

## 8. SPORT, RECREATION AND COMMUNITY FACILITIES



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## 8.1 FORMAL RECREATION

### Structure Plan Context

Key Objective	Relevant Policy or Proposal
To safeguard the existing range of sports facilities and encourage the development of new facilities where deficiencies have been identified.	Policy SP/S1 - Sports Facilities Policy SP/S2 - Strategic Sports Provision

### Local Plan Policy

<b>POLICY LP/S1</b>
<b>PROVISION OF FORMAL LEISURE AND RECREATION FACILITIES</b>
<p><b>a) <u>New Sports Facilities</u></b></p> <p>Planning permission will be granted for new formal sports and recreation sites and facilities if:</p> <ul style="list-style-type: none"> <li>i. they are located within or adjoining towns and villages;</li> <li>ii. they are not sited on land for allocated residential or industrial development;</li> <li>iii. the design of any new construction accords with the principles set out in policy LP/DC2 – Locations, Siting and Design; and,</li> <li>iv. the development does not lead to the net loss of informal play space.</li> </ul> <p>For specific sports and leisure facilities the following will apply:</p> <p><b>b) <u>Strategic Sports Provision - Pickaquoy Centre</u></b></p> <p>Any expansion or redevelopment of the Pickaquoy Centre within the area shown on the Proposals Map, will be granted planning permission if:</p> <ul style="list-style-type: none"> <li>i. the access to the complex is adequate and safe;</li> <li>ii. adequate and exclusive on-site parking facilities are provided for patrons, staff and deliveries in accordance with the Council's parking standards;</li> <li>iii. any extension does not result in a net reduction of playing field area available within the site; and,</li> <li>iv. any new development within the site is restricted to uses within classes 10 and 11 (parts a, b &amp; e) of the Town and Country Planning (Use Classes) (Scotland) Order 1997.</li> </ul> <p><b>c) <u>Golf Courses</u></b></p> <p>Planning permission will be granted for golf course or "pitch and putt" developments providing the following criteria are met:</p> <ul style="list-style-type: none"> <li>i. the proposal does not adversely impact on the supply of land available for residential or industrial uses;</li> <li>ii. the proposal does not adversely affect the public right of way network unless an acceptable alternative route is provided;</li> <li>iii. the proposal does not adversely affect the character of the landscape, especially within the National Scenic Area, World Heritage Site and its zone of visual influence, Areas of Great Landscape Value or in the Areas of Particularly Attractive Countryside. Landscape and visual impact assessments may be required from developers to demonstrate the possible landscape impacts;</li> </ul>

- iv. the design of the proposal protects and, where possible, enhances built heritage and archaeological interests within the site;
- v. any built facilities proposed are directly related to the use of the land as a golf course; and,
- vi. precautions are taken to ensure safety of adjoining roads, footways and residential properties.

Development or redevelopment of golf courses should aim to maximise the benefits to biodiversity in the area through providing a range of habitats within the areas of 'deep rough'.

#### **d) Noisy Sports**

Planning permission will be granted for proposals for recreational activities which can be expected to generate significant noise nuisance where:

- i) their environmental impact within the site can be contained and minimised;
- ii) the activity is not unduly detrimental to the wider amenity of the area; and,
- iii) the activity does not have a detrimental effect on neighbouring land uses or amenities.

#### **e) Allotments**

Planning permission will only be granted for the development of land or buildings currently used for allotments if there are imperative reasons of over-riding public need, and no reasonable alternative site for the development can be found. Any proposals for development on allotment land should make provision for a replacement site within the locality which is of comparable quality and of a size that reflects anticipated demand for allotments. The costs of developing such a site for use as allotments will fall solely on the developer.

### **Background and Issues**

8.1.1 National planning guidance requires Local Plans to indicate the sites where proposals to satisfy unmet demand can be located. In terms of golf courses, national guidance requires Local Plans to safeguard natural and cultural designations from golf developments that would damage their overall integrity. National guidance also requires noisy sports to be located where their environmental impact can be maintained and minimised.

8.1.2 The purpose of this policy is to allow the improvement and expansion of formal recreation facilities in Orkney. Formal recreation covers the more intensive and regulated facilities provided by sports halls, swimming pools, other indoor sports facilities and outdoor sports pitches. Such facilities should be encouraged in appropriate locations that are easily accessible by users in the community. Indoor sports facilities in schools and community centres will be updated as the need arises. Private companies should be encouraged to participate in the provision of recreational facilities.

