



# **CHAPTER 10: COMMUNITY FACILITIES & UTILITY SERVICES**

## **Introduction**

- 10.1 A wide range of services and facilities is required to serve and support the population of the Plan area. These include community facilities such as schools, nurseries, hospitals, health centres, libraries, social services establishments, theatres, village halls, places of worship, cemeteries and criminal justice facilities; and essential services supplying the day to day needs of residents, such as water, gas, electricity, telephone and drainage. Authorities, organisations and companies other than the Borough Council provide most of these. Policy TC6 in Chapter 6 relates to commercial facilities that also have a community function.

## **Policies and Proposals**

### **Local Community Facilities**

- 10.2 The Council welcomes proposals for new or improved community services and facilities, to help improve the quality of life for residents. New facilities should be readily accessible to public transport users, pedestrians and cyclists, to reduce reliance on the private car. Care must be taken to ensure that the advantages gained from the new facility are not outweighed by detrimental effects of disturbance and traffic generation, especially to nearby housing. Also of particular importance are the access needs of all people, including those with pushchairs and prams, the elderly and disabled.
- 10.3 Provision within, or close to, the town centres will be particularly encouraged, since these are the most accessible locations for the majority of residents. However, it is recognised that some facilities (eg schools, hospitals) often require sites on the edges of settlements as a result of their extensive land requirements or because they may be best developed in association with a sports ground or playing field (eg village hall).



## **CF1 – NEW LOCAL COMMUNITY FACILITIES**

**PLANNING PERMISSION WILL BE GRANTED FOR LOCAL COMMUNITY FACILITY DEVELOPMENT, PROVIDED THAT:**

- **THE DEVELOPMENT WILL BE EASILY AND SAFELY ACCESSIBLE BY PEDESTRIANS, CYCLISTS, DISABLED PEOPLE AND WILL BE SERVED BY PUBLIC TRANSPORT AND**
- **THE LOCATION OF THE DEVELOPMENT IS CONVENIENT TO ITS POTENTIAL USERS AND**
- **THE DEVELOPMENT IS LOCATED WITHIN OR CLOSE TO TOWN CENTRES UNLESS SUCH A LOCATION IS INAPPROPRIATE DUE TO THE NATURE OR SIZE OF THE DEVELOPMENT AND**
- **THE DEVELOPMENT WOULD NOT HAVE A DETRIMENTAL EFFECT ON LOCAL AMENITIES DUE TO NOISE TRAFFIC GENERATION AND GENERAL DISTURBANCE**

**WHERE APPROPRIATE CONDITIONS WILL BE IMPOSED AND/OR PLANNING OBLIGATIONS SOUGHT TO CONTROL THE OPERATING CONDITIONS OF THE DEVELOPMENT IN ORDER TO PROTECT LOCAL AMENITY**

- 10.4 Changes in population, demand and the restructuring of organisations may lead to community buildings and sites becoming surplus to the requirements of one particular group. Such buildings as church halls, clubhouses and community centres are often owned by one organisation but used for social and recreation purposes by a wide cross-section of the community, such as the playgroup, Brownies, badminton club, youth club, lunch club and band. The Council acknowledges the important role of such premises, and in much the same way as it seeks to protect recreation land (Policy LT3) the Council will encourage premises in community use to be retained for such purposes, where community demand exists.

## **CF2 - LOCAL COMMUNITY FACILITIES**

**PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT, MATERIALLY AFFECTING A COMMUNITY BUILDING OR SITE INCLUDING THE CHANGE OF USE OF PREMISES SERVING A LOCAL COMMUNITY, PROVIDED THAT:**

- **THE COMMUNITY VALUE OF THE BUILDING OR SITE WILL BE MAINTAINED OR ENHANCED THROUGH THE PROPOSED DEVELOPMENT; OR**



- **THE PREMISES ARE NO LONGER NEEDED FOR LOCAL COMMUNITY USE; OR**
- **ALTERNATIVE PROVISION OF ANOTHER SITE WITH THE SAME OR BETTER FACILITIES FOR THE CONTINUATION OF THE SERVICE OF THE COMMUNITY IS IMPLEMENTED**

