets** and are covered by **Policy HS/9**. The loss of existing playing fields and pitches will be resisted where it would result in a net loss of facilities or be detrimental to the character of the area.

7.11 ***POLICY LR/3** **This policy has now been deleted**

Please refer to PPG17 para.10 regarding the Retention of Existing Sports Facilities.

7.12 **Policy LR/3** applies to all playing fields and sports pitches, regardless of ownership. However, there is a considerable amount of recreation land together with indoor sports facilities under the control of educational institutions in the District. Some of these facilities are available for public use, particularly in the schools that are community colleges or centres. The provision of new recreation facilities on these sites will be encouraged. Development for purposes unconnected with education will be refused unless it complies with the criteria in **Policy LR/4**.

7.13 **POLICY LR/4** **ON LAND IN USE FOR EDUCATIONAL PURPOSES, THE DEVELOPMENT OF NEW FACILITIES OR EXTENSIONS TO EXISTING FACILITIES WILL BE PERMITTED SUBJECT TO DESIGN, ACCESS, PARKING AND AMENITY CONSIDERATIONS.**

THE DEVELOPMENT OF LAND FOR PURPOSES UNCONNECTED WITH ITS EDUCATIONAL USE WILL BE REFUSED UNLESS THE PROPOSED DEVELOPMENT:-

- 1. RECTIFIES A PROVEN LOCAL DEFICIENCY IN PUBLIC OPEN SPACE, RECREATION OR COMMUNITY LAND OR BUILDING PROVISION;**
- 2. RESULTS IN THE PROVISION OF ENHANCED FACILITIES ON THE REMAINDER OF THE SITE.**

Dual Use of Existing Facilities

7.14 Private recreation facilities make an important contribution to the overall level of recreation facilities in the District. Further, the full potential of many recreational facilities, such as those incorporated within educational establishments, often remains unrealised as a result of restrictions placed on public availability.

- 7.15** **The District Council will continue to encourage and support the public use of private recreation facilities including the dual use of educational facilities.**

Recreation Requirements in New Residential Development

- 7.16** New residential development should include outdoor recreation space for both children's use and youth and adult needs, within reasonable walking distance of the development.. The District Council's standard for open space and recreation provision in new residential developments are set out in **Appendix H**. These standards will be used as guidance in the consideration of planning applications for new residential development. The District Council intends to review its standards in respect of smaller developments.
- 7.17** **POLICY LR/5** **ADEQUATE AND APPROPRIATELY LOCATED, EQUIPPED AND LANDSCAPED OUTDOOR RECREATION SPACE WILL BE REQUIRED IN CONJUNCTION WITH NEW RESIDENTIAL DEVELOPMENT.**

Countryside Recreation

- 7.18** The District Council will support measures to improve access to the countryside for informal recreation. **Chapter 3** includes policies relating to these matters. Some sports require a countryside location and policies for these are included below.

Golf

- 7.19** Interest in golf has increased substantially in recent years. A high profile of the sport, helped by increased media coverage and a market that has become more responsive to increased leisure and recreation demands, has contributed to a situation where, nationally, demand outstrips supply. Although there is no identified shortage in golf course provision to meet local needs within the District, demand from outside the District has placed increased pressures on existing courses.
- 7.20** The impacts of golf course development on the local environment in terms of both the amount of land take and intensity of use, determine that special consideration be afforded to such proposals. In addition to the development of built facilities ancillary to the use of the course, golf course proposals often form part of a larger package involving the development of additional built facilities including hotels or conference centres, which may be inappropriate in sensitive locations.
- 7.21** **POLICY LR/6** **THE DISTRICT COUNCIL WILL REFUSE PLANNING PERMISSION FOR GOLF COURSE DEVELOPMENTS UNLESS THE FOLLOWING CRITERIA ARE MET:-**
- 1. THE PROPOSAL DOES NOT SEVER OR SEVERELY DISRUPT THE PUBLIC RIGHT OF WAY NETWORK;**

