

## **D6 COMMUNITY FACILITIES, LEISURE, ARTS AND CULTURE INCLUDING COMMUNITY DEVELOPMENT**

### **OBJECTIVES**

- D6/a To support the early establishment of successful new communities at Cambridge East;**
- D6/b To establish a strong feeling of community ownership of facilities and community space;**
- D6/c To ensure provision of appropriate community services and facilities which would reasonably be expected to be found in a major urban quarter of approximately 24,000 to 29,000 people with a small catchment in adjoining parts of Cambridge and surrounding villages;**
- D6/d To secure the provision of leisure and cultural facilities which would reasonably be expected to be found in a major urban quarter of approximately 24,000 to 29,000 people with a small catchment in adjoining parts of Cambridge and 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, arts and culture.**

### **POLICY CE/12 Community Services, Facilities, Leisure, Arts and Culture**

#### **Publicly and Community Provided Services and Facilities**

- 1. Cambridge East will provide a full range of publicly provided services and facilities, eg. schools, community uses, health facilities, funded in full either by the development, or by taking every opportunity to draw down funds from as many sources as possible.**
- 2. Cambridge East will provide those services and facilities which are to be delivered by the community or voluntary sector and which are essential to successfully establish a sustainable community through the provision of land suitable for their development, eg. faith, social and sporting clubs, etc.**
- 3. 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.**

- 4. The needs of Cambridge East and its catchment, comprising the immediately adjoining parts of Cambridge and nearby villages, will be determined in accordance with detailed assessments and strategies, prepared and/or approved by the local authorities in partnership with the landowners and stakeholders, having regard to capacity at existing facilities.**
- 5. Any planning permission granted for the development of Cambridge East will include a planning obligation requiring the phased delivery of publicly provided community services, facilities, leisure, art and culture, 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**

- 6. The development will make provision for all the commercial services and facilities that an urban quarter with a population of approximately 24,000 to 29,000 people will require, eg. health and fitness clubs, having regard to capacity at existing facilities.**
- 7. The needs of Cambridge East and its catchment, comprising the immediately adjoining parts of Cambridge and nearby villages, will be determined in accordance with detailed assessments and strategies, prepared and/or approved by the local authorities in partnership with the landowners and consultation with potential service providers and stakeholders in order that deficiencies and priorities can be identified, which complement existing facilities.**
- 8. 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 Cambridge East will include a planning obligation requiring their phased delivery.**
- 9. 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**

- 10. Services and facilities should be provided in accessible locations. This will normally be either in the District Centre or in Local Centres where they have a more local function.**

### **Public Art**

- 11. Provision should be made for public art in Cambridge East 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. Commuted maintenance sums for up to 10 years will be required.**

### **Phase 1 North of Newmarket Road**

- 12. The needs of Phase 1 north of Newmarket Road will be identified in full in the assessments and strategies required elsewhere in this policy, and set within a more general framework for Cambridge East as a whole. The appropriate level of provision will be determined by the need for the development to function as a neighbourhood in its own right for some time ahead of subsequent phases of development.**
- 13. Any planning permission granted for the development of Phase 1 will include a planning obligation requiring the phased delivery of publicly provided community services, facilities, leisure, art and culture, including the early provision of Community Development and Youth Workers.**

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

- D6.1 The development of Cambridge East provides the opportunity for the providers of community services and facilities to take advantage of emerging best practice in order to ensure that the new residents of the urban quarter and existing residents in the immediately adjoining parts of Cambridge and nearby villages secure the greatest benefit from living in and close to the new urban quarter. It could also provide the opportunity for existing facilities in Cambridge such as sports stadia to relocate and develop improved facilities.
- D6.2 Not all services and facilities will be provided by the public or commercial sectors. Some facilities at Cambridge East will be best provided through the direct involvement of community groups e.g. facilities for faith and public worship, and associations including social and sporting clubs. Some of these would be 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 and the development will be required to provide land for their provision.
- D6.3 The service providers are collaborating to establish what services and facilities should be provided as well as how they should best be provided. This collaboration will be undertaken by the South Cambridgeshire and Cambridge City Local Strategic Partnerships with the County Council, and

Cambridgeshire Horizons working with the Health Services, the Police, Parish Councils, and the business and voluntary sectors. Detailed assessments will need to be undertaken of services and facilities required to serve the new community, having regard to capacity at existing facilities. Strategies will need to be prepared and/or approved by the local authorities in partnership with the landowners and stakeholders. A Strategic Sports Facilities Strategy and an Arts and Cultural Facilities Strategy are being prepared for the Cambridge Sub Region, led by Cambridgeshire Horizons, which will identify deficiencies and opportunities for new provision. The issue of what uses would be appropriate at Cambridge East is addressed in the District Centre chapter, having regard to the role of the urban quarter in the context of Cambridge as a whole.

