

12. COMMUNITY FACILITIES TOPIC AREA

CF1 LOCAL COMMUNITY AND EDUCATION FACILITIES

Within or adjoining the Framework Boundaries of Towns and Villages as defined on the Proposals Map, the provision of local community and education facilities will be permitted.

Land for the following local community and education facilities is safeguarded on the Proposal Maps:

**Land between Knockdown Lane and Sopworth Lane – Proposed School
Stoneover Lane, Wootton Bassett – Proposed School
Land off Blackwell Hams, Pewsham Way, Chippenham – Proposed Community Hall,
Barn at Derriads Farm, Chippenham – Proposed Community Use**

12.1 To facilitate a sustainable pattern of land uses, local community and education facilities need to be sited within or adjoining the communities that use them. Proposals, no matter how desirable from a social and community point of view, will need to be sympathetically designed to take account of adjoining properties and the area in general. Proposals will be required to take account of all the policies contained within the plan; in particular proposals will have to accord to the Development Control Core Policy.

12.2 To ensure the future implementation of proposed local community and education facilities the land necessary for their construction is safeguarded from inappropriate development.

CF2 LEISURE FACILITIES AND OPEN SPACE

Proposals for leisure facilities and open space within or adjoining the Framework Boundaries of Towns and Villages as defined on the Proposals Map will be permitted.

Proposals for the redevelopment, replacement or improvement of existing leisure facilities or open spaces, will be permitted provided that:

- i) The replacement or improved facilities will be at least equivalent in terms of quality, quantity and accessibility, and there will be no reduction in the overall capacity of leisure facilities and/or open spaces in the area of the development to accommodate demand; or**
- ii) The Council accepts that the loss of the existing facility or open space would not result in a deficiency, in terms of quality, quantity and accessibility in accordance with the methodology in North Wiltshire's Open Spaces Study, either now or in the foreseeable future and a clear environmental justification can be made for an alternative use; or**
- iii) The proposed development is for outdoor or indoor leisure facilities that will be of sufficient benefit to the community to outweigh the loss of the existing facility or open space; or**
- iv) Development proposals will improve facilities ancillary to its use.**

12.3 For the purposes of this Plan, open space should be taken to mean all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity. It is acknowledged that it may be inappropriate for some forms of recreational facilities to be located next to existing settlements, due to the characteristics of the use. Examples include, motor sports where they would impact of the amenity of an adjoining settlement, and water sports where canals, lakes, reservoirs and rivers are not always available within or adjacent to settlements. Open space as a visual amenity: even without public access, people enjoy having open space near them to provide an outlook, variety in the urban scene, or as a positive element in the landscape.

12.4 By definition, open space is of public value and accordingly the loss of any open space through development needs to be justified. The local planning authority will weigh any benefits being offered to the community through a development proposal against the loss of open space that would occur. Proposals, no matter how desirable from a social and community point of view, will need to be sympathetically designed to take account of adjoining properties and the area in general. Proposals will be required to take account of all the policies contained within the plan; in particular proposals will have to accord to the Development Control Core Policy.

CF3 PROVISION OF OPEN SPACE

Proposals for new housing development will be required to make provision for open space on site, to provide 15m² for Local Parks and 3m² for play areas per person. The Council will accept in the appropriate circumstances, financial payments from developers for provision of open space according to the following order of preference:

- i) Provision of open space elsewhere which is appropriately located in relation to the development;**
- ii) Contributions towards the upgrading of existing nearby open spaces.**

Development will be required to make contributions to remedy local deficiencies in the quantity and/or quality of open space and the future maintenance of open space provided to meet needs arising from the new development as set out in North Wiltshire's Open Spaces Study.

12.5 All residential developments regardless of scale have the potential to contribute to the increased need generated to improve existing open spaces or provide new open spaces. The preference will be to provide new open space provision on site. However, this may not be practical for minor residential development proposals (ten dwellings or less). For these minor residential proposals, the use of a financial contribution would normally be considered appropriate.

12.6 Open space provision will be required in accordance with the Council's defined approach contained within the Open Space Study 2004.