### **School and College Facilities**

- 10.5 Derbyshire County Council, as the local education authority, has identified a number of sites throughout the Plan area that will be required in the future to meet educational requirements. These are shown on the Proposals Map. In many cases the need relates to the age and inadequacy of existing school buildings that should be replaced, but some new schools will also be required to cater for population growth where major new housing development is taking place. The timing of these projects is uncertain. However, because of their long-term importance, these sites should be safeguarded from other forms of development.
- 10.6 In some cases new residential development will be of such a scale as to necessitate significant improvements to existing educational facilities such as a new classroom. Where this situation arises, the council will negotiate an appropriate contribution towards the upgrading of local schools, commensurate with the size of the development.

### **CF3 – SCHOOL AND COLLEGE FACILITIES**

**PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WILL PREJUDICE THE PROVISION OF NEW AND/OR IMPROVED EDUCATION FACILITIES ON THE FOLLOWING SITES IDENTIFIED ON THE PROPOSALS MAP:**

#### **GLOSSOP AREA**

- **REPLACEMENT PRIMARY SCHOOL AND NURSERY - RHODES STREET, PADFIELD.**
- **NEW COUNTY PRIMARY SCHOOL AND NURSERY - ROUGHFIELDS, HADFIELD.**
- **REPLACEMENT COUNTY PRIMARY SCHOOL AND NURSERY FOR GLOSSOP ALL SAINTS - CHURCH STREET, OLD GLOSSOP.**
- **REPLACEMENT PRIMARY SCHOOL - CHURCH FOLD/LONG LANE, CHARLESWORTH.**

#### **CENTRAL AREA**



- **REPLACEMENT PRIMARY SCHOOL FOR THORNSETT - HAYFIELD ROAD, DIGLANDS, NEW MILLS.**
- **SCHOOL PLAYING FIELDS FOR NEW MILLS PRIMARY SCHOOL - EAVES KNOLL, NEW MILLS.**
- **SCHOOL PLAYING FIELDS FOR FURNESS VALE PRIMARY SCHOOL - PARK AVENUE, FURNESS VALE.**

**WHERE NEW RESIDENTIAL DEVELOPMENT NECESSITATES A SIGNIFICANT UPGRADING OF EXISTING EDUCATIONAL FACILITIES, THE COUNCIL WILL NEGOTIATE DEVELOPER CONTRIBUTIONS FOR THEIR IMPROVEMENT.**

### **Child Care Facilities**

- 10.7 Day nurseries are now being provided by the private sector to satisfy the increasing demand for childcare facilities. Facilities should be located where they are easily accessible for pedestrians, cyclists and public transport users.
- 10.8 Whilst it is anticipated that sites within or on the edge of residential areas will be preferred by applicants, sites within established business areas could be acceptable locations for day nurseries, especially where they are to serve local employees.
- 10.9 Satisfactory highway standards will be required for car parking and to prevent conflict between vehicles entering and leaving the site or queuing on the highway. Vehicular activity and children's play should not cause undue disturbance to neighbouring properties.

### **CF4 — CHILDCARE FACILITIES**

**PLANNING PERMISSION WILL BE GRANTED FOR CHILDCARE FACILITIES, INCLUDING NURSERIES, CRÈCHES AND SCHOOLS WHERE ALL OF THE FOLLOWING CRITERIA ARE SATISFIED:**

- **THE PROPOSED DEVELOPMENT WILL BE READILY ACCESSIBLE BY PUBLIC AND PRIVATE TRANSPORT, CYCLISTS AND PEDESTRIANS; AND**
- **APPROPRIATE PROVISION IS MADE FOR THE SAFE CIRCULATION AND PARKING OF VEHICLES GENERATED BY THE DEVELOPMENT; AND**
- **THE DEVELOPMENT PROVIDES A REASONABLE LEVEL OF INTERNAL AND EXTERNAL PLAY/EXERCISE SPACE FOR ITS USERS; AND**



- **THE DEVELOPMENT WILL NOT ADVERSELY AFFECT THE AMENITIES OF NEIGHBOURING RESIDENTS**

## **Residential Care Facilities**

- 10.10 The Council supports the need for a variety of residential care facilities within the Borough, including rest homes, nursing homes and hospices, where special care is needed.
- 10.11 These facilities should, wherever possible, be located within settlements and, within easy reach of public transport networks to ensure good accessibility for people visiting friends and relatives. An appropriate area of private garden/courtyard space around the premises will usually be needed to allow residents to sit out, and so help them to relax and recuperate.