D6.4 The principles that will guide the location of services and facilities in Cambridge East are:

- (i) **Accessibility** to the people who will be seeking services and facilities;
- (ii) **Combining** or linking services and facilities which will be mutually supportive and convenient for the public;
- (iii) **Concentrating** services and facilities in a few locations 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.

D6.5 The District and Local Centres will be the focus of services and facilities at Cambridge East and will be linked together by the dedicated busway through the urban quarter as well as by the footpath and cycleway network, extending out for the City, which will provide safe and convenient public access.

D6.6 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:

- (i) A combined library, information and learning centre;
- (ii) Making the secondary school a focus of community activities including lifelong learning, a sports centre and swimming pool;
- (iii) Providing a focus for cultural provision, including a venue for the performing arts and larger community events;
- (iv) Children's services being provided at primary schools along with nurse practitioner health care;
- (v) Local centres providing multi-purpose facilities offering flexible space for a range of community facilities;

- (vi) 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;
  - (vii) A health campus comprising a number of GPs and other health specialists such as dentists, optometrists, physiotherapists, chiropractors sharing support facilities to provide a better service to the public;
  - (viii) The faith needs of Cambridge East are also still being investigated but could be met through an ecumenical centre for the Christian denominations. The needs of other faiths with a significant worshipping community in / around Cambridge will also need to be considered – traditionally buildings used for worship have provided important landmark buildings and a focus for the community;
  - (ix) A combined youth and community centre youth offering a wide range of uses for all ages.
- D6.7 Before planning permission could be granted for Cambridge East, 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.
- D6.8 In view of the phasing issues at Cambridge East, with Phase 1 north of Newmarket Road coming forward significantly in advance of the rest of the development and the intention to review the Area Action Plan to guide later phases of development, it is likely that this work will be carried out in two phases. A key objective is to ensure that Phase 1 is an attractive and sustainable place to live in advance of the later phases of development.
- D6.9 In order to bring forward Phase 1, assessments will be required to identify in full the needs of that first phase of development within a wider more general framework for the development as a whole. This will require an audit and assessment of existing facilities in Cambridge City, especially Barnwell and Abbey Wards, including accessibility from Phase 1. That wider framework will need to be reviewed, updated and refined when proposals for the wider development are further advanced to identify the needs of the development in full.
- D6.10 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. Again, this will initially address the needs of Phase 1 north of Newmarket Road in detail and the wider development more generally. It will be reviewed when later phases of development come forward.

- D6.11 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 each phase 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 and community space.

#### Commercially Provided Services, Facilities, Leisure, Arts and Culture

- D6.12 Not all services and facilities will be provided by the public and community sectors. A large number of facilities at Cambridge East will be provided commercially e.g. health and fitness clubs, public houses, etc. Some of these would be 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 Cambridge East 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 District and Local Centres chapters.
- D6.13 The priorities for commercial leisure provision will be considered in consultation with potential service providers 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 for publicly provided services and facilities above. As for publicly provided services and facilities, this must be carried out in the context of the role of Cambridge East within Cambridge.

#### The Range of Services, Facilities, Leisure and Community Infrastructure

- D6.14 The range of services and facilities and community infrastructure that will need to be provided at Cambridge East are still being investigated by the service providers but, for an urban quarter of approximately 10,000-12,000 dwellings, the following is an indicative but not exclusive list of services and facilities to be explored:

**Table D6**

<b>Use</b>	<b>Phase 1 North of Newmarket Road</b>	<b>Cambridge East as a whole</b>
<u>Education</u>	<ul style="list-style-type: none"> <li>• 1 primary school, with extended facilities for children's services, pre-school provision, after school clubs and a nurse practitioner facility.</li> </ul>	<ul style="list-style-type: none"> <li>• One secondary school;</li> <li>• 6-7 primary schools;</li> <li>• Nursery provision;</li> <li>• Pre-school provision (0-4);</li> <li>• Out of school care (0-14 year olds);</li> <li>• Special Education;</li> <li>• Further education (in co-operation with the Learning and Skills Council).</li> </ul>
<u>Lifelong Learning</u>	<ul style="list-style-type: none"> <li>• Library facility (either temporary use in multi use community building and/or existing libraries at Barnwell Road and Cherry Hinton).</li> </ul>	<ul style="list-style-type: none"> <li>• Public Library, information and advice centre, including provision for voluntary sector and learning centre;</li> <li>• Adult and Community Learning.</li> </ul>
<u>Social Services</u>	<ul style="list-style-type: none"> <li>• Children's services provided at the primary school and possible use of community building;</li> <li>• Services in the surrounding area to be assessed for extra capacity with a view to being expanded to cover Cambs East.</li> </ul>	<ul style="list-style-type: none"> <li>• Children and families services;</li> <li>• Family Centre;</li> <li>• Mental health services;</li> <li>• Services for the disabled;</li> <li>• Extra care housing;</li> <li>• Nursing homes.</li> </ul>
<u>Fire Services</u>		<ul style="list-style-type: none"> <li>• Fire Services, including Fire Station.</li> </ul>
<u>Police</u>	<ul style="list-style-type: none"> <li>• Temporary police office in multi-purpose community building.</li> </ul>	<ul style="list-style-type: none"> <li>• Police Services and accommodation, including Police Community Support officers.</li> </ul>
<u>Community Facilities</u>	<ul style="list-style-type: none"> <li>• Multi purpose community building with offices, meeting rooms, small hall, internet café/information, youth facility, temporary library, temporary police office;</li> <li>• Neighbourhood recycling centres;</li> <li>• Information points/notice boards.</li> </ul>	<ul style="list-style-type: none"> <li>• Community centres / meeting places;</li> <li>• Civic centre with range of uses including, library, advice hub, café/internet facilities;</li> <li>• Arts and cultural facilities;</li> <li>• Provision for faith;</li> <li>• Burial ground;</li> <li>• Allotments;</li> <li>• Youth centre;</li> <li>• Public conveniences;</li> </ul>

