

16 UTILITY AND COMMUNITY SERVICES

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Utility and Community Services Facts

- Private nursing homes provide some 2,000 bed spaces throughout the Island.
- There are 288 registered childminders on the Island.
- There are 46 primary schools, 16 middle schools, 5 high schools and 2 special schools on the Island.
- Since 1981 the school population has fallen by 1,700 pupils.
- In 1991 demand for water averaged 35 megalitres per day.
- In 1991 peak electricity demand reached 112.5 megawatts.
- Gas is supplied to 40,500 domestic and 2,200 commercial/industrial customers.

Introduction

16.1 The population of the Island and its economic, social, recreational and other activities generate a need for supporting services. Policies in the Utility and Community Services Section seek to ensure that existing and proposed development will be adequately served in terms of utility services such as water and power supplies, telecommunications and foul water disposal. The Island's community also requires appropriate health, educational, social, community and religious facilities in appropriate locations. While the plan aims to

provide for the needs of all sections of the population, some community, sports, leisure and events facilities will by their nature be targeted at young adults

16.2 The plan generally seeks to ensure sufficient land is available in appropriate locations to enable an adequate level of service provision for the existing and future population of the Island. The impact of providing such services requires consideration to ensure the buildings, plant, cabling and pipelines are located in the most appropriate way to minimise any adverse impact.

Objectives:

In summary the plan seeks:

- o the appropriate location of health, educational, social, religious and community services;
- o an adequate range of utility services and supplies for existing and proposed development;
- o to minimise the impact of service provision on neighbouring development and the environment.

Community Facilities

The Location of Health, Social, Community, Religious and Education Services

U1 Development proposals for health, social, community, religious and educational facilities will be acceptable in principle, provided they are within or adjoin the development envelope boundaries of the communities they serve. Land is allocated and reserved for the expansion of St Mary's Hospital at Newport, should it be required. An area of land is safeguarded at the rear of Parkhurst Prison for future prison development. A site is also reserved for community use at Apse Heath subject to achieving a safe pedestrian route from Winford.

16.3 Health, community, social, religious and education facilities are not specifically included in the Government's list of relevant topics to be included in development plans, although in essence there is little difference between these and other forms of development. Nevertheless, it is expected that these developments should generally take place within the communities they serve. In particular circumstances, where no land is available within the development envelope of the relevant community, a location adjoining the settlement may be appropriate.

16.4 The major reorganisation and centralisation of hospital facilities on the Island is an ongoing process. Over time this could mean the relocation of some services within clinics to the St Mary's site.

16.5 The Local Education Authority (LEA) continues to have a duty to ensure the provision of facilities for full time education of all children between the ages of 5 and 16 years. Further and higher education provision is now independent from the LEA, and schools may also follow the route of opting out. These all raise uncertainty over future land requirements for education services.

Ensuring Adequate Educational, Social and Community Facilities for the Future Population

U2 Before granting planning permission for residential development, the Council shall be satisfied that adequate social, community, open space, play space, health, emergency and educational facilities will be available in the locality to meet the needs of future occupants, without detriment to existing users of those facilities. Where a likely shortfall in provision is identified as being the direct result of the development, the Council will require developers to provide additional facilities in parallel with additional housing development. This may be secured through conditions, planning obligations for other appropriate means.

16.6 The increase in population in a locality will increase the demand for supporting services. The nature of the incoming population will tend to influence the demand for particular services, eg. family housing could create a demand for additional school places, whereas accommodation targeted at the elderly could lead to a requirement for additional health facilities. The Council will liaise with service providers when considering whether adequate provision is available for the existing and future population and may enter into planning obligations to secure the provision of social,

educational or other community facilities and sporting, recreational and public open space provision as part of mixed development, in parallel with additional residential development where otherwise a shortfall might occur. Where facilities are provided in conjunction with, and to serve, new residential development, the Council will seek measures to ensure the maintenance of such provision into the future, by means of legal agreements, management agreements or commuted payments

