





# Community Facilities

## INTRODUCTION

**11.1** The purpose of the policies included in this Chapter is to serve the broad needs of the Borough's community, as highlighted in the Issues and Directions Report and the Public Attitude Survey. This will be achieved partly by ensuring that the level of provision of services, such as Health, Education, Housing and Social Services, is maintained at a satisfactory level throughout the Borough; partly by identifying and meeting new demands for community facilities brought about by new development; and partly by attempting to identify and meet the needs of the relatively disadvantaged.

**11.2** The Community Facilities Policies are an important element in achieving the three principle objectives of the UDP, as laid out in Chapter Two: Economic Regeneration is underpinned by the provision of such essential services as schools and hospitals; Environmental Improvement can be achieved by further provision of Community Facilities, adding to the attraction of Doncaster as a place to live and work in; and Community Facilities can meet some of the needs of disadvantaged people, and thereby help in reducing Social Inequalities.

**11.3** Community Facilities are broadly covered by Use Class D1 which includes hospitals, schools, doctors surgeries, meeting places, libraries and churches, and other places of worship. Added to this are Youth and Community Centres, of which the Borough has a large number. Prisons are also included. With the exception of most schools and hospitals, the facilities place relatively small demands on buildings and land. However, they do absorb considerable



levels of labour and finance and make a vital contribution to the overall quality of life.

**11.4** Community facilities and services form the subject of a great deal of legislation, some of which applies directly to planning authorities, such as the Disabled Persons Act 1981, which deals with the provision for needs of people with disabilities in buildings open to the public, Chronically Sick and Disabled Persons Act 1970, as amended in 1976, and the Public Libraries and Museums Act 1964.

**11.5** Planning Policy Guidance Note 12 - Development Plans and Regional

Planning Guidance - in dealing with the content of development plans states that "authorities will wish to consider the relationship of planning policies and proposals to social needs and problems, including their likely impact on different groups in the population, such as ethnic minorities, elderly and disabled people, single parent families, students and disadvantaged and deprived people in inner urban areas."

**11.6** In addition, the evolving European Community Social Chapter will become a factor influencing national policy after 1992 and this may lead to stronger and more positive government advice.

## SERVICE REQUIREMENTS

~~SCF1  
THE BOROUGH COUNCIL WILL SEEK TO ACCOMMODATE THE SERVICE REQUIREMENTS OF AGENCIES AND ORGANISATIONS WHICH PROVIDE COMMUNITY FACILITIES OR SERVICES IN THE BOROUGH.~~

This was not saved in 2007

**11.7** The Borough Council itself is a major provider of community facilities, mainly through its Education, Housing and Social Services Directorates, and is complemented by a host of other agencies and organisations. A co-ordinated approach between all these service providers is therefore vital.

The UDP has taken into account the service and forward planning documents produced by the providers of community facilities, such as ‘the Community Care Plan’, and the ‘Further Education Review’.

indicated in the Issues and Directions Report) it is not always possible to predict the exact level of service needs and requirements of the population accurately. Therefore, through this policy the Council will seek to accommodate these changing requirements.

**11.8** However, because of the changing nature of the Borough’s population (as

## PROTECTION OF COMMUNITY FACILITIES

~~SCF2  
THE BOROUGH COUNCIL WILL PROTECT EXISTING COMMUNITY FACILITIES FROM ALTERNATIVE FORMS OF DEVELOPMENT. WHERE COMMUNITY FACILITIES ARE DECLARED SURPLUS TO REQUIREMENTS, THE BOROUGH COUNCIL WILL SEEK TO DETERMINE THEIR FUTURE USE.~~

This was not saved in 2007

**11.9** The Borough Council recognises the need to maintain a sufficient number and distribution of all community facilities throughout the Borough, and the need to safeguard them from alternative forms of

development. However, with changing demands placed on Community Services, the Borough Council is aware that some facilities will become surplus to requirements and subject to development pressure.

**11.10** This policy, and those that follow it, seek to balance these two aims, to secure a sufficient level of community facilities, and make the most of increasingly limited resources.

**CF1**  
COMMUNITY FACILITIES, AS DEFINED ON THE PROPOSALS MAPS, WILL NORMALLY BE RETAINED, DEVELOPED OR USED FOR COMMUNITY FACILITIES PURPOSES.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

**11.11** Through consultation with the providers of community facilities, their major land-use requirements have been identified, and shown on the Proposals Maps, except for education facilities which are dealt with in Policy CF3 below. Subject to Policy CF4 these defined areas will be retained and developed for community use.