Use	Phase 1 North of Newmarket Road	Cambridge East as a whole
		<ul style="list-style-type: none"> <li>• Neighbourhood recycling centres;</li> <li>• Information points/notice boards.</li> </ul>
<u>Community Development</u>	<ul style="list-style-type: none"> <li>• Arrangements for involvement of existing local communities and service providers in the design process;</li> <li>• Plan for community development as the neighbourhood grows;</li> <li>• Establishment of residents representative group and mechanism for communication between new residents;</li> <li>• Arrangements for community involvement in decisions and how facilities are managed;</li> <li>• Community Development Worker(s) and Youth Workers.</li> </ul>	<ul style="list-style-type: none"> <li>• Arrangements for involvement of existing local communities and service providers in the design process;</li> <li>• Plan for community development as the urban quarter grows;</li> <li>• Establishment of residents representative group and mechanism for communication between new residents;</li> <li>• Consideration of appropriate governance;</li> <li>• Arrangements for community involvement in decisions and how facilities are managed;</li> <li>• Community Development Worker(s) and Youth Workers.</li> </ul>
<u>Recreation Facilities</u> (see Recreation chapter)	<ul style="list-style-type: none"> <li>• Dedicated Children's Play Areas;</li> <li>• Outdoor sports facilities, including grass pitches, tennis courts, bowls greens, artificial turf pitches and ancillary facilities;</li> <li>• Other sports as identified for Phase 1 in the Strategic Sports Facilities Strategy;</li> <li>• Informal Youth Facilities (e.g. multi use games area, youth shelter).</li> </ul>	<ul style="list-style-type: none"> <li>• Swimming Pool and Leisure Centre (possibly based at secondary school);</li> <li>• Dedicated Children's Play Areas;</li> <li>• Outdoor sports facilities including tennis courts, bowls greens and artificial turf pitches;</li> <li>• Other sports as identified for phase 1 in the Strategic Sports Facility Strategy;</li> <li>• Informal Youth Facilities (e.g. skateboard parks, youth shelters).</li> </ul>



<b>Use</b>	<b>Phase 1 North of Newmarket Road</b>	<b>Cambridge East as a whole</b>
<u>Commercial</u>	<ul style="list-style-type: none"> <li>• Shops in Local Centre – including early support for local shopping provision (including unit shops);</li> <li>• Takeaways/cafes/eating places;</li> <li>• Post Office.</li> </ul>	<ul style="list-style-type: none"> <li>• Shops – including early support for local shopping provision (including unit shops);</li> <li>• Pubs/takeaways/cafes/eating places;</li> <li>• Post Office/banking facilities;</li> <li>• Leisure e.g. health and fitness clubs.</li> </ul>
<u>Healthcare</u>	<ul style="list-style-type: none"> <li>• Health centre, possibly to link with community building;</li> <li>• Nurse Practitioner based at primary school.</li> </ul>	<ul style="list-style-type: none"> <li>• Services for older people;</li> <li>• Health campus offering general medical services including GP Practice(s) plus a wide range of services for out patients (but no beds);</li> <li>• Nurse Practitioners based at each primary school;</li> <li>• Ambulance facility.</li> </ul>
<u>Community Provision</u>	<ul style="list-style-type: none"> <li>• Temporary use of multi use community building.</li> </ul>	<ul style="list-style-type: none"> <li>• Provision for faith, including worship space, administrative office, meeting room(s), catering and support facilities.</li> <li>• Social and sporting clubs.</li> </ul>