16.7 To provide maximum benefit, facilities

Appropriate Location of Education, Community, Social, Health and Welfare Facilities and the Promotion of Sharing and Dual Use

U3 The Council will approve development which provides sites or buildings for education, community, social, health, welfare and social facilities where these are located to meet the needs of, and provide adequate access to, the community they are to serve. Where there is a choice, the Council will favour the provision of shared or dual-use facilities, and the partnership and co-operation of schools, public agencies and private interests to promote multi-purpose community centres within settlements.

to meet social and community needs should be easily accessible on foot and by both public and private transport. This can be achieved by the careful choice of location and by grouping facilities together. Grouped or

shared facilities have the benefit of reducing separate journeys and providing economies of scale.

16.8 As a tourist area, the Island's summer

To Provide Additional Capacity for the Needs of the Tourist Population

U4 Planning applications for new social and community facilities will be expected to provide spare capacity in appropriate cases to meet the needs of the summer visitor population.

population is significantly higher than in the winter months. When considering the provision of public facilities, it will be appropriate to measure needs in respect of the population present in the area during the

summer. This is likely to be of greater importance in the resort towns, but could also be applicable to facilities, which are expected to serve the whole Island.

Education

Schools Provision

U5 The Council will safeguard any identified land required to ensure that a school or educational establishment can continue to maintain an appropriate level of service when faced with increased, or projected increasing, student population. Where local population levels increase as a result of development or where an existing school cannot be extended to meet demand, the Council have identified land for additional schools or school facilities on the proposals map:

- a a site of 1.9 ha is allocated for a new primary school at Crossways Field, East Cowes;*
- b a site of 1.1 ha for a primary school, off Taylor Road, Carisbrooke.*

16.9 The population of school aged children will fluctuate over time, even within a static housing stock, and this can lead to over-provision or a shortfall in school places or facilities. The most rapid changes will result from the development of new housing stock, particularly that targeted initially at the young family. Whilst the use of temporary buildings may provide a short term solution, a number of schools are on constrained sites and lack outdoor space as well. Some sites may well fall short of space standards set by the Government during the plan period as a result of additional demand. The following schools may fall below statutory minimum standards during the plan period if additional land cannot be added to the school site:-

- 1. Ryde High School*;
- 2. Kithridge Middle School*;
- 3. Trinity Middle School;
- 4. Nodehill Middle School;
- 5. Mayfield CEM;

6. Grange Primary School; 7. Gatten and Lake Primary School; 8. Newchurch Primary School; 9. St Johns CEP; 10. Oakfield Primary School; 11. Godshill Primary School; 12. Green Mount Primary School; 13. Chillerton Primary School*;

14. Arretton Primary School*;

15. Hunnyhill Primary School*;

and 16. St Margaret s Primary School.

16.10 Additional land for those schools marked with * is identified on the Proposals Map. Land may be identified during the plan period to meet the other schools requirements. It is also likely that a primary school site of some 1.5 ha will be required in Ryde to the east of the railway line, but a specific site is not proposed at present.

Higher and Further Education Sites

U6 Planning proposals for additional further or higher education provision on the IW College site will be acceptable in principle.

16.11 The development of a new university, or higher education facility could be an important boost, not only for Island education, but also for jobs. A university facility could attract students from the mainland and abroad, as well as provide jobs for lecturers, support staff, maintenance workers and builders. The facilities that could be associated with a university, such as student accommodation and lecture halls would also help the tourist industry, by allowing the development of the conference market outside term times. A number of policies in the Plan, including Policy E2, would allow the favourable consideration of a facility such as a university. Any appropriate site for such a development should ideally be near to good access, close to a main town, near a range of

good facilities and in an attractive location.

16.12 The Consultation Draft of the Plan proposed a site at Seaclose Park, but despite some major locational advantages, it is considered that the loss of established open space is unacceptable.

