

Draft Policy LP33- Community Facilities Policy

Link to draft policy and comments in full received from the draft consultation stage:

<https://west-norfolk.objective.co.uk/portal/lpr2019/lpr2019?pointId=s1542884021627#section-s1542884021627>

Summary of Comments & Suggested Response:

No comments were under LP33; therefore no further changes will be made.

Consideration of issues: N/A

Policy Recommendation: Policy will stay as it stands

1. The Council will encourage the retention of existing community facilities and the provision of new facilities, particularly in areas with poor levels of provision and in areas of major growth.
2. Development leading to the loss of an existing community facility will not be permitted unless it is demonstrated that either:
 - a) the area currently served by it would remain suitably provided following the loss, or, if not;
 - b) it is no longer viable or feasible to retain the premises in a community facility use.

Supporting text:

Introduction

Community facilities such as village halls, pubs, shops, allotments and churches play an important role in bringing the community together and provide valuable services particularly in more rural settlements. In line with Strategic Policies LP06 Economy and LP32 Community and Culture the priority is to protect community facilities where possible, particularly where there is no alternative provision within the settlement. Strategic Policy LP05 identifies that community facilities will be sought within, or through, contributions from, new development.

With over 11,000 new homes planned for the Borough over the plan period to 2036 it is important that new community facilities are provided to meet the needs of an expanding population. Strategic Policy LP05 identifies that community facilities will be sought within, or through contributions from, new development.

Relevant Local and National Policies

National Planning Policy Framework: Promoting Healthy and Safe Communities

Strategic Policy LP05 Infrastructure Provision

King's Lynn and West Norfolk Green Infrastructure Strategy

Policy Approach

The policy seeks to protect existing community facilities where there is a proven demand and to encourage replacement facilities in the immediate locality if it is not viable to retain the facility on site. The application of criteria to protect community facilities aims to build upon strategic policies by setting a clear and consistent approach to assessing applications for development.

Evidence to meet the policy requirements may include, for example, one or more of the following:

- for (a), information on alternative provision in the area, typical provision in equivalent areas, the geography and social make up of users and potential users; changes in the demand or need for the type of facilities; and
- for (b), in the case of market provided facilities (e.g. shops, pubs, restaurants, etc.), evidence of marketing the business or premises for a sustained period (usually a minimum of 12 months), at a price reflecting the authorised use, details of income/profit achieved in recent years, evidence of significant long term changes in the relevant market.
- in the case of non-market provide facilities, the withdrawal or absence of the funding, personnel or other resources necessary to provide the facility.

The adequacy and persuasiveness of the evidence will be judged in the particular circumstances of the case, and against the objectives set out in the first paragraph of the policy

Sustainability Appraisal:

LP33: Community Facilities																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP33	0	0	0	0	0	+	++	++	++	0	0	+	+	++	++	+	0	++	+	0	+17	0	Likely Positive Effect +17
Draft LP33	0	0	0	0	0	+	++	++	++	0	0	+	+	++	++	+	0	++	+	0	+17	0	Likely Positive Effect +17
DM9	0	0	0	0	0	+	++	++	++	0	0	+	+	++	++	+	0	++	+	0	+17	0	Likely Positive Effect +17
No Policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Likely Neutral Effect 0