2. **A SATISFACTORY ACCESS IS PROVIDED AND THERE IS CAPACITY IN THE LOCAL ROAD NETWORK TO ACCOMMODATE THE DEVELOPMENT;**
3. **THE PROPOSAL DOES NOT ADVERSELY AFFECT THE CHARACTER OF HISTORIC PARKLANDS, GARDENS OR THE SETTING OF A LISTED BUILDING;**
4. **THE PROPOSAL DOES NOT ADVERSELY AFFECT THE APPEARANCE OF THE LANDSCAPE IN THE AREAS OF PARTICULARLY ATTRACTIVE COUNTRYSIDE, DELINEATED ON THE PROPOSALS MAP UNDER POLICY EV/4;**
5. **ANY BUILT FACILITIES PROPOSED ARE DIRECTLY RELATED TO THE USE OF THE LAND FOR GOLF ACTIVITIES;**
6. **DETAILS OF THE COURSE CONSTRUCTION ARE SUBMITTED WITH THE OUTLINE PLANNING APPLICATION.**
7. **ADEQUATE PROVISION IS MADE WITHIN THE SITE FOR PARKING AND SERVICING;**
8. **AGREEMENT OF A LIGHTING SCHEME TO MINIMISE LIGHT POLLUTION FROM ANY PROPOSED LIGHTING INSTALLATIONS.**

Noisy Sports

7.22 The growing interest and increased diversification in the range of noisy sports has led to greater conflicts with other land uses. Noise generated by motorised and gun sports can cause concern and such activities are considered especially unsuitable within close proximity of residential areas. Noisy sports, therefore, often require locations in the countryside. In determining planning applications the District Council will have regard to any relevant code of conduct issued by a governing body of sport approved by the Secretary of State for the Environment under the Environmental Protection Act 1990.

7.23 POLICY LR/7 **THE DISTRICT COUNCIL WILL REFUSE PLANNING PERMISSION FOR NOISY SPORTS UNLESS THE FOLLOWING CRITERIA ARE MET:-**

1. **THE PROPOSAL DOES NOT ADVERSELY AFFECT THE AMENITIES OF RESIDENTS IN SETTLEMENTS OR ISOLATED DWELLINGS IN THE VICINITY;**

2. **THE PROPOSAL DOES NOT ADVERSELY AFFECT THE AMENITIES OF OTHER USERS OF THE COUNTRYSIDE;**
3. **A SATISFACTORY ACCESS IS PROVIDED AND THERE IS CAPACITY IN THE LOCAL ROAD NETWORK TO ACCOMMODATE THE TRAFFIC LIKELY TO BE GENERATED BY THE DEVELOPMENT.**

Gliding at Husbands Bosworth Airfield

- 7.24** Husbands Bosworth Airfield is located 1½ miles to the south of Husbands Bosworth. Part of the airfield extends over the District boundary into Daventry District. Since its closure as a wartime airfield the site has retained its open aspect and does not significantly detract from the appearance of the surrounding countryside.
- 7.25** To the north of Sibbertoft Road the airfield is used by the Coventry Gliding Club (The Soaring Centre) with associated hangars, outbuildings and members' caravans. The Gliding Club is a well-used recreational facility in the District and contributes to the local economy. Flying operations at the airfield are a well-established use. The existing level of flying of tug planes and gliders originating from the airfield cannot therefore be controlled through planning legislation.
- 7.26** The Council has entered into discussions with the Gliding Club and a Voluntary Operational Management Plan outlining noise abatement procedures was drawn up in February 1995. The Management Plan is subject to monitoring and review, but is dependent upon the continued co-operation of the site owners.
- 7.27** The following policy deals with ground based activities in relation to the airfield. The District Council will normally grant permission for operational developments such as maintenance facilities, stores and underground fuel tanks and other development which may be required on safety grounds. To the south of Sibbertoft Road the former airfield is predominantly in agricultural use, although there are some buildings associated with the former control tower off Sulby Road.
- 7.28** **POLICY LR/8** **THE DISTRICT COUNCIL WILL GRANT PLANNING PERMISSION FOR OPERATIONAL DEVELOPMENT ASSOCIATED WITH GLIDING ACTIVITIES ON THAT PART OF HUSBANDS BOSWORTH AIRFIELD TO THE NORTH OF SIBBERTOFT ROAD, WHERE THE FOLLOWING CRITERIA ARE MET:-**
1. **THE PROPOSAL DOES NOT ADVERSELY AFFECT THE AMENITIES OF RESIDENTS IN THE AREA;**
 2. **THE PROPOSAL DOES NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE COUNTRYSIDE;**

3. **A SATISFACTORY ACCESS IS PROVIDED AND THERE IS CAPACITY IN THE LOCAL ROAD NETWORK TO ACCOMMODATE THE TRAFFIC LIKELY TO BE GENERATED BY THE DEVELOPMENT;**
4. **ADEQUATE PROVISION IS MADE WITHIN THE SITE FOR PARKING AND SERVICING.**

Canals

7.29 The District Council recognises the potential which the canal network holds for both tourism and recreation within the District. It will normally support proposals to enhance canal-based recreation activities in the District. In addition, British Waterways will be encouraged to maintain and enhance the canal infrastructure within the District. However, increased interest in a wide range of canal-based activities, from informal towpath walks to the operation of barge hire fleets, has placed higher demands on the environment of the local canal network. A policy in respect of residential moorings is included in **Chapter 4 (Policy HS/21)**.