### **CF5 - RESIDENTIAL CARE FACILITIES**

**PLANNING PERMISSION WILL BE GRANTED FOR RESIDENTIAL CARE FACILITIES, INCLUDING NURSING HOMES, CHILDREN'S HOMES, REST HOMES AND HOSPICES, PROVIDED THAT:**

- **THE DEVELOPMENT WILL BE READILY ACCESSIBLE BY PUBLIC AND PRIVATE TRANSPORT, CYCLISTS AND PEDESTRIANS; AND**
- **THE DEVELOPMENT WILL PROVIDE REASONABLE LEVELS OF EXTERNAL AMENITY SPACE FOR ITS RESIDENTS**

## **Cemeteries and Animal Burial Grounds**

- 10.12 It is possible that there will be a need to plan for the establishment or extension of cemeteries over the Plan period. In addition, in recent years there has been an increase in demand by people wishing to dispose of their dead pets by burial in an identified pet cemetery, and there have been requests for a site to be provided within the Borough.
- 10.13 In identifying suitable sites for cemeteries and animal burial grounds it is important to ensure that any development proposals do not harm the character or appearance of the area, nor have a detrimental effect on neighbouring land uses. Landscaping of the site will be an important element in order to minimise the visual impact a cemetery may have on the surrounding area.

### **CF6 - CEMETERIES AND ANIMAL BURIAL GROUNDS**

**PLANNING PERMISSION WILL BE GRANTED FOR NEW CEMETERIES AND**



**ANIMAL BURIAL GROUNDS, AND FOR EXTENSIONS TO EXISTING FACILITIES, PROVIDED THAT:**

- **THERE WILL BE NO UNDUE DETRIMENTAL EFFECT ON NEIGHBOURING LAND USES; AND**
- **THE DEVELOPMENT WILL NOT ADVERSELY AFFECT SURFACE OR GROUND WATER SOURCES; AND**
- **ASSOCIATED BUILDINGS AND WORKS WILL BE KEPT TO A MINIMUM AND WILL BE WELL INTEGRATED WITHIN THE DEVELOPMENT**

**Telecommunications Development**

- 10.14 Modern telecommunications have established themselves as a part of everyday life. Continued growth of the technology will be necessary to meet the growing demand for improved communications at work, home, and in support of electronic commerce. The Telecommunications Act 1984, under which licenses are granted gives special rights and obligations to telecommunication operators. The growth of the technology shows no signs of slowing, and new technologies are still emerging.
- 10.15 The popularity of mobile phones has resulted in problems of capacity. The area covered by each base station (a cell) can only accommodate a finite number of users. The only way to increase capacity is to create smaller cells by either introducing new sites or by erecting additional antenna at a base station site (cell splitting). In April 2000 the Government auctioned five new licenses to third generation (3G) mobile operators. The licenses require all 3G operators to build a network covering 80% of the population by 2007. This will require large antennas and a greater proliferation of sites as operators re-plan their network coverage.
- 10.16 Closely following the auctioning of the new 3G licenses, an independent group published the 'Stewart Report' that examined the issue of health and mobile phones. Subsequent Government advice accepted the precautionary approach to the use of mobile phone technologies recommended in the report. However, Government guidance on this issue emphasises that the local planning authority should not seek to replicate controls within health and safety legislation. Enforcement of health and safety in this area is a matter for the Health and Safety Executive (HSE). The HSE ensure that base station emissions comply with guidelines to limit the exposure of the general public to electromagnetic fields. The guidelines, prepared by the International Commission on Non-Ionising Radiation Protection (ICNIRP), formed one of the specific recommendations in the 'Stewart Report'.
- 10.17 Government policy on telecommunications development indicates that local planning authorities should respond positively to development proposals to help facilitate the growth of new and existing systems and should be aware of the technical and siting requirements of telecommunication operators which may



constrain the size and appearance and location of new development. Nevertheless environmental impact should be kept to a minimum.