16.13 The IW College itself is in a poor state of repair and the Council would want to encourage improving/upgrading of its existing site. Alternatively, the Council would consider a relocation to a suitable site which has not necessarily yet been identified. Criteria for selection of a suitable relocation site would be as laid down in Policy E2.

16.14 School playing fields, where they are

Provision of School Playing Fields, and Protection from Development

U7 Schools and their associated playing fields are considered to be appropriate land uses for the fringes of settlements and planning applications for the development of educational facilities in these locations will be approved. In order to protect existing educational sites within settlements from inappropriate development by other uses, all school sites shall be treated as being outside development envelopes with no presumption in favour of other types of development unless suitable alternative provision can be made.

closely related to the settlements and communities they serve, are a land use which is appropriate and well suited to the urban/rural fringe. They can be regarded as a transitional use between the built-up character of settlements and rural areas managed for agriculture. Where schools are located, or proposed in such locations, the

Council will seek to ensure that such open use is retained and pressure for developing such areas is resisted. Within urban areas school sites are an important community resource, and it is important that they are protected from development unless suitable alternative provision can be made.

The Use of Private Dwellings for Playgroup/Pre-School Provision

U8 Proposals for pre-schools, playschools or the use of private homes for pre-school playgroups will be permitted unless they would be likely to cause unacceptable noise, parking or traffic problems.

16.15 While playschools are increasingly being provided within, or in conjunction with, existing primary schools, there is also a role for provision within private houses. Care needs to be taken, however, to protect the amenities of surrounding properties and to

ensure that such use does not create traffic problems, particularly when children are being dropped off or collected. The issue of standards of indoor and outdoor space for the facilities is a matter for the Local Education Authority.

Care Accommodation

Residential Care and Nursing Home Accommodation

U9 The development of new or extensions to elderly persons' accommodation, nursing homes and mental care homes will not be approved unless:

- a they are of a size which can be assimilated into the locality;*
- b reasonably level access is provided to and within the site;*
- c safe access for ambulances and cars is available;*
- d there is on-site provision for parking and turning of staff and visitor vehicles;*
- e there is easy access to public transport;*
- f the site is within easy walking distance of the amenities of the settlement;*
- g the building is fit for the purpose for the specified number of residents.*

16.16 Accommodation which is developed to meet the needs of elderly persons or those requiring mental care, will have more stringent design and site requirements than normal housing accommodation. In particular, there is a need to ensure effective operation of the facilities, and that the

residents access to the wider community and its facilities is made as practical and easy as possible. The Council will promote a co-ordinated approach to its role as the Local Planning Authority and role as Regulatory Authority when considering proposals for residential care homes.

Infrastructure and Utilities

Provision of Burial Grounds and Crematoria

U10 The Council will not permit alternative development of land used, or reserved for use, as a burial ground or crematorium, unless it is satisfied that adequate provision for future demand can be met in the locality.

16.17 Burial grounds not only fulfill an important function within the community, but can also be valuable as open spaces. While more people may choose cremation, there is likely to be continuing demand for burial land. Where this is reserved, either as a new site or for an extension of existing facilities, there may be pressure to use the site for alternative development or uses. It is important that such reserves of land are well managed until they are needed and may be put to an appropriate temporary use. The permanent development of such land will however, be resisted.

16.18 The following cemeteries are defined on the proposals map.

1.	Ashey	-	0.6 ha
2.	Binstead	-	0.8 ha
3.	Carisbrooke	-	7.0 ha
4.	East Cowes	-	1.9 ha
5.	Northwood	-	6.9 ha
6.	Newport	-	3.0 ha
7.	Sandown	-	1.1 ha
8.	Shanklin	-	3.0 ha
9.	Wroxall	-	0.5 ha
10.	Ventnor	-	3.1 ha

Infrastructure and Services Provision

U11 Before granting planning permission for development, the Council shall be satisfied that adequate infrastructure, services and supplies infrastructure or drainage will be available to serve a site and its future users in terms of access, water supply, electricity and other power supplies, drainage and car parking and that these can be provided in an environmentally acceptable way. In addition there should be no adverse affect upon supplies, infrastructure or drainage for existing or other approved development.