8.1.3 The Pickaquoy Centre is recognised within the Structure Plan as the strategic sporting and recreational venue in Orkney serving the needs of the whole county. Its future expansion could add considerably to an increased level of sports and leisure services available in Orkney, and should be encouraged. Future expansion options include the provision of a new leisure pool for which the Council has, within its capital programme, made a budget allocation. Discussion has also taken place on a possible relocation of the squash courts from Hatston.

8.1.4 Golf is popular in Orkney and as a major user of land can have a considerable impact on the character of the landscape. This can be mitigated through both design and subsequent management of the course to reflect the prevalent landscape character, and the policy allows for the provision of a choice of good quality golf courses in Orkney. There may be demand within the plan period to expand and enhance golfing facilities at the eighteen hole golf courses at Kirkwall and Stromness, work is ongoing at a new course in South Ronaldsay. Other nine hole golf courses in the Outer Isles may also wish to expand.

8.1.5 The policy also addresses the issue of noisy sports. Activities such as motorised racing, shooting or other noisy sports can create conflict with other land uses and may also be detrimental to the amenity of local residents and nature conservation interests. In March 1999, British Geological Survey produced a report on "Alternative Uses for Working and Disused Hardrock Quarries" in Orkney. This report identifies that disused quarries may have a use as venues for noisy sports.

8.1.6 The policy also seeks to retain areas of allotments within built up areas. Allotments are important facilities serving the needs of the community, and while demand for allotments may fluctuate they should be retained for future use.

### **Implementation and Monitoring**

8.1.7 In the determination of planning applications, conditions used must take into account any loss of recreational space, and developers must provide equivalent or better standard facilities in return for any informal play space lost as a result of development.

8.1.8 For new or extended golf courses any planning permission granted may be conditional on the preparation of a management plan to safeguard and enhance the environmental qualities of the area.

8.1.9 Monitoring the policy's impact on meeting the level of demand for formal recreation facilities, and any proposals for their expansion requires liaison with the Council's Education and Recreation Department, the community and other user groups. Expansion of the Pickaquoy Centre should have regard to the required provision of adjacent play pitches and open space, which will be monitored by the Council in conjunction with user groups.

8.1.10 The extent to which golfing developments impinge on residential or industrial land and the contribution they make to the landscape measured through landscape assessment techniques will be used to judge the success of this policy.

8.1.11 Applications that affect allotments will be carefully scrutinised and the developer may be asked to justify the absolute need for the proposed location. No development should be permitted until arrangements for an alternative site has been agreed. A period of at least 12 months should be allowed to allow migration of existing allotment users to any new site. Measuring whether the amount of land given over to allotments in the County has been diminished will indicate whether this part of the policy has been successful.

## 8.2 INFORMAL RECREATION

### Structure Plan Context

Key Objective	Relevant Policy or Proposal
<i>To safeguard the existing range of sports facilities and encourage the development of new facilities where deficiencies have been identified.</i>	<i>Policy SP/S1 - Sports Facilities Policy SP/S3 - Playing Fields and Amenity Open Space Proposal SP/S4 - Access</i>

### Local Plan Policy

<b>POLICY LP/S2</b>
<b>PROVISION OF INFORMAL RURAL RECREATION FACILITIES.</b>
<p><b>a) <u>Informal Rural Recreation</u></b></p> <p>Planning permission will be granted for facilities for informal recreation in the open countryside where the following criteria are met:</p> <ol style="list-style-type: none"> <li>the local road network can safely accommodate any extra traffic generated by the proposal and adequate provision is made for off-road car parking;</li> <li>the proposed facilities cater for an identified need or overcome deficiencies in existing provision;</li> <li>there are no detrimental effects on the amenities enjoyed by the occupiers of adjoining property or on the general location;</li> <li>the design of the facility is such that it maintains or enhances, rather than detracts from, the local landscape; and,</li> <li>adequate provision is made for the long term management and maintenance of the facility.</li> </ol> <p>Interpretation at such facilities is desirable and should form an integral part of the proposal.</p> <p><b>b) <u>Access Routes and Public Rights of Way</u></b></p> <p>The Council will safeguard and improve existing access routes, including rights of way and other recognised paths that contribute to the network of routes within the County. Through consultation with the local access forum, local communities and land owners/managers, the Council will develop and improve the existing network, identify new routes, and develop a 'core path network'.</p> <p><b>c) <u>Cycle Routes</u></b></p> <p>The Council will support and develop opportunities for safer cycling in Orkney. In particular support will be given to ensure:</p> <ol style="list-style-type: none"> <li>an increase over the longer term in both the amenity value, and safety of tourists and residents who participate in cycling as a recreational activity throughout Orkney; and,</li> <li>the development of cycling based tourism by identifying opportunities for longer distance cycleways (including Stromness-Kirkwall-St Margaret's Hope).</li> </ol>