10.18 The Government also states that it has a responsibility for protecting health. However if a proposal development meets the ICNIRP guidelines it should not be necessary for a Local Planning Authority to consider further the health aspects in processing the application for prior approval or a planning application. Where it is proposed to site apparatus near a school, college or nursery, operators should discuss the development with the governing body prior to submitting an application to the Council.

10.19 There are 4 levels at which Local Planning Authority control can apply:

- i) Some of the smallest antenna systems can be sited on or within a building or on an existing structure without having a material effect on the external appearance of the building. Many such developments can be regarded as de minimis for planning purposes.
- ii) Other minor telecommunication developments are permitted development under the General Permitted Development Order. These are also outside planning control unless a Local Planning Authority chooses, with good reasons, to withdraw permitted development rights, either by an Article 4 Direction or by planning conditions
- iii) Some permitted development rights for telecommunications approvals are qualified by a requirement on the operator to seek a determination as whether approval of the siting and appearance of the development is required. If an application is sought by the Local Planning Authority there is the opportunity to approve or refuse the proposed siting and/or appearance based on development plan policies and other material considerations
- iv) Larger scale developments require a planning application.

10.20 Local plans are required to include policies on the siting and appearance of telecommunications apparatus and the circumstances in which prior approval for siting and appearance may be required.

10.21 Operators will be encouraged, wherever possible, to site apparatus in locations where their visual impact is least apparent and least damaging. Appropriate locations will include:

- i) De minimis developments on existing buildings and structures
- ii) Existing base stations (unless this leads to obtrusive proliferation of masts and structures creating an unacceptable cumulative impact)
- iii) Primary Employment Zones and Employment Allocations



- iv) Other locations that are well screened by trees and/or other buildings and structures

10.22 Conversely the following locations will be considered environmentally sensitive and there will be a general presumption against visually harmful telecommunications development unless the developers can demonstrate that the proposed siting is the only technically feasible location.

- i) Skyline and ridge line locations, especially where tree cover is poor or non existent
- ii) Within The Green Belt
- iii) Locations affecting the setting of the Peak District National Park
- iv) Statutory sites of importance for nature conservation, such as SSSI's and Local Nature Reserves.
- v) On or affecting the setting of a Listed Building, Conservation areas and designated sites of historic importance such as scheduled ancient monuments and listed historic parks.

10.23 Where lamppost style installations are no more conspicuous than normal street furniture and are carefully sited or screened by landscaping, then they may be acceptable in the above areas. Micro cell technology in town and district centres, as shown on the proposals map (see policy TC1), can be accommodated as de minimis to non-listed buildings and outside conservation areas.

## **CF7 TELECOMMUNICATIONS**

**PLANNING PERMISSION WILL BE GRANTED FOR TELECOMMUNICATIONS DEVELOPMENT IN ACCORD WITH THE FOLLOWING CRITERIA:**

**DEVELOPMENT SHOULD AVOID ENVIRONMENTALLY SENSITIVE LOCATIONS:**

- **SKYLINE AND RIDGE LINE LOCATIONS, ESPECIALLY WHERE TREE COVER IS POOR OR NON EXISTENT;**
- **LISTED BUILDINGS, CONSERVATION AREAS, OTHER DESIGNATED SITES OF HISTORIC IMPORTANCE AND THEIR SETTINGS;**
- **GREEN BELTS AND STATUTORY SITES OF NATURE CONSERVATION IMPORTANCE;**
- **SETTING OF THE PEAK DISTRICT NATIONAL PARK.**