### Public Attitude Survey

**Public Attitude Survey**

The majority of people felt well served by basic community facilities - post offices, shopping and health facilities, community centres and schools.

41% of those asked felt that they were not well served by playgrounds or nurseries. 8% of those actively seeking work required jobs to fit in with school hours

**CF2**  
THE LOSS OF COMMUNITY FACILITIES NOT DEFINED ON THE PROPOSALS MAPS WILL BE RESISTED, ESPECIALLY WHERE THAT FACILITY LIES WITHIN AN AREA DEFICIENT IN COMMUNITY FACILITIES.

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan



**11.12** Many community facilities are not considered large enough to be identified on the Proposals Maps, but still require protection from alternative development. Generally such facilities are regarded as appropriate within the area they are located in, and are not considered detrimental to surrounding uses. They play a vital part in community facilities provision, and this policy seeks to prevent the loss of

facilities which would increase the social inequalities within the Borough. Within areas deficient in community facilities, their protection is all the more important for this reason. The limited resources available to many disadvantaged groups, organisations and individuals means that it is essential to maintain existing facilities as equivalent replacement may not be always possible. Doncaster has a large

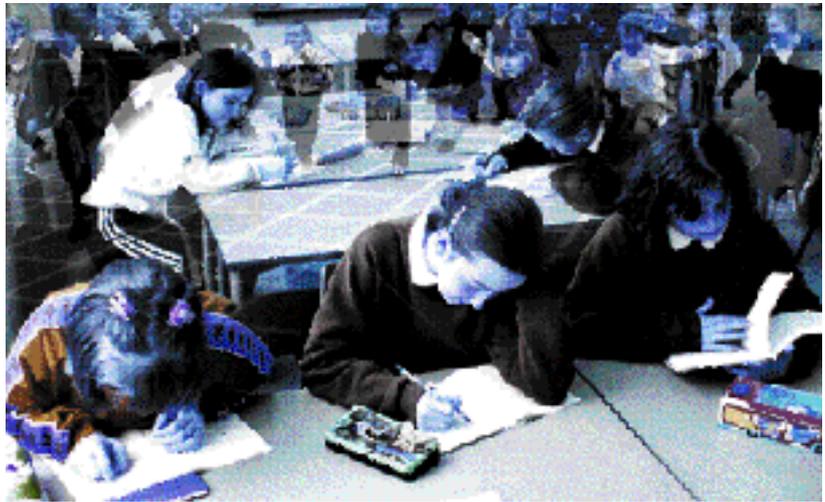
rural area containing many small settlements which rely on the community facilities provided by village halls. The Borough Council recognises the value village halls play in the life of rural communities and through policy CF2 will seek their continued viability. Funding for improvements to village halls is available from time to time through the Countryside Agency.

**Educational Facilities**

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

**CF3**  
EDUCATION FACILITIES, AS DEFINED ON THE PROPOSALS MAPS, WILL NORMALLY BE RETAINED, DEVELOPED OR USED FOR EDUCATIONAL PURPOSES

**11.13** Educational facilities form a major land-use in their own right and have been identified separately from other community facilities on the Proposals Maps. Subject to Policy CF4, these defined areas will be retained and developed for educational use.



**SURPLUS FACILITIES**

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

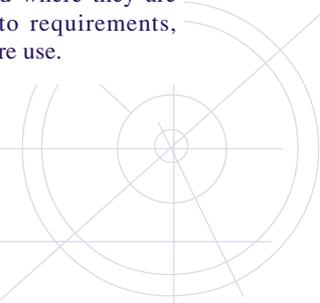
**CF4**  
SHOULD LAND AND BUILDINGS IN EDUCATIONAL OR COMMUNITY FACILITIES USE BE DECLARED SURPLUS TO REQUIREMENTS, PROPOSALS FOR THEIR FUTURE ALTERNATIVE USE WILL BE ACCEPTABLE WHERE:-

- a) NO SUITABLE ALTERNATIVE COMMUNITY USE COULD BE PROVIDED THROUGH RE-USE OF ALL OR PART OF THE EXISTING FACILITY
- b) NO OTHER COMMUNITY FACILITIES PROVIDER WISHES TO ACQUIRE IT FOR THEIR OWN COMMUNITY USE
- c) IT DOES NOT LIE WITHIN AN AREA DEFICIENT IN COMMUNITY FACILITIES.
- d) IT COMPLIES WITH OTHER, RELEVANT UDP POLICIES, INCLUDING POLICY RL9.