### Background and Issues

8.2.1 National planning guidance requires local planning policies to support traditional rural recreations and other forms of leisure in keeping with the landscape, infrastructure and

economy. Public access to the countryside should be safeguarded and improved, with new or replacement routes promoted.

8.2.2 Informal recreation covers the less regulated and less intensive types of recreation generally associated with the countryside such as walking, cycling and horse riding. The policy seeks to ensure that informal rural recreation facilities cater for a perceived need and do not adversely impact on neighbouring land or traffic flow. It also seeks to achieve a high quality design and enhance understanding of the heritage of the islands through interpretation.

8.2.3 Much has been achieved in Orkney during the past 15 years to cater for informal recreation for visitors and residents in the countryside, including the provision of picnic areas, walks, viewpoints and car parks. Remoteness and informality are key aspects of the tourist experience, and whilst the continued development of such facilities is seen as desirable, over provision in certain areas may have a cumulative negative impact. Care must be taken to ensure development does not detract from the intrinsic interest of the site itself, especially in terms of archaeological landscape and sense of place.

8.2.4 Public access to the countryside as a means of informal recreation and access remains important, particularly in view of new access legislation currently being developed by the Scottish Parliament. The Council is generally supportive of access to the countryside and to the development of countryside recreational facilities, provided that the quality of the natural and built heritage is not affected and there is no adverse impact on the management of land. It has a statutory duty to protect and keep open and free from obstruction or encroachment, public rights of way. It is also the responsibility of the Council to investigate and resolve disputes where a public right of way is challenged and/or a footpath obstructed.

8.2.5 The natural beauty, landscape diversity, nature conservation and cultural heritage interest of the Orkney countryside provides a strong attraction both to residents and to visitors, and walking in the countryside has been identified as the second most popular activity undertaken by visitors to Orkney. There is also a need to provide for informal recreation close to populated areas to reduce travel distances and increase accessibility and use of the countryside. To facilitate the development of new paths and encourage landowners to facilitate walkers, the Council has established an Access Forum and is preparing an Access Strategy for Orkney.

8.2.6 Opportunities also exist to promote and develop walking and cycling, both as an alternative to car use, as well as a recreational activity. The Government is committed to promoting cycling across the UK and the landscape and environment of most of Orkney is well suited to this activity. As a result, Orkney has been included in the Sustrans' national cycle network.

8.2.7 Informal rural recreation facilities also play a role in facilitating economic development objectives in some more remote parts of the county, especially the Isles. The benefits that have accrued to North Hoy, for example, from a programme of informal facility development are evident.

### **Implementation and Monitoring**

8.2.8 Orkney Islands Council is the major provider of informal countryside recreation in the county with significant contributions also made by the Royal Society for the Protection of Birds, Scottish Natural Heritage, Orkney Enterprise and local Community Councils, often in partnership. It is anticipated that this trend will continue although funding available through the Rural Stewardship Scheme and other agri-environment measures may make provision of such facilities attractive to the private sector.

8.2.9 Any developer must demonstrate what provisions have been made for future maintenance of any proposed facility to ensure the high quality of design is maintained throughout the life of the development. This will normally take the form of a maintenance schedule submitted as supporting information to the formal planning application.

8.2.10 Within its own programmes, Orkney Islands Council endeavours to achieve the following objectives:

- provide opportunity for a range of activities at any one site;

- protect sensitive sites of interest from disturbance by too many visitors, thus maintaining the uniqueness of the resource;
- maximise the spread of economic benefit from investment through targeting those areas which have not benefited in the past;
- continue to develop existing sites to improve the quality of the visitor product;
- provide facilities usable by and enjoyable to both visitors and residents; and,
- ensure that sites are publicised through such mechanisms as themeing, production of leaflets and sign posting.

