

D6 COMMUNITY FACILITIES, LEISURE, ART AND CULTURE INCLUDING COMMUNITY DEVELOPMENT

OBJECTIVES

- D6/a** To support the early establishment of a successful new community at Northstowe;
- D6/b** To establish a strong feeling of community ownership of facilities and community space;
- D6/c** To ensure provision of appropriate high quality community services and facilities of a high standard of design, which would reasonably be expected to be found in a small market town of 20,000 to 24,000 people with a small catchment of surrounding villages;
- D6/d** To secure the provision of high quality leisure and cultural facilities of a high standard of design, which would reasonably be expected to be found in a small market town of 20,000 to 24,000 people with a small catchment of surrounding villages;
- D6/e** To ensure the provision of public art.
- D6/f** To develop appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance of community facilities, leisure, art and culture.

POLICY NS/12 Community Services, Facilities, Leisure, Art and Culture

Publicly Provided Services and Facilities

- a)** Northstowe will provide a full range of publicly provided services and facilities, funded in full either by the development, or by taking every opportunity to draw down funds from as many sources as possible.
- b)** The development will provide for innovative means of provision, including opportunities for joint provision and co-location to provide services which best meet people's needs, are accessible to all and which are cost efficient to service and facility providers.
- c)** The needs of Northstowe and the immediately surrounding villages will be determined in accordance with detailed assessments and strategies, prepared in consultation with service providers and stakeholders.

- d) Any planning permission granted for the development of Northstowe will include a planning obligation requiring the phased delivery of publicly provided community services, facilities, leisure, art and culture, of a high standard of design, with the provision of key services and facilities for early phases of the development, including the provision of Community Development Workers.

Commercially Provided Services and Facilities

- e) The development will make provision for all the commercial services and facilities of a high standard of design that a town with a population of 20,000 to 24,000 people will require, eg. health and fitness clubs, cinemas, tenpin bowling, golf courses, etc.
- f) The needs of Northstowe and the immediately surrounding villages will be determined in accordance with detailed assessments and strategies, prepared in consultation with potential service providers and stakeholders and other neighbouring local authorities in order that deficiencies and priorities can be identified, which and provided for such that they complement existing facilities.
- g) During the negotiations over the granting of planning permission, those commercial services and facilities which are essential to the successful establishment of a new sustainable community will be identified and any planning permission granted for the development of Northstowe will include a planning obligation requiring their phased delivery.
- h) Providers of commercial leisure facilities will be proactively encouraged in accordance with agreed priorities including the provision of key services and facilities for early phases of the development.

Location of Services and Facilities

- i) Services and facilities should be provided in accessible locations. This will normally be either in the town centre area where they serve the whole population of Northstowe, or in Local Centres where they have a more local function.

Public Art

- j) Provision should be made for public art in Northstowe to help provide a sense of place and distinctiveness. A strategy for public art is to be prepared, with the appointment of (a) lead

artist(s) at an early stage in the planning and design of development.

Publicly Provided Community Services, Facilities, Leisure, Arts and Culture

- D6.1 The development of Northstowe provides the opportunity for community services and facilities providers to take advantage of emerging best practice in order to ensure that the new residents of Northstowe and the surrounding villages secure the greatest benefit from living in and close to the new town. The principles that will guide the location of services and facilities in Northstowe are:
- **Accessibility** to the people who will be seeking services and facilities;
 - **Combining** or linking services and facilities which will be mutually supportive and convenient for the public;
 - **Concentrating** services and facilities in a few locations in order to ensure that a journey for one purpose provides the opportunity to serve another purpose, reducing the number of journeys, and providing opportunities for community interaction.
- D6.2 The town and local centres will be the focus of services and facilities at Northstowe and will be linked together by the dedicated busway through the town as well as by the footpath and cycleway network which will provide safe and convenient public access.
- D6.3 The service providers are investigating opportunities for closer integration of their services to offer a better overall service to the public and to make the best use of land, buildings and other resources. Co-location can provide substantial savings, operational efficiency and better customer service. This would be achieved by sharing buildings, car parks and other facilities such as receptions. Examples of shared provision which are being investigated are:
- A combined library, information and learning centre;
 - Making the secondary school a focus of community activities including lifelong learning, a sports centre and swimming pool;
 - Children's services being provided at primary schools along with nurse practitioner health care;
 - Local centres providing multi-purpose facilities offering flexible space for a range of community facilities;
 - Care facilities and services for older people could be integrated within the wider community and health care provision and linked to a range of housing options;
 - A health campus comprising a number of GPs and other health specialists such as dentists, optometrists, physiotherapists, chiropodists sharing support facilities to provide a better service to the public;
 - The faith needs of Northstowe are also still being investigated but could be met through an ecumenical centre for the Christian denominations but the needs of other faiths will also need to be considered –

traditionally ~~buildings used for~~ places of worship have provided important landmark buildings;

- A combined youth and community centre offering a wide range of uses for all ages.

D6.4 Before planning permission could be granted for Northstowe, the needs of the development must be determined in accordance with detailed assessments, prepared in consultation with service providers. Some of this work will be carried out in partnership with Cambridgeshire Horizons. This will lead to the preparation of strategies setting out the services and facilities required of the development and a phasing plan for the timely delivery of publicly provided community services, facilities, leisure, art and culture, including the provision of key services and facilities for early phases of the development. This will form the basis of a planning obligation.

D6.5 In addition to the provision of services and facilities, provision will be needed for professional Community Development Workers to help establish a vibrant and sustainable community from the outset of development and also to provide support mechanisms in response to local need. This will involve a Community Development Strategy outlining roles, partnership working and the professional people needed to help establish the new community. This work will include support to help establish good communication and information for new residents, establishment of new groups, support mechanisms, sports clubs and community events. The needs of young people should be considered at the earliest stage of development, including the employment of youth workers. Early and ongoing development work can help establish a strong feeling of community ownership of facilities and community space.