**11.14** The Borough Council is aware of the changing demands on community facilities, and that there is an increasing trend towards

rationalisation as the financial constraints on their providers increase. This policy seeks to maintain a satisfactory distribution of community

facilities (in conjunction with CF1, CF2 and CF3), and where they are declared surplus to requirements, influence their future use.



**11.15** Proposals for the future use of surplus community facilities will be judged by the Borough Council on the criteria given above. These criteria are considered necessary because:

- \* community facilities are, as a whole, a scarce resource.
- \* in areas deficient in community facilities, the under provision could be made good by re-using suitable surplus community facilities for other community purposes.
- \* community facilities tend to be situated in accessible locations within built up areas.

The loss of such sites to other alternative development will mean that any new provision of community facilities is likely to be on the edge of the built up area and

or in a less accessible location.

Whenever a Council owned education or community facility is declared surplus to requirements, expressions of interest in rent or sale of all or part of the property are invited through press advertisements and direct contact with community groups. Community needs are thus assessed on a local, up-to-date, case by case basis. Community aspirations have to be balanced with practical considerations however, such as the condition of buildings and their ongoing maintenance costs; it may be that where a community deficiency is identified that this can best be met off-site and assisted through developer contributions from redevelopment of the community facility site. Owners of private community facilities will be expected to follow the same procedure as for public facilities. Future use of surplus education/ community playing

fields and other open space will also be guided by policies RL3, RL4 and RL9 as appropriate.

**11.16** Proposals for alternative uses of community facilities will be judged on their individual merits, in accordance with other policies in the UDP. In rural areas regard should be had to policy ENV10 and to the contribution which the proposed use will make to the rural economy and vitality of the area. Village halls often provide a range of important local facilities and particular attention will be paid to proposals which seek their closure and removal.

**11.17** Even where proposals for alternative uses are considered acceptable, the Council will seek to secure the provision of replacement community facilities. This will be achieved through negotiation and agreement with developers.

## NEW COMMUNITY FACILITIES

**SCF3**  
**IN AREAS WHERE SIGNIFICANT NEW HOUSING DEVELOPMENT IS PROPOSED THE BOROUGH COUNCIL WILL REQUIRE COMMUNITY FACILITIES TO BE PROVIDED IN APPROPRIATE LOCATIONS**

Replaced by  
 Core Strategy  
 Policy 1: Quality  
 of  
 Life

**11.18** New housing development will bring about increased demand for community facilities. The Borough Council, in consultation with the organisations providing community facilities and representatives from the community itself, will continue to identify the services needs of new housing areas.

community facilities will be determined taking into account the existing provision nearby, and the predicted increase in demand from new development.

location in relation to the population the facility will serve (including access by public transport) and the opportunity for the facility to be used by as wide a range of people as possible. The use of energy conservation measures will be encouraged in all new developments.

**11.19** The type and scale of new

**11.20** It is important that any new facilities are appropriately located within new development. Issues that should be considered include ease of physical access to the facility, the

**CF5**  
 NEW COMMUNITY FACILITIES ARE PROPOSED AS SHOWN ON THE PROPOSALS MAPS. THEIR TYPE AND LOCATION ARE AS FOLLOWS:

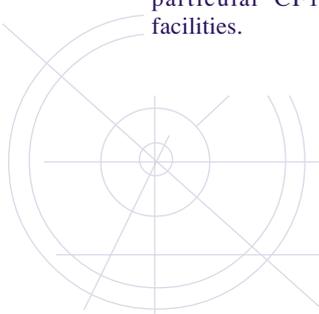
- \* A LIBRARY AND YOUTH CENTRE AT SHADYSIDE/URBAN ROAD, HEXTHORPE
- \* A RESOURCE CENTRE AT SILVER STREET, THORNE
- \* A BRANCH LIBRARY AT FAR SANDALL FIELD, EDENTHORPE

Saved UDP policies  
 which are not  
 replaced by the Core  
 Strategy or Joint  
 Waste Plan

**11.21** This list represents existing proposals for new community facilities, and is by no means exhaustive. New community facilities are subject to the same policies (in particular CF1 - 3) as existing facilities.

**11.22** The existing library and youth centre in Hexthorpe are inadequate to meet present needs, and need replacing. It is envisaged that the two facilities will be linked, and will front onto the central area of Hexthorpe.

**11.23** The resource centre at Thorne will be made up of a new library and a variety of meeting halls and accommodation. It will act as a focus for community activity in Thorne Town Centre.



**11.24** The population increase resulting from new residential development justifies a branch library being provided at Edenthorpe, especially as existing library facilities within the area are limited. This site has been reserved for this purpose.

**11.25** New community facilities have been identified in the Mixed Use Regeneration Projects Chapter, at Woodfield Plantation.



Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan

**CF6**  
 NEW COMMUNITY FACILITIES, OR CHANGE OF USE TO COMMUNITY FACILITIES, IN EXISTING AREAS WILL NORMALLY BE ALLOWED, PROVIDED:

- a) THE DEVELOPMENT WOULD NOT BE LIKELY TO HAVE A SIGNIFICANTLY DETRIMENTAL EFFECT ON AMENITY, INCLUDING TRAFFIC IMPACT;
- b) THE LOCATION WOULD ALLOW THE NEEDS OF THE COMMUNITY TO BE ADEQUATELY SERVED OR WOULD BE SUITABLE FOR COMMUNITY USE BY VIRTUE OF ITS ENVIRONMENT AND ACCESSIBILITY

**11.26** The Borough Council recognises the fact that, generally, it is appropriate to locate new community facilities within residential areas. However, larger facilities may be more appropriately located within District Centres, or other areas. This policy reflects the need to control the location of new community facilities, whilst balancing it out with the demand for such facilities, particularly within residential areas.



**11.27** Proposals for new community facilities will be determined on the above criteria, and considered unacceptable if they do not satisfy them. In certain cases, appropriate

conditions will be added to any planning permission given, in order to achieve these criteria. Proposals for

residential and nursing homes are dealt with in the Population and Housing Chapter, Policy PH14.

**CONTRIBUTION OF VOLUNTARY AND PRIVATE SECTORS**

~~**SCF4**  
 THE BOROUGH WILL ENCOURAGE AND SUPPORT THE CONTRIBUTIONS OF THE VOLUNTARY AND PRIVATE SECTORS TO THE PROVISION OF COMMUNITY FACILITIES WHERE THESE COMPLEMENT PUBLIC SECTOR PROVISION AND ARE COMPATIBLE WITH OVERALL POLICIES AND PROPOSALS OF THE UDP.~~

This was not saved in 2007

**11.28** Increasingly, the voluntary and private sectors are providing a vital complementary service to the Borough Council's own services, and often

provide services in areas where the Council is unable to do so. The Borough Council recognises and wishes to support this valuable

contribution, where the aims and needs of these organisations complement and add to the Council services.

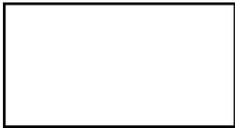


**CF7**  
 ALL DEVELOPMENTS RELATING TO LEISURE, RECREATION AND COMMUNITY FACILITIES SHOULD NORMALLY INCORPORATE SUITABLE PROVISION FOR PEOPLE WITH DISABILITIES.

TO ACHIEVE THIS, THE COUNCIL WILL:-

A) ENSURE THAT THE FACILITIES WHETHER CREATED BY A NEW BUILD OR A CHANGE OF USE ARE DESIGNED TO BE ACCESSIBLE TO PEOPLE WITH DISABILITIES.

B) ENCOURAGE THE PROVISION OF A NETWORK OF FACILITIES WHICH REFLECTS THE DISTRIBUTION OF THE RESIDENTIAL POPULATION IN THE BOROUGH, TO MINIMISE TRAVEL DISTANCES AND MAXIMISE ACCESS OPPORTUNITIES FOR PEOPLE WITH DISABILITIES.



**11.29** Easy access to public facilities such as parks, libraries, recreation and community facilities and public toilets are integral components for a more accessible environment. For those with disabilities community facilities are often of great importance in maintaining social contact. Access to satisfactory facilities may be the deciding factor in choosing the destination for a trip, not only for people with disabilities but also for other people such as parents with small children and elderly people. In addition to access into the facilities themselves, it is important that their locations around the Borough relate to the distribution of the residential population, to minimise journey lengths and increase general accessibility. See also EMP16, ENV61, TC18.



**CF8**  
 THE BOROUGH COUNCIL WILL PROMOTE THE WIDER AND MORE EFFICIENT USE OF ALL COMMUNITY FACILITIES WHERE THIS CAN BE ACHIEVED WITHOUT DETRIMENT TO THE INTERESTS OF THE PRINCIPAL USERS OF THE FACILITIES

Saved UDP policies which are not replaced by the Core Strategy or Joint Waste Plan



**11.30** Community facilities, as a limited resource, should be utilised to the fullest extent. In line with Policy CF4 and RL25, the Borough Council will promote this policy to enhance the use of community facilities for both Council services and those provided by other organisations. The Borough Council will support more effective management to achieve more efficient use of resources between service providers.

**11.31** Community use of educational facilities is dealt with in the Recreation and Leisure Chapter, Policy RL25.