8.2.11 The Council currently gives priority to the following:

- coastal footpaths;
- footpaths around towns or adjacent to villages and rural settlements;
- development of access to, and enhancement of, points of interest, whether archaeological, associated with folk or natural history, where this can be achieved without detriment to the resource so accessed;
- creation of points of interest according to perceived need, such as bird hides, view points, etc.;
- promotion of general rights of access to popular sites such as beaches, hill land etc.; and,
- those areas that have a poorly developed infrastructure of this kind, where economic benefit from tourism would be greatest and where the roads infrastructure and resource itself can accommodate increased usage.

8.2.12 The Council has also established an Access Forum, and with its assistance will be preparing an Access Strategy for Orkney. Formulation of a corporate strategy will assist the Council in taking a proactive approach and targeting resources in an integrated and consistent manner.

8.2.13 The Council holds a record of established rights of way in Orkney, although this is not complete. In relation to assessing public rights of way there are six principal requirements:

- there must be a public place at either end of the right of way claimed;
- the right of way claimed must have been used by members of the public to get from one public place to another;
- there must be a sufficiently definite route;
- there must be continuous use of the route by members of the public;
- the use must have been an assumption of a right to use it; and,
- the use must have continued for the necessary period (currently 20 years).

## 8.3 ESTABLISHED RECREATIONAL LAND AND BUILDINGS

### Structure Plan Context

Key Objective	Relevant Policy or Proposal
<i>To safeguard the existing range of sports facilities and encourage the development of new facilities where deficiencies have been identified.</i>	<i>Policy SP/S1 - Sports Facilities Policy SP/S3 - Playing Fields and Amenity Open Space</i>

### Local Plan Policy

<b>POLICY LP/S3</b>
<b>ESTABLISHED RECREATIONAL LAND AND BUILDINGS</b>
<p>a) <b><u>Existing Recreational Facilities</u></b></p> <p>The Council will only permit redevelopment of established formal recreational facilities e.g. tennis, bowls and pitch facilities in exceptional circumstances and where those facilities are to be satisfactorily replaced by another facility of equivalent or better quality in an appropriate location. Planning permission for alternative uses will not be granted for the development of land or buildings currently used for recreation purposes unless the developer provides:</p> <ul style="list-style-type: none"><li>i. an equivalent range of replacement facilities in an appropriate location serving the local community; and,</li><li>ii. adequate proof that there is a surplus of recreational land and/or facilities beyond the needs of the local community.</li></ul> <p>b) <b><u>Playing Fields and Amenity Open Space</u></b></p> <p>Areas of playing fields and amenity open space will be protected from proposals for development other than minor proposals related to the recreational nature of the land. Only recreational activities will be encouraged on these areas of land.</p>

### Background and Issues

8.3.1 National planning guidance requires the identification of existing sports facilities, parks, open spaces, pitches and playing fields, and indicates those that should be protected. Local Plans are required to include policies to protect and enhance existing open space, including public parks and playing fields and other land of recreational, amenity or wildlife value. The piecemeal erosion of playing fields and pitches through a succession of small developments over a long period should be avoided.

8.3.2 The purpose of this policy is to retain and where possible improve existing recreational facilities in Orkney. Care must be taken to ensure that existing recreational land and buildings are not incrementally or substantially eroded by new non-recreational developments. It is essential to retain and where possible improve valuable existing recreational facilities in their present use in order to meet the existing level of demand in an area, and to accommodate possible future demand. The effect of a loss would be to reduce existing levels, and jeopardise any future improvements in community recreation provision, as well as the removal of what could be an important facility within a settlement.

8.3.3 It is also very important to ensure that open spaces are not eroded by new development, since they act as recreational environments particularly in urban location, as well as providing amenity.



## **Implementation and Monitoring**

8.3.4 In considering proposals for redevelopment or change of use of an existing facility, the relevant facility must no longer be required now, or in the foreseeable future. Any new or compensatory provision made shall be of equal recreational and amenity value on land conveniently located for continued use by the community.

8.3.5 Provision of playing fields should be maintained at the National Playing Fields Association (NPFA) 4 acre standard and any assessment of provision must ascertain the need for additional playing fields within the life of the plan.