7.30 Whilst the District Council acknowledges the important role it has to play in recognising demands for canal-based activities, such demands must be balanced against the need to protect the amenity and ecology of the canal environment from inappropriate development. Particular consideration will be given to the effects of development upon that part of the canal which is designated as a Site of Special Scientific Interest from Debdale Wharf north to the District boundary (see also **Policy RM/7**).

7.31 POLICY LR/9

THE DISTRICT COUNCIL WILL GRANT PLANNING PERMISSION FOR CANAL-BASED RECREATION PROPOSALS WHERE THE FOLLOWING CRITERIA ARE MET:-

1. **THE PROPOSAL DOES NOT ADVERSELY AFFECT THE CHARACTER, APPEARANCE AND NATURE CONSERVATION INTEREST OF THE CANAL ENVIRONMENT;**
2. **THE PROPOSAL DOES NOT ADVERSELY AFFECT THE AMENITIES OF RESIDENTS IN THE VICINITY;**
3. **NEW MOORING FACILITIES AND PROPOSALS INVOLVING NEW BUILDINGS ARE LOCATED CLOSE TO EXISTING SETTLEMENTS OR WHARVES;**
4. **ADEQUATE PARKING PROVISION IS MADE.**

Recreational Development at Reservoirs

7.32 The reservoirs within and bordering the District at Saddington, Standford and Eyebrook are all served by minor roads which restricts their development potential for recreational use. However low-key, informal recreational uses related to the reservoirs could be developed, providing the use does not have an adverse affect upon the amenities of the area. Acceptable development should consist of unobtrusive works which are unlikely to encourage excessive numbers of car-borne visitors. Suitable developments may include nature trails, picnic areas, improved footpaths, bridleway and cycle access, with adequate parking provision.

7.33 *POLICY LR/10 **This policy has now been deleted.**

Please refer to PPS7 para.35-36 & Local Plan Policy IN/1 regarding Recreational Development at Reservoirs.

Allotments

7.34 The majority of allotments in the District are administered by the respective local councils. The District Council provides allotments at Market Harborough and Saddington and some sites are privately managed. Although there appears to be sufficient allotments within the District to meet current demands, the degree of latent demand is more difficult to determine. Any proposals to develop existing allotments should make provision to replace allotments in use within the preceding five years and to satisfy future demands.

7.35 *POLICY LR/11 **This policy has now been deleted**

Please refer to PPG17 Annex (para.2 vii) regarding Allotments.

Tourism

Facilities

7.36 It is the policy of the District Council to promote and develop the tourism potential of the District. The development of tourism is likely to provide a modest contribution to the local economy. Careful management is necessary to protect the character and amenities of the area. The District Council has approved a tourism strategy that addresses these issues.

7.37 A significant proportion of the population visit the countryside for recreational purposes. The most popular activities are walking, picnicking and pleasure driving. The District Council is well placed to cater for theses activities as it encompasses attractive countryside and villages, accessible by quiet roads and footpaths. Such activities do not require much in the way of buildings or facilities to enable people to enjoy the countryside. However, the provision of low-key facilities such as picnic sites and small-scale parking provision may be appropriate if there is a demand.

7.38 *POLICY LR/12 This policy has now been deleted.

Please refer to PPS7 para.35 & 36 and Local Plan Policy IN/1 regarding Tourism - Facilities.

Hotels and Serviced Accommodation

7.39 East Midlands Tourist Board research indicates that serviced accommodation establishments in the District generally achieve higher occupancies than the regional and county averages. This suggests there may be potential for further accommodation to be developed within the plan period. Hotel and other serviced accommodation development can bring economic and employment benefits to the area. By the nature of such development, it is important that careful consideration is given to its location in order to protect the environment and avoid the new development becoming a source of nuisance to existing residents.