16.19 Infrastructure is defined to include a whole range of services such as health, social and education services, as well as roads and utility supplies. One of the issues to be considered is the capacity of the existing infrastructure provision and whether this is adequate to cope with the demands of new development. It is essential to provide adequate services and infrastructure to serve developments and those who will live and work there. Infrastructure and services include the provision for adequate supplies of water and power, facilities for the disposal of

waste and storm water, roads and means of access and the provision of sufficient social, health, community and educational services where there is any doubt. The Council will expect applications for development to indicate how such services are to be provided. The provision of services or construction of additional infrastructure could increase the overall impact of the proposed development and the Council will wish to be assured that the whole scheme is acceptable.

16.20 The availability of adequate water

Water Supply for Firefighting Purposes

U12 In the interests of safety, the Council will expect adequate water supplies for fire-fighting purposes to be provided in conjunction with any new development, prior to the occupation of the development. Provision of water supplies for new development shall not be to the detriment of the supplies to any existing development.

supplies for fire-fighting purposes is considered essential for any development, particularly where there may be risk to life. Adequate supply capability through the mains system or alternative sources should be built into the development. The need for sprinkler

systems, water storage and booster pumps may also need to be taken into consideration in the design of a development.

16.21 The existing water supply network may need to be upgraded to ensure that

provision can be made through appropriately located hydrants, or other solutions may be required. In rural areas, it may not be possible to provide sufficient mains water and to overcome this, on-site static or river supplies may be needed to meet the requirement.

16.22 In all cases, developers should hold early consultations with the Water Company, the Fire and Rescue Service and with the Environment Agency to identify the most appropriate way of ensuring that adequate

supplies can be provided. Consultation with the Fire and Rescue Service should be carried out early in the planning stages of development to ensure access for fire pumping appliances is satisfactory. Where development of a waterfront site is proposed the need for permanent and unobstructed access for firefighting appliances to the water will usually be made a condition of planning consent.

16.23 Utility services include the supply of water, electricity, gas, telecommunications

Development of Utility Services

U13 The development of utility services, providing essential Island services, will be approved, provided they minimise any adverse effect on the environment and do not duplicate facilities that could be shared. The consideration of possible alternative sites or routes may assist the minimisation of any adverse impact. Unless there are no alternatives, or issues of overriding public interest are involved, development should be avoided in:

- a designated and sensitive landscape areas;*
- b areas of nature conservation, scientific or archaeological importance;*
- c areas of the best and most versatile agricultural land.*

and sewage disposal and are now provided by private utility companies. Most utility services on the Island have sufficient capacity to accommodate the rates of growth proposed by this plan, however, the delivery of these services will continue to generate proposals for the construction of reservoirs, power lines, pipelines, aerials, antennae, sewage treatment works and associated plant. It is important that, while recognising the technical constraints on service provision,

wherever possible the adverse effects of these developments are minimised, even if this involves greater expense. For example, the laying of cables and pipes in dedicated channels under footways rather than under the highway, can help reduce carriageway closures and resultant traffic congestion.

16.24 It is recognised that the efficient delivery of utility services and products will require plant and equipment such as

Screening of Utilities Plant and Equipment

U14 When approving or commenting upon proposals for plant and equipment required by statutory undertakers and the utility companies, the Council will seek assurances that these will be adequately and appropriately screened.

transformers, treatment works or pumping stations to be installed along delivery routes. Only in certain circumstances is the approval of the Local Planning Authority required for development by statutory undertakers, and prior consultation usually takes place. Some of this plant and equipment will need, for operational reasons, to be located in sensitive or visually intrusive locations.

Where alternative, hidden locations cannot be identified then adequate screening, which respects the character of the locality, subject to technical constraints, should form part of the development.