8.3.6 Planning permission will not be granted for any development that compromises the existence of protected areas of open space.

8.3.7 The Council, in conjunction with user groups, must constantly review the extent of indoor and outdoor recreation facilities to check that they still meet the needs of the population and the NPFA standards. In addition, a survey of open space should be carried out in Kirkwall and Stromness to identify any deficiencies in terms of the national standards of open space provision.

## 8.4 WATER SPORTS

### Structure Plan Context

Key Objective	Relevant Policy or Proposal
<i>To safeguard the existing range of sports facilities and encourage the development of new facilities where deficiencies have been identified.</i>	<i>Policy SP/S5 - Water Sports Policy SP/C2 - Coastal Development</i>

### Local Plan Policy

<b>POLICY LP/S4</b>
<b>WATER SPORTS</b>
<p>a) <b><u>Watersports</u></b></p> <p>The Council recognises the contribution a fully developed water sport industry makes to local tourism and will seek opportunities to increase provision for those wishing to participate in water sports and recreation provided that development does not have any adverse impact on natural heritage and landscape character. To this end it will look favourably upon schemes to provide new facilities, or to extend and enhance existing provision.</p> <p>b) <b><u>Marina Developments</u></b></p> <p>Planning permission will be granted for an extended or new marina where:</p> <ol style="list-style-type: none"> <li>it does not adversely impact on the character and amenity of the locality in terms of the historic environment, natural heritage, residential amenity, and landscape character and environmental quality;</li> <li>any new development directly relates to boating activities and is justified by demand for facilities by recreational boat users;</li> <li>adequate vehicle parking is provided in accordance with the Council's standards and the road network is capable of accommodating any extra traffic generated; and,</li> <li>the development will not conflict with the commercial use of a harbour.</li> </ol> <p>Proposals should accommodate, where practicable, the multiple use of water areas.</p>

### Background and Issues

8.4.1 National planning guidance requires Local Plans to identify and protect water sports areas and identify water resources with potential for development.

8.4.2 Water sports are diverse in nature and increasing in popularity. Orkney's coastline and lochs are ideally suited for such recreational activities, the potential of which remains to be fully developed. The potential contribution to Orkney's tourist economy is acknowledged, and the policy aims to support opportunities associated with water sports. Development of watersports should not be to the detriment of the natural heritage of Orkney, and care must be taken to avoid conflict between watersports and areas where there are important concentrations of protected species such as the harbour porpoise.

8.4.3 The policy promotes new marina facilities to be accommodated in the most appropriate areas. Such facilities encourage moorings to be grouped together, and designed and sited to integrate with the landscape and compliment the character and scale of the surrounding area. Sporadically placed moorings should be avoided.

## **Implementation and Monitoring**

8.4.4 Due consideration must be given to the use of quality materials which are durable and safe. Any development must meet disabled access requirements and refer to supplementary planning guidance on good practice in providing access for the disabled and pushchairs.

8.4.5 A 'before and after' survey of the affected developments should be conducted in order to assess the satisfactory operation of the policy. User groups should undertake assessments of the demand for moorings.

## 8.5 EDUCATION

### Structure Plan Context

Key Objective	Relevant Policy or Proposal
<i>To encourage improvement in the quality of all community facilities, particularly in the rural areas where provision can enable local communities to retain population.</i>	<i>Policy SP/S6 - Educational Facilities Policy SP/S7 - Community Services and Facilities</i>

### Local Plan Policy

<b>POLICY LP/S5</b>
<b>EDUCATIONAL FACILITIES</b>
<p>Planning permission will be granted for changes to educational sites or new educational sites where:</p> <ol style="list-style-type: none"> <li>a) new buildings are located and designed for maximum convenience and accessibility for children, people with disabilities, and the local community they are intended to serve;</li> <li>b) the disposal of surplus educational sites or premises for non-educational purposes does not result in: <ul style="list-style-type: none"> <li>• the site of the existing school falling below the required minimum;</li> <li>• school amalgamations being prejudiced; and,</li> <li>• children being bussed to detached playing fields.</li> </ul> </li> <li>c) due consideration is given to the dual use of the proposed facilities, with local community facilities incorporated into the design, providing there is no conflict with the delivery of the education service;</li> <li>d) the proposed development does not result in a deficiency of public open space or playing fields;</li> <li>e) the proposed development is within a defined settlement boundary or can be justified outwith defined boundaries as essential to serve the local community;</li> <li>f) the design of the development is of appropriate and high quality;</li> <li>g) regard has been taken of the Structure Plan development strategy relating to new development; and</li> <li>h) the proposal includes safe access, adequate parking and suitable set down and pick-up points for children, disabled and other vulnerable groups.</li> </ol>

### Background and Issues

8.5.1 The purpose of this policy is to provide a high quality education service in appropriate locations to meet existing and future demands. For any new school proposals, due consideration should be given to its dual use with those of the local community. This is especially important in rural and island areas with small close-knit communities.