7.40 *POLICY LR/13 This policy has now been deleted.

Please refer to PPS7 para.37-40 and Local Plan Policy IN/1 regarding Tourism - Hotels and Serviced Accommodation.

Self-Catering Accommodation

7.41 In endeavouring to promote more accommodation for visitors, the District Council may give favourable consideration to the development or conversion of sites for holiday accommodation, in location that would not normally receive consent for new dwellings. In order to ensure that such accommodation is not subsequently occupied as a permanent dwelling, the Council will seek to control the occupancy of such developments by means of planning conditions and Section 106 Agreements. Any sites for new self-catering accommodation must be suitably located with regard to environmental, landscape and highway factors.

7.42 POLICY LR/14 **WHERE PLANNING PERMISSION IS GRANTED FOR SELF-CATERING HOLIDAY ACCOMMODATION, WITHIN BUILDINGS SUITABLE FOR CONVERSION, OR FOR PURPOSE BUILT UNITS, PLANNING CONDITIONS WILL BE IMPOSED, OR WHERE NECESSARY THE COUNCIL WILL SEEK TO ENTER INTO A LEGAL AGREEMENT TO RESTRICT THE DURATION OF THE OCCUPANCY OF THE UNITS TO TEMPORARY PERIODS.**

Caravan and Camping Sites

7.43 There are few facilities for the camping and caravan tourist within the District. The District Council will promote the development of touring sites in suitable locations, as part of its tourism strategy. The impact of new camping and caravan sites can detract from the visual amenities of the rural environment. To reduce the visual impact of such sites, comprehensive landscaping will be sought. This may include the need for both on and off-site landscaping.

7.44 *POLICY LR/15 This policy has now been deleted.

Please refer to PPS7 para.39 and Local Plan Policy IN/1 regarding Tourism - Caravan and Camping Sites.

Foxton Locks Area

7.45 The Foxton Locks Area, which is shown on **Proposals Map Inset 13** centres on the flight of ten staircase locks on the Grand Union Canal and the remains of the Inclined Plane, that superseded the locks for a short period in the early years of this century. The area is the most popular visitor attraction in the District. In March 1992 the District Council approved the Foxton Locks Action Plan. The Action Plan, which was approved after public consultation, contains both land use planning policies and policies to manage and guide visitor development in the area. The land use elements of the Action Plan are included in this Local Plan. The other elements of the Action Plan are being pursued through the Council's tourism strategy.

Landscape

7.46 To control development in the most sensitive areas to the west and north of the locks, the District Council may consider issuing an Article 4 Direction, under the Town and Country Planning (General Permitted Development Order) 1995, restricting the permitted development rights for agricultural buildings and temporary buildings and uses. The effect of an Article 4 Direction is to give the District Council greater control over such development.

7.47 **The District Council will exercise all available powers to prevent the development of obtrusive farm buildings and temporary buildings and uses in the area around Foxton Locks.**

Access

7.48 The District Council seeks to ensure that the locks are easily accessible to as many people as possible. All new facilities, including footways, should take into consideration the special needs of people with disabilities. The District Council will press for facilities to cater for the needs of anglers with disabilities.

7.49 *POLICY LR/16 This policy has now been deleted.

Please refer to the Disability Discrimination Act and Local Plan Policy IN/1 regarding the Requirements of People with Disabilities.

7.50 **The District Council will seek to improve pedestrian access to the locks and will particularly support the improvement of the towpath on the Harborough Arm of the Grand Union Canal for pedestrian use.**

The Inclined Plane

7.51 Located to the east of the locks are the remains of the Inclined Plane, an elaborate boat lift built at the turn of the century. The remains are a Scheduled Ancient Monument and as such any works to restore the Plane will require scheduled monument consent from the Secretary of State for Culture, Media and Sport, as well as planning permission. In principle the District Council would support the aim of genuine restoration works which did not compromise the archaeological significance of the site. Account would need to be taken of the additional number of visitors any restoration work will attract and the implications this would have for the area.