**DEVELOPMENT SHOULD PREFERABLY BE SITED IN THE FOLLOWING LOCATIONS**

- **ON EXISTING TELECOMMUNICATIONS MAST SITES (UNLESS THIS LEADS TO OBTRUSIVE PROLIFERATION OF MASTS AND STRUCTURES CREATING AN UNACCEPTABLE CUMULATIVE IMPACT);**
- **WITHIN PRIMARY EMPLOYMENT ZONES AND EMPLOYMENT ALLOCATIONS;**
- **IN LOCATIONS WELL SCREENED BY EXISTING TREE COVER.**

**DEVELOPMENT SHOULD PREFERABLY BE:**

- **BY USE OF MICRO CELL ANTENNAS**
- **UNOBTRUSIVE ADDITIONS TO, OR REPLACEMENT OF EXISTING STRUCTURES**

**IN ALL CASES:**

- **EVIDENCE WILL BE REQUIRED THAT THE PROPOSED SITING IS TECHNICALLY NECESSARY; AND**
- **EVIDENCE WILL BE REQUIRED THAT THE OPTION OF MAST AND SITE SHARING HAS BEEN FULLY EXPLORED; AND**
- **EVIDENCE WILL BE REQUIRED TO DEMONSTRATE THAT THE PROPOSALS CONFORM TO ICNIRP GUIDELINES; AND**
- **WHERE APPROPRIATE PROPOSALS FOR NEW GROUND BASED MASTS SHOULD BE ACCOMPANIED BY SIGNIFICANT TREE PLANTING PROPOSALS AND DESIGN SOLUTIONS TO SCREEN, CAMOUFLAGE OR DISGUISE THE DEVELOPMENT; AND**
- **INSTALLATIONS SHOULD BE REMOVED WHEN NO LONGER REQUIRED; AND**

**IN THE CASE OF SITING IN AN ENVIRONMENTALLY SENSITIVE LOCATION EVIDENCE WILL BE REQUIRED TO DEMONSTRATE WHY A MORE APPROPRIATE LOCATION IS NOT FEASIBLE.**



## Utility Services Development

- 10.24 Severn Trent Water has indicated that improvements to the Buxton Sewage Treatment Works will be required in the Plan period to accommodate future development needs and to ensure compliance with mandatory treatment standards. The company has emphasised that the design and location of improvements will avoid, where possible, nuisance to neighbours, which could arise from the treatment process. The improvement will involve reorganising the current works and construction of a new treatment facility at the former quarry at Dukes Drive.

### **CF8 – SAFEGUARDING LAND FOR UTILITY SERVICES DEVELOPMENT**

**PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD PREJUDICE THE PROVISION OF A NEW WASTE WATER TREATMENT FACILITY IN ASSOCIATION WITH BUXTON SEWAGE TREATMENT WORKS ON THE SITE AT DUKES DRIVE, BUXTON, IDENTIFIED ON THE PROPOSALS MAP.**

## Utility Services

- 10.25 Most forms of new development will need to be provided with basic utility services for water supply, drainage, electricity, gas, telephone, refuse collection, postal deliveries etc. Development should therefore be located where the costs of, or difficulties in, supplying services are not unduly onerous. This means that development in remote locations should be discouraged, since the provision of new service infrastructure for only a few users would not be a sustainable use of resources. It will also be important to ensure that services can be supplied without undue adverse impact on the environment.
- 10.26 Water supply vital for all developments, and water resources may need to be protected from over-use in order to maintain the quality and quantity needed for existing development. New development should therefore only be permitted where adequate water resources can be supplied in time to serve the development, without detriment to existing abstractions. Additional water abstraction can also adversely affect river flows, water quality, fisheries, amenity and nature conservation if water levels drop too far.
- 10.27 The infrastructure serving the Plan area needs to be adequately protected to enable the Environment Agency and the utility companies to effectively manage and maintain their networks - including main watercourses, pipelines, transmission lines and sewerage and sewage treatment systems, together with their associated apparatus, installations and operational land.
- 10.28 It is in the interests of good planning to ensure that new development is sited and laid out in such a manner so as not to prejudice or frustrate access for maintenance or other operations. The Council will therefore seek to safeguard service infrastructure from other development, in consultation with the relevant



company or organisation. In particular, development that would lie on the route of, or encroach too near to, mains infrastructure is likely to be resisted unless developers can make alternative satisfactory provision for maintenance.