16.25 The most economic means of delivery of electricity from generator or some other services to customer is by overhead

Overhead Powerlines and Telephone Cables

U15 Where the Council is consulted on, or determines proposals for, overhead powerlines, and telephone cables, it will promote the alternative of placing cables underground,

particularly within the AONB, Conservation Areas or Heritage Coast. Where this proves impractical, the least obtrusive route will be favoured. The Council will require an underground supply within new developments and will encourage the undergrounding of existing lines elsewhere within built-up areas.

cables . These are however, almost always visually intrusive, whether high-voltage lines and pylons or more local delivery to, or within, new or existing developments and residential areas via lines on poles. In particularly sensitive areas of countryside, the Council will encourage the undergrounding of supply lines or if that is impractical, the choice of the least obtrusive route for overhead lines. The Council consider that it should be normal

practice to minimise visual clutter within new developments and will encourage the undergrounding of older supplies if the opportunity arises through redevelopment or refurbishment of areas.

16.26 Development near to overhead powerlines may often be undesirable. Sufficient space should be retained to allow the periodic maintenance that powerlines will

Development Near High Voltage Overhead Power Lines

U16 Applications for development close to overhead power lines should take into account the effect of the transmission towers and cables in the vicinity of the site on the amenity of the occupiers of the proposed development. When consulted on proposals for high voltage overhead power lines, the Council will object where the siting of the transmission apparatus would have a materially adverse effect on the amenity of the occupiers of nearby existing development.

require. Overhead powerlines can also be noisy in wet weather conditions making them incompatible with the amenity of residential development. The Council will have regard to the advice of the National Radiological Protection Board concerning the electromagnetic effect of electricity and other

installations in determining the locations for new development adjacent to such installations.

16.27 The Government's policy to facilitate the growth of new and existing systems and the growing demand for electronic

Telecommunications Facilities

U17 When considering proposals for aerials, masts, dishes or other telecommunications or similar structures, the Council will need to be satisfied that the sharing of any existing installation is not technically feasible. Within designated areas of landscape, nature conservation, scientific or historic interest, such developments will not be permitted unless there is a compelling technical justification and no suitable site or sites outside the designation. Where no practical alternative location is available and a new structure is necessary, the Council will expect the site chosen and design to be visually and technically the least harmful that can be achieved and that the facility will be made available for future sharing. Removal of apparatus on cessation of use will be required.

communications, and increasing numbers of operators and suppliers of systems, are placing greater pressure for the use of the most favourable sites and locations for aerials, masts, and dishes for receivers and transmitters. Broadcasting systems prefer a high level site to maximise the population covered, but these are also the most

prominent and visible. The increasing bulk of dishes attached to masts also increase their visual prominence. The Council is seeking to minimise the visual impact of this technology.

16.28 Renewable energy resources are those which occur naturally and repeatedly in the environment, and include the sun, wind,

Development of Renewable Energy

U18 Proposals for the production of energy from renewable sources will be approved, provided that:

- a the total effect of all such development is at a scale sympathetic to the intimate character and landform of the Island;*
- b they avoid and do not have an unacceptable adverse impact on the most sensitive areas of designated landscape, coastal, nature conservation or archaeological importance;*
- c they minimise any detrimental effect from noise, electromagnetic, visual or similar interference;*
- d they do not have a detrimental effect on water requirements or quality.*

tide, wave and the fall of water. Other types of renewable energy include the production of biomass (eg willow coppicing) for burning or composting, the re-use or recycling of industrial, agricultural or domestic waste and geo-thermal energy.

16.29 The Government's stated policy is to stimulate the exploitation and the development of renewable energy resources wherever they have prospect of being economically attractive and environmentally acceptable (PPG22).

16.30 A study of the range of renewable energy resources in the southern region was carried out in 1993/94 by consultants funded by the Government, resulting in an assessment of potential renewable energy resources on a county by county basis. For the Island, the greatest potential was considered to be the wind resource but this was reduced by environmental constraints. Municipal Solid Waste had some potential but other resources were found to be very limited, although treatment of sewage sludge, woodland management and arable coppice might be available in the longer term.