7.52 POLICY LR/17 THE DISTRICT COUNCIL WILL REFUSE PLANNING PERMISSION FOR DEVELOPMENT WHICH WOULD:-

- 1. PRECLUDE THE GENUINE RESTORATION OF THE FOXTON INCLINED PLANE;**
- 2. ADVERSELY AFFECT THE ARCHAEOLOGICAL SIGNIFICANCE OF THE SETTING OF THE FOXTON INCLINED PLANE SCHEDULED ANCIENT MONUMENT;**
- 3. RESULT IN THE DEMOLITION OR SUBSTANTIAL ALTERATION OF THE FOXTON INCLINED PLANE, OTHER THAN WORKS NEEDED IN THE INTERESTS OF PUBLIC SAFETY.**

Gumley Road Car Park

7.53 The existing public car park for the locks is located south of Gumley Road. It is owned and managed by Leicestershire County Council. In January 1995 the County Council granted planning permission for an extension to the west of the car park, to provide additional land for parking and recreation areas.

7.54 **The District Council supports Leicestershire County Council's proposed extension to the Foxton Locks car park and recreation area, subject to the provision of high quality landscaping and the retention of the public footpath crossing the site.**

Moorings

7.55 As an encouragement to attract short stay visitors and to avoid tow path congestion, the District Council would normally support the development of land to the north of the basin for short-stay and permanent non-residential moorings. The scheme should be small in scale and not detract from the environmental or historic features of the area. The land is currently used as a dredging tip and is screened by substantial hedging. Due to the lack of vehicular access to the site the new moorings should not be used as a base for boat hire or permanently moored residential boats.

- 7.56 POLICY LR/18** **THE DISTRICT COUNCIL WILL GRANT PLANNING PERMISSION FOR THE CONSTRUCTION OF A SMALL SCALE SCHEME OF SHORT-STAY AND PERMANENT NON-RESIDENTIAL MOORINGS ON LAND ON THE NORTH SIDE OF THE FOXTON BASIN, AS INDICATED ON PROPOSALS MAP INSET 13, WHERE THE FOLLOWING CRITERIA ARE MET:-**
- 1. A SATISFACTORY LAYOUT AND LANDSCAPE SCHEME, WHICH INCLUDES RETENTION OF THE HEDGING THAT SURROUNDS THE SITE;**
 - 2. PROVISION OF A SATISFACTORY PEDESTRIAN ACCESS TO THE SITE;**
 - 3. RESTRICTION ON THE USE OF THE MOORINGS TO EXCLUDE PERMANENT RESIDENTIAL BOATS OR BOAT HIRE BUSINESS.**

Caravan and Camping Sites

- 7.57** A field adjacent to the Inclined Plane has been a registered touring caravan site. There would be no objection to the resumption of this use. The establishment of additional sites or the extension of the former caravan site would detract from the attractive appearance of the area and exacerbate existing problems regarding vehicular access to the area.

- 7.58 *POLICY LR/19** **This policy has now been deleted.**
- Please refer to Local Plan Policy EV/5, regarding Additional Camping and Caravanning within the Foxton Locks Area.**

Community Facilities

- 7.59** The provision and maintenance of community facilities is the responsibility of various agencies. It includes buildings in use for schools, libraries, health centres, village halls, places of worship and a variety of community purposes. The role of the District Council is not to provide these facilities but to assist the expansion and upgrading of existing facilities, and enable deficiencies in provision to be met either through grant aiding, site identification or as a direct requirement of development. In the latter case, developer contributions may be sought for the provision of community facilities either on or off a development site. The District Council supports the retention of community facilities in the settlements in the District. Locally-based facilities help to reduce travel costs and times for people making use of the services and provide local employment.

7.60 The major sites for new housing development will be concentrated in the towns and larger villages. Adequate community facilities should be provided to support these developments. The provision of appropriate buildings and facilities on new development sites will be encouraged. Depending upon the location and timing of the development, it may be appropriate for developers to make a financial contribution to improve existing facilities.

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7.61 The national decline in local services in villages, such as primary schools, shops and public houses is reflected in Harborough District. The District Council recognises the particular importance of retaining local facilities in the rural areas. Its own policies, for example, the payment of housing benefit through sub-post offices and grant aid for the repair and improvement of village halls, reflect the value that it places on local facilities.

7.62 ***POLICY LR/20** **This policy has now been deleted.**

Please refer to Local Plan Policy IN/1, regarding the Expansion of Community Facilities.

Loss of Community Facilities

7.63 The following policy will guide the consideration of planning applications for the redevelopment or change of use of community facilities. Where it is claimed that a facility is not financially viable and cannot be retained, the District Council will require evidence to substantiate the claim. This will normally include evidence of attempts to sell or let the property at a realistic price that reflects its use. Consent will not normally be granted without a thorough investigation of the circumstances of the application.