## **CF9 – UTILITY SERVICES SUPPLY AND ACCESS**

### **PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT, PROVIDED THAT:**

- **THE DEVELOPMENT WILL BE ADEQUATELY SERVED BY ESSENTIAL UTILITY SERVICES; AND**
- **UTILITY SERVICE PROVISION WILL NOT CAUSE UNDUE DETRIMENTAL EFFECT ON THE ENVIRONMENT; AND**
- **IT WILL NOT UNDULY PREJUDICE ACCESS REQUIREMENTS FOR MAINTENANCE OR OPERATIONAL PURPOSES TO A MAIN WATERCOURSE OR AN ESSENTIAL SERVICE**

## **Renewable Energy**

- 10.29 The use of renewable energy sources to generate electricity can help to reduce greenhouse gas emissions. The Government is committed to see a reduction of CO<sub>2</sub> emissions by 60% from the current levels by 2050 and to see 10% of UK electricity requirements being met by renewable sources by 2010. Preparation is underway for a Regional Energy Strategy and regional renewable energy targets.
- 10.30 Government has expressed a commitment to stimulate the exploration and development of renewable energy sources wherever they have the potential of being economically attractive and environmentally acceptable. Development to utilise renewable sources of energy will, therefore, be encouraged by the Borough Council. For clarification the Council define renewable energy sources as solar, photovoltaic, wind, geo/hydrothermal, landfill gas, small scale hydro and bio-mass.
- 10.31 Government policy states that local planning authorities need to consider the immediate impact of renewable energy projects on the local environment. Assessment of these impacts is important when considering the plant and equipment necessary to convert renewable energy to electricity. For example wind turbines often require hilly and exposed sites, which could be prominent from surrounding areas, and hydro-electric projects can potentially affect water quality and flows. The East Midlands Community Initiative helps to deliver practical implementation of renewable energy technologies to communities through local support teams.



- 10.32 A Derbyshire study published in 1996 identified parts of the Plan area which are accessible and where average wind speeds exceed the threshold for economic wind turbine development. These areas lie to the north and south of Buxton. No specific site for renewable energy development has been identified in the Plan, although the least constrained areas environmentally are considered to be those to the east of the A6, between Buxton and Dove Holes, and to the south of Harpur Hill.
- 10.33 Proposals for renewable energy developments should include details of ancillary features such as access roads, enclosures, sub-stations, pylons and masts and their likely impact on the environment. In particular, there is a need to protect areas conspicuous from the Peak District National Park.
- 10.34 Applications for renewable energy development likely to have a significant adverse effect on the environment in terms of their nature, size or location will need to be accompanied by an environmental assessment.

#### **CF10 - RENEWABLE ENERGY**

##### **PLANNING PERMISSION WILL BE GRANTED FOR RENEWABLE ENERGY DEVELOPMENT, PROVIDED THAT:**

- **THE BENEFITS OF THE RENEWABLE DEVELOPMENT OUTWEIGH ANY ADVERSE IMPACTS; AND**
- **THE PROPOSALS DEMONSTRATE THAT ANY HARM TO THE ENVIRONMENT OR LOCAL AMENITY EITHER INDIVIDUALLY OR CUMULATIVELY IS MINIMISED AND CAN BE KEPT TO AN ACCEPTABLE LEVEL**

##### **IN ALL CASES CONSIDERATION WILL BE GIVEN TO THE IMPACT OF PROPOSALS ON**

- **THE ENVIRONMENT AND LOCAL AMENITY**
- **THE APPEARANCE OF THE LANDSCAPE**
- **FLORA, FAUNA AND OTHER NATURE CONSERVATION INTERESTS**
- **NOISE, SHADOW FLICKER AND VIBRATION LEVELS INCLUDING ELECTROMAGNETIC INTERFERENCE;**
- **AIR AND WATER QUALITY.**
- **FEATURES AND AREAS OF NATURAL, CULTURAL, HISTORICAL AND ARCHAEOLOGICAL INTEREST**