Commercially Provided Services, Facilities, Leisure, Arts and Culture

D6.6 Not all services and facilities will be provided by the public sector. A large number of facilities at Northstowe will be provided commercially e.g. health and fitness clubs, cinemas, tenpin bowling, golf courses, etc. Some of these are considered essential to the development of a successful community and there will need to be some certainty that they will be capable of being provided. This will be particularly important in the early phases of development in order to ensure that Northstowe has a basic range of services and facilities which will help attract its first residents. Retail and related facilities e.g. restaurants and cafes are addressed in the Town and Local Centres chapter.

D6.7 The priorities for commercial leisure provision (for example, cinema, ten pin bowling, health and fitness clubs, golf facilities, snooker and pool rooms, public houses and a market) will be considered in consultation with potential service providers and other neighbouring local authorities in order that deficiencies and priorities can be identified. The needs of the development

will be identified as part of the assessment and strategy referred to above for publicly provided services and facilities.

The Range of Services, Facilities, Leisure and Community Infrastructure

D6.8 The range of services and facilities and community infrastructure that will need to be provided at Northstowe is still being investigated by the service providers but, for a town of 8,000 dwellings, the following is an indicative but not exclusive list of services and facilities to be explored:

(a) Education – Primary and Secondary

One secondary school, with 6th Form provision

5 primary schools

Nursery provision

Pre-school provision (0-4)

Out of school care (0-14 year olds)

Special Education

Further education in co-operation with the Learning and Skills Council

(b) Lifelong Learning

Public Library, information and advice centre, including provision for voluntary sector and with the potential to co-locate a one-stop shop and public sector caller office in the building

Adult and Community Learning

(c) Social Services

Social services

Children and families services

Services for older people

Mental health services

Services for the disabled

Family Centre

(d) Fire Services

Fire Services

(e) Police

Police Services including Police Community Support officers

(f) Community Facilities

Community centres / meeting places

Town Council office facility

Arts and Cultural Facilities

Place of worship (provision for a number of different faiths)

Burial ground

Allotments

Youth Centre

Public Conveniences
Neighbourhood recycling centres
Information points/notice boards

(g) Community Development

Arrangements for involvement of existing local communities and service providers in the design process;
Plan for community development (residents and workers in the new town) as settlement grows. Interim arrangements for community meeting place;
Establishment of residents representative group and communication between new residents;
Arrangements for establishment of town council, and district/county electoral areas review;
Arrangements for town council administration;
Arrangements for involvement of residents in management of community facilities, including sports;
Community Development ~~worker~~Worker(s) and Youth Workers.

(h) Recreation Facilities (see Recreation chapter)

Swimming Pool and Leisure Centre
Dedicated Children's Play Areas
Outdoor sports facilities including tennis courts, bowls greens and artificial turf pitches
Informal Youth Facilities (e.g. skateboard parks, youth shelters)

(i) Commercial

Shops – including early support for local shopping provision (including unit shops);
A market, including provision for alocally-based farmers' market;
Pubs/takeaways/cafes/eating places;
Post Office/banking facilities;
Leisure e.g. cinema, bowling, fitness.

(j) Healthcare

Care facilities for older people;
A health campus offering general medical services including GP Practice(s) plus a number of health specialists such as dentists, optometrists, physiotherapists and chiropodists plus dispensary;
Enhanced services including minor surgery and specialised clinics
Nurse Practitioners based at each primary school;
Ambulance facility.

(k) Faith

An ecumenical centre for the Christian denominations, including worship space, administrative office, meeting room(s), prayer space, catering and support facilities, and accommodation for a minister. The needs of other faiths will also need to be considered, possibly using facilities in other buildings.

(l) Waste

Temporary inert waste management facilities to deal with construction waste during the development of the new town.

Location of Services and Facilities

- D6.9 Services and facilities will generally be located ~~and at~~ the town centre and local centres. This is addressed at those individual chapters.

Management of Community Services and Facilities

- D6.10 It is important that not only are the community services and facilities needed by the town provided, but that they are properly and effectively managed and maintained if they are to provide high quality facilities for the community in the long term. It is also important that a feeling of community ownership is developed for all community facilities and that they are managed to ensure accessibility by all. The strategies for both publicly and commercially provided community services and facilities will therefore need to develop appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance arrangements are in place ahead of any planning permission being granted. This is dealt with in the Phasing and Implementation policies.

Public Art

- D6.11 Provision should be made for public art in Northstowe to help provide a sense of place and distinctiveness. Policy SF/8 of the Core Strategy sets out the Council's policy to see the provision of public art in larger developments. The provision of quality visual arts and crafts as part of new developments can bring social, cultural, environmental, educational and economic benefits, both to the new development and the community at large. It is considered particularly important that public art is integrated into the overall design of the town including landmark works such as sculpture as well as functional elements eg lighting, landscape, street furniture, floor designs and signage.
- D6.12 The District Council has adopted a Public Art policy that provides guidance for developers implementing large-scale developments, including residential and commercial. It encourages developers to allocate a proportion of the budget for the implementation of a carefully considered public art scheme.
- D6.13 Whilst public art is normally sought through negotiation rather than being a requirement of development, in view of the scale of Northstowe and that it will be an entirely new community, the provision of public art as an integral part of the development will be a key part of ensuring the creation of a high quality and distinctive new town. Whilst the Area Action Plan does not prescribe a level of public art provision, it does require that a strategy for public art is

prepared, with the appointment of (a) lead artist(s) at an early stage in the planning and design of development and a significant level of provision for public art will be required as part of any proposals.