7.64 **POLICY LR/21** **THE DISTRICT COUNCIL WILL USE ITS POWERS TO SUPPORT THE RETENTION AND ESTABLISHMENT OF THE FOLLOWING KEY FACILITIES IN THE DISTRICT:**

**PLACES OF WORSHIP
SHOPS AND SUB POST OFFICES
PRIMARY SCHOOLS
VILLAGE HALLS AND COMMUNITY
BUILDINGS
PUBLIC HOUSES
LOCAL RECREATION FACILITIES**

PLANNING PERMISSION WILL NOT BE GRANTED FOR PROPOSALS WHICH WOULD RESULT IN THE LOSS OF THESE FACILITIES UNLESS:-

- 1. SATISFACTORY ALTERNATIVE FACILITIES ARE AVAILABLE OR WILL BE MADE AVAILABLE IN THE LOCALITY; OR**
- 2. THE FACILITY IS NOT FINANCIALLY VIABLE AND CANNOT BE RETAINED.**

Village Halls

7.65 In the smaller villages the village hall often provides the main meeting place for local societies and play groups. Although many villages possess a hall, the condition of the buildings and related facilities varies considerably. In addition, few halls are properly accessible to people with disabilities.

7.66 **The District Council will support and encourage the renovation and development of village halls appropriate to the needs of the settlements in the District.**

Places of Worship

7.67 Places of worship have an important spiritual, social and community role in the District. In addition to the traditional Sunday services, wider and more varied use is increasingly being made of the buildings. This can result in environmental implications such as noise and disturbance to local residents and on-street parking. Planning legislation does not differentiate between different religious groups or denominations. Proposals involving listed buildings may require listed building consent and particular care will be required to ensure that the proposed development retains the integrity and character of the building.

7.68 *POLICY LR/22 **This policy has now been deleted.**

Please refer to Local Plan Policies IN/1, EV/15 and EV/16 regarding the Extension of Places of Worship.

Cemeteries

7.69 Some of the existing cemeteries in the District are nearing capacity and new sites will be required within the plan period. Both new and extended cemeteries require adequate parking and manoeuvring areas. In many of the rural burial grounds in the District it is likely that any proposed expansion would be incapable of providing adequate provision for parking and servicing. In these circumstances applications will be considered on their individual merits.

7.70 *POLICY LR/23 **This policy has now been deleted.**

Please refer to Local Plan Policies IN/1, EV/5, EV/18-23, HS/9, EM/6, EM/9 and EM/18 regarding the Expansion or Replacement of Cemeteries.

Schools

7.71 New housing development generates a need to accommodate pupils from the development in local primary and secondary schools. Difficulties usually occur in accommodating pupils if the development gives rise to the need for additional classrooms. Historically, children from small housing developments have been absorbed into existing schools. Some primary schools have space restrictions that will give rise to difficulties in accepting even small numbers of children, well below the threshold for a new classroom. Each housing development whether on sites allocated in this Local Plan, or on other sites that may come forward for development in accordance with the general policies in the Plan, will be assessed on its merits in relation to the

impact on schools. Developer contributions will be sought to cover any requirement to extend or adapt a school, which arise from the development.

7.72 *POLICY LR/24 **This policy has now been deleted.**

Please refer to the ODPM Circular 05/2005 para.B15 regarding Schools.

De Montfort University

7.73 The Scraptoft Campus of De Montfort University lies within the District, to the east of Scraptoft village. The Campus comprises residential accommodation for students, teaching blocks and recreational facilities. Some of the playing fields are within the area of the Scraptoft/Leicester green wedge (see **Policy EV/2**). The recreation land to the east of Beeby Road lies outside the limits to development of Scraptoft. Any proposal to develop on land currently in recreational use will also be subject to **Policies LR/3 and LR/4**. The Campus also contains two grade II* listed buildings, Scraptoft Hall and the gates to the Hall. The western part of the site lies within Scraptoft Conservation Area.

7.74 *POLICY LR/25 **This policy has now been deleted.**

This Campus is no longer in use for educational purposes.

7.75 POLICY LR/26 **THE DISTRICT COUNCIL WILL REFUSE PLANNING PERMISSION FOR PROPOSALS TO BUILD ON LAND WITHIN THE GROUNDS TO THE SOUTH AND WEST OF SCRAPTOFT HALL, IF IT WOULD ADVERSELY AFFECT THE SETTING OR VISTAS OF THE HALL.**