- **THE REDUCTION OF THE EMISSIONS OF GREENHOUSE GASES AND THE WIDER SOCIAL AND ECONOMIC BENEFITS OF A PROPOSAL**

**WHERE THE PROPOSAL IS FOR A MAJOR RENEWABLE ENERGY DEVELOPMENT ANY ADVERSE ENVIRONMENTAL IMPACT AND EFFECT ON THE LOCAL AMENITY MUST BE OUTWEIGHED BY THE NATIONAL, REGIONAL AND LOCAL BENEFITS THAT COULD RESULT FROM THE DEVELOPMENT**

**PARTICULAR CARE WILL BE TAKEN IN ASSESSING PROPOSALS FOR DEVELOPMENTS IN AREAS WITH SPECIAL DESIGNATIONS. IN THE FOLLOWING SITES PLANNING PERMISSION WILL ONLY BE GRANTED IN CERTAIN CIRCUMSTANCES:**

- **IN EUROPEAN STATUTORY NATURE CONSERVATION SITES PROVIDED IT CAN BE DEMONSTRATED THAT THE INTEGRITY OF THE SITE WILL NOT BE ADVERSELY AFFECTED OR THERE ARE NO ALTERNATIVE SITES AND THERE ARE IMPERATIVE REASONS OF OVERRIDING PUBLIC INTEREST NECESSITATING THE DEVELOPMENT**
- **IN SITES OF SPECIAL SCIENTIFIC INTEREST, NATIONAL NATURE RESERVES, SCHEDULED ANCIENT MONUMENTS, CONSERVATION AREAS, LISTED BUILDINGS AND REGISTERED PARKS AND GARDENS WHERE IT CAN BE DEMONSTRATED THE SPECIAL CHARACTER OF THE AREA WILL NOT BE COMPROMISED BY THE DEVELOPMENT AND ANY SIGNIFICANT ADVERSE IMPACTS ARE CLEARLY OUTWEIGHED BY THE BENEFITS OF THE DEVELOPMENT**

**ALL PROPOSALS SHALL INCLUDE A SATISFACTORY SCHEME WHICH WILL ENSURE THE SITE IS RESTORED TO ITS ORIGINAL CONDITION ONCE THE GENERATING OPERATIONS HAVE CEASED WHERE APPROPRIATE THE PROPOSAL WILL BE ACCOMPANIED BY AN ENVIRONMENTAL IMPACT ASSESSMENT**

## **Waste Management and Recycling**

10.35 In the Waste Strategy 2000 the Government set challenging targets for increasing the recycling or composting of waste. The Council is committed to these targets and will seek the provision of more recycling facilities. Encouraging the recycling of glass, cans, plastic, newspapers and other materials makes better use of natural resources and reduces the need for landfill sites. Facilities located in residential developments give people better access. Recycling facilities at superstores, leisure developments and large public car parks can encourage linked trips, avoiding the need for special journeys and minimising car use.



10.36 The term 'major' within this policy applies to all residential development proposals for 100 or more houses and commercial developments of 1,000 sq.m or more. The sort of waste management issues applicants should consider could include arrangements for the recycling of demolition and construction waste and providing space on housing or retail developments for a "bring site" (bottle, can banks etc.). Applicants should pay special attention to supporting initiatives included within the West Derbyshire Sub-Area Waste Strategy.

#### **CF11 WASTE MANAGEMENT AND RECYCLING**

**PLANNING PERMISSION WILL BE GRANTED FOR MAJOR DEVELOPMENT PROPOSALS PROVIDED THAT INFORMATION ON THE WASTE PRODUCTION IMPLICATIONS IS SUBMITTED WITH THE APPLICATION AND A STATEMENT CONTAINING INFORMATION ON HOW THE WASTE GENERATED FROM BOTH CONSTRUCTION AND OCCUPATION OF THE DEVELOPMENT WILL BE MANAGED. PROPOSALS WHICH WOULD NOT CONTRIBUTE APPROPRIATELY TO THE SUSTAINABLE MANAGEMENT OF THE WASTE WILL BE REFUSED.**