### Implementation and Monitoring

8.5.2 The Council's Education Department assesses the demand for the extent and nature of educational uses and this policy is intended to realise such proposals in appropriate locations. The required facilities will be defined by the Education Department depending on the existing and projected number of pupils.

8.5.3 Any development must meet disabled access requirements and should refer to the supplementary planning guidance on good practice in providing access for the disabled and pushchairs.

8.5.4 The policy will be monitored through an assessment of the range and quality of educational facilities in Orkney.

## 8.6 HEALTH AND SOCIAL CARE

### Structure Plan Context

Key Objective	Relevant Policy or Proposal
<i>To encourage improvement in the quality of all community facilities, particularly in the rural areas where provision can enable local communities to retain population.</i>	<i>Policy SP/S7 - Community Services and Facilities</i>

### Local Plan Policy

<b>POLICY LP/S6</b>
<b>HEALTH AND SOCIAL CARE PROVISION</b>
<p><b>Planning permission will be granted for the development of new health and social care facilities, changes of use related to health and social care, or for extensions to existing facilities, if the following criteria are met:</b></p> <ul style="list-style-type: none"><li>a) new buildings are located and designed for maximum convenience and accessibility for children, people with disabilities, the elderly and the local community they are intended to serve;</li><li>b) the proposed development is within a defined settlement boundary or can be justified outwith defined boundaries as essential to serve the local community;</li><li>c) the proposal includes safe access, adequate parking and suitable set down and pick-up points for the elderly, disabled and other vulnerable groups;</li><li>d) adequate parking facilities and access arrangements are planned in accordance with the policies relating to parking standards for new developments;</li><li>e) the design of amenity areas is of a high quality;</li><li>f) the residential amenity of the area is not adversely affected; and,</li><li>g) for new developments, regard has been taken of the Structure Plan development strategy.</li></ul> <p><b>Any land or buildings proven to be surplus to long-term health or social care requirements will be considered for redevelopment, having regard to adjoining land uses, the local road network and the existing character of the locality.</b></p>

### Background and Issues

8.6.1 The purpose of the policy is to continue to support health and social care facilities in Orkney and provide a high quality of service. In terms of health facilities, Balfour Hospital in Kirkwall has undergone an extension, which is likely to meet foreseeable needs. The rationalisation of health services has resulted in the closure of Eastbank Hospital, Kirkwall and an alternative use must now be found for the vacant site.

### Implementation and Monitoring

8.6.2 On-site parking facilities are crucial for accommodating the vehicles of staff and visitors, in addition to emergency and service vehicles. Proposals for health and social care facilities will be assessed with particular reference to the propensity for such developments to create additional traffic and parking requirements.

## 8.7 CHILD CARE

### Structure Plan Context

Key Objective	Relevant Policy or Proposal
<i>To encourage improvement in the quality of all community facilities, particularly in the rural areas where provision can enable local communities to retain population.</i>	<i>Policy SP/S7 - Community Services and Facilities</i>

### Local Plan Policy

<b>POLICY LP/S7</b>
<b>PROVISION OF CHILD CARE FACILITIES</b>
<b>Planning permission will be granted for new child care facilities providing:</b>
a) they are located in accessible locations within towns, villages or rural settlements;
b) the number of children proposed would not create a noise nuisance either from within the premises or outside in any play space, particularly within a residential area;
c) undue disturbance would not be generated by an excessive number of vehicles calling at the premises for children or staff; and,
d) the proposed number of childcare places can be adequately accommodated within the building.