16.31 The Council's view is that this plan should reflect a positive approach to harnessing the generating potential from renewable energy sources in an environmentally acceptable way. Of particular concern is the total effect of a number of different proposals on the intimate scale and

nature of the Island's landscape, which perhaps makes it unsuitable for extensive schemes. The development itself need not always be large-scale, and an adverse impact might be created by the cumulative effect of small-scale developments.

16.32 The issues to be addressed when considering applications for any type of renewable energy project include the visual impact on the landscape and the extent to which any detrimental effect can be minimised through design, location, colour and layout. There may also be specific technical problems which will have to be resolved.

16.33 In terms of the total effect of development, account needs to be taken not only of the impact of the generating plant itself, but also that of any ancillary equipment required, such as transformers, control facilities, site access and drainage requirements. The impact of power lines on the landscape also needs to be considered. The screening of ancillary development, the use of underground service pipes and power lines, and the use of the best practical methods to reduce the impact of energy generating schemes will be sought.

16.34 The Island is dependent largely upon its own sources of water supply for consumption and for sustaining wetland sites and habitats. Abstraction of water for the public supply takes place from both the

Renewable Energy

Internationally and nationally it is aimed to reduce the reliance on fossil fuels such as coal and oil, reduce the level of carbon dioxide released into the environment and to promote the use of renewable sources. Renewable energy relates to sources of energy that occur naturally and repeatedly in the environment and can be exploited on a sustainable basis. Energy can be extracted from the natural processes of the sun, the wind, the fall of water, tidal action,

wave action and sea currents. Other sources regarded as renewable include the combustion or digestion of biomass (plant material) or agricultural or other waste materials and such plants can provide combined heat and power generation. Geothermal energy is also considered to be a renewable resource although energy extraction may not always be possible in the longer term.

The extraction of energy from the above sources is often at a low level for each generator and the significance of the contribution relies on a number of generators spread throughout the best exploitable areas. For example, the wider benefits of harnessing wind power do not usually arise from the construction of a single wind turbine (although this may serve a single user) but from a collection of turbines in a "wind farm" connected to the transmission grid network. Similarly the use of biomass specifically grown for energy production will rely on large acreages of the crop to serve a generating or digestion plant. The impact of renewable energy generation on the environment which needs to be assessed when considering proposals will relate to the total effect of all the generating equipment and the ancillary plant and equipment required to service the grid.

Water Supply

Safeguarding of Aquifers and Water Resources

U19 Development will only be permitted where the Council is satisfied that surface and underground water resources will be safeguarded and supplies will be protected from pollution. In consultation with the Environment Agency, the Council will assess the potential risk of pollution to aquifers of proposed developments and will refuse planning permission if an adverse impact is possible, or if adequate measures are not included within the development to ensure that pollution will not occur.

surface and underground aquifers. It is important to safeguard the sustainability of such supplies by ensuring that they are protected from actual, or potential, pollution risks. While most developments will present little or no risk, others will have the potential to adversely affect catchment areas, underground reservoirs and aquifers or water courses. It is recognised that water supplies represent a finite resource requiring sustainable management as well as protection. The Council will consult the Environment Agency when considering proposals which might be considered of high-risk, or in areas sensitive to particular forms of development or activity.

pollution risks by either refusing inappropriate development or ensuring that proper facilities are included within a development to contain any pollution risk. Conditions may also be applied to any planning consents to ensure that the operation and management of a site or development reduces to a minimum the chance of pollution occurring. The Environment Agency are currently reassessing the Island's aquifer protection zones and consider that they are likely to be modified. The Council will refer to the updated information when considering planning applications once it becomes available.

16.35 The Council has been advised by the Environment Agency of the varying sensitivity to pollution of the aquifers and water supply sources of the Island. The Council will seek to protect the Island's water resources from