### Background and Issues

8.7.1 Orkney Islands Council provides day care facilities for under-fives in the form of day nurseries and playgroups. There is also a variety of private childcare provision, including playgroups and crèches, many of which require planning permission and will be assessed on the basis of this policy. Child care and school delivery car journeys are seen as major contributors to road traffic and new proposals should be sited to take advantage of modes of transport other than the private car. The purpose of this policy is therefore to ensure new childcare facilities are of an acceptable standard and do not contribute to unsustainable transport patterns.

### Implementation and Monitoring

8.7.2 The following will be considered in the determination of any planning application:

- the type of building for use, its location and the area of garden;
- road safety - certain locations, such as at cross-roads or within cul-de-sacs may be considered unsuitable for the provision of childcare facilities, due to the level of anticipated vehicular movements and their effect on road safety and residential amenity;
- the provision of car parking spaces for employees and residents together with dropping off facilities; and,
- the provision of sufficient space for children to play outdoors within suitable boundaries and with no direct access to parking or servicing areas, and landscaped where necessary.

8.7.3 Flats or maisonettes are considered unsuitable for use as childcare facilities and planning applications for this use in such a building will be refused.

8.7.4 Depending on the nature of the proposal and its location, conditions may be attached to a planning consent, covering such issues as:

- the maximum number of children to be accommodated;
- provision of parking, drop off/pick-up and play areas which must be provided in accordance with the approved plans prior to the operation of the day nursery;
- the retention of a residential element within the property where sited within wholly residential areas, and occupation by the operator or an employee of the nursery;
- limitation of the childcare facilities to specific times and days; and,
- limitation of use to that specifically applied for.

8.7.5 A 'before and after' survey should be conducted at the end of the plan period to assess the impact of any childcare facilities on the surrounding area.



## 8.8 OTHER PUBLIC FACILITIES

### Structure Plan Context

Key Objective	Relevant Policy or Proposal
<i>To encourage improvement in the quality of all community facilities, particularly in the rural areas where provision can enable local communities to retain population.</i>	<i>Policy SP/S7 - Community Services and Facilities</i>

### Local Plan Policy

<b>POLICY LP/S8</b>
<b>OTHER PUBLIC FACILITIES</b>
<p><b>a) <u>Burial Grounds</u></b></p> <p>Planning permission will be granted for new, or extensions to existing burial grounds in the open countryside, outside the defined limits of towns, villages and rural settlements, provided that:</p> <ol style="list-style-type: none"> <li>the scale and visual appearance of the development is not detrimental to the amenity and landscape character of the area;</li> <li>satisfactory vehicular access and parking arrangements are available;</li> <li>steps are taken to improve the appearance of burial grounds through appropriate design, landscaping and provision of visitor amenities such as seating; and,</li> <li>care is taken to ensure minimum impact on adjoining or nearby residential properties.</li> </ol> <p><b>b) <u>Public Toilets</u></b></p> <p>Planning permission will be granted for new public toilets provided that they meet the following criteria:</p> <ol style="list-style-type: none"> <li>the proposed facilities cater for an identified need or overcome deficiencies in existing provision;</li> <li>adequate provision is made for off-road car parking;</li> <li>there are no detrimental effects on the amenities enjoyed by the occupiers of adjoining property or on the general location; and,</li> <li>the design of the facility is such that it maintains or enhances and does not detract from the local landscape.</li> </ol>

### Background and Issues

8.8.1 The purpose of this policy is to ensure there is provision for existing and future extensions to burial grounds to meet the needs of the County. Particular care should be taken when extending any burial ground near a settlement to ensure it does not adversely affect the character of the settlement. In the countryside, the visual effects of burial grounds should also be minimised.

8.8.2 The policy also makes provision for sufficient toilet facilities throughout the County for both the use of locals and tourists in Orkney. The provision of key facilities such as toilets is essential if Orkney is promoting itself as a high quality tourist destination. Current provision of public toilets is fair although there may be room for improvement in terms of the quality of the provision, location and, in some cases, signposting.

### **Implementation and Monitoring**

8.8.3 Burial ground requirements are normally assessed by community councils who indicate future land requirements. When considering proposals for their extension, the area must be sufficient to last a number of years. Such areas should be adjacent or in the vicinity of the existing amenity. Any extensions or provision of new burial grounds will be the subject of appropriate public consultation, including with the Scottish Environment Protection Agency.

8.8.4 For public toilets, sites will be identified where there is a definite need. Appropriate funding will be required. For monitoring purposes an assessment of improvements to the number and quality of public toilets can be undertaken.