### Education

- D6.15 The principle underpinning education provision for the new urban quarter is that the development will serve its own needs and it will not be planned to use existing schools provision in either the adjoining parts of the City (e.g. Cherry Hinton) or the nearby villages of Fen Ditton and Teversham. However, capacity in those schools will be a factor taken into account in the overall planning of school places.
- D6.16 If the whole new urban quarter has in the order of 10,000 to 12,000 dwellings, this would suggest a need for 6 to 7 primary schools. The intention is for these to be community schools which focus on the family and could include other associated facilities such as early years' provision, health and out of school clubs.
- D6.17 The development as a whole will need one 10-form entry secondary school. This would be a large school (similar in size to Hinchbrook or St Ives secondary schools) which would enable it to make wider provision for joint community use, building on the community college tradition in South

Cambridgeshire and Cambridge City. The secondary school should be located in the main part of the new urban quarter to best serve the whole area and will therefore be on the part of the Airport site north of the Green Corridor. The secondary school will be located at one of the local centres (see Local Centres chapter) and on a dedicated public transport route.

- D6.18 A secondary school is not required for Phase 1 of development north of Newmarket Road. The trigger point for the provision of the secondary school will be determined through the planning permission. Interim arrangements for secondary school aged children in the early phases of development will need to be established and considered as part of the overall planning of secondary school places in the City. The issue of contributions for secondary education from the early phases of development, including the interim arrangements required, will also be determined through consideration of planning applications.
- D6.19 The first phase of development north of Newmarket Road will have in the order of 1,500-2,000 dwellings, which will need one 2-form entry primary school.
- D6.20 There are advantages of shared use of school facilities by the wider community at both primary and secondary schools. The design of school buildings, and in particular those facilities where joint use will be desirable such as the school sports facilities, [at secondary school sites](#), should ensure that joint use would be physically capable of taking place. The new schools would be expected to build upon the long established tradition of community use of school premises in Cambridgeshire [through the new extended school approach](#). ~~Is this still the case I thought they were now moving away from community schools to extended schools ( i.e. child only focussed additional facilities)~~
- D6.21 At primary schools an appropriate mechanism for joint use could be a community wing for uses such as pre-school, breakfast clubs, after school clubs, holiday clubs, etc and may also offer facilities for children's services and health care.
- D6.22 Grass sports pitches at primary and secondary schools do not count towards public open space standards (see Recreation chapter).
- D6.23 There could be potential for leisure facilities to be provided at the secondary school which could serve the wider community e.g. sports facilities Adult and Community Learning facilities will be delivered at the secondary school, rather than at primary schools, as well as at other community venues, including in the District Centre.

### Faith

- D6.24 Cambridge City Council has carried out an initial consultation with faith groups based in the City on their needs over the plan period. This suggests a need for the provision of additional buildings for worship in the City. Further information is required to identify in more detail the type of facilities needed in Cambridge East. These should be located where they would be most accessible; this suggests that the District Centre is the most appropriate location. The Policy requires the development to provide free serviced land for faith facilities.

### Library & Lifelong Learning

- D6.25 There is a need for a multi-purpose building in the District Centre which can deliver a library facility, provide an ICT (Information and Communications Technology) learning centre, and link to other community facilities and local government functions, such as provision for the police. This need not be a stand alone facility and a partnership approach could be taken for its provision and management.
- D6.26 It will be necessary to ensure that appropriate provision is available to serve Phase 1 North of Newmarket Road. Subject to assessment, this may be through a temporary facility in the multi-purpose community space, or through expansion or improvement of existing libraries at Barnwell Road and Cherry Hinton. Regard must be had to the accessibility of these facilities to the new community as well as physical capacity.

### Emergency Services

- D6.27 The police will need accommodation (approx 1,000 sq m) within or near the District Centre and would be willing to share this with a suitable partner. The fire service has identified a need for a 2 bay whole time fire station if their preferred approach of installing sprinklers in all domestic premises cannot be achieved. The needs of the ambulance service are still being assessed.

### Leisure, Arts & Culture

- D6.28 There is potential in the new urban quarter to provide a range of facilities for leisure, the arts and culture to serve the new community, and an opportunity for distinctive artistic input to the creation of the urban fabric. This could also include providing for facilities which would meet the needs of the City and potentially the Sub-Region as a whole and where there is insufficient space for them in the City Centre. This could include commercial leisure facilities, such as a cinema or ice rink. The key here would be that such facilities were complementary to, and did not compete with, the City Centre function. Alternatively, provision could be limited to that which is compatible with the

needs of the new urban quarter, although this would limit the ability to create a vibrant new urban quarter and would not bring the potential added benefit to the City.

#### Community Development

- D6.29 A key to the success of the new urban quarter will be community development and the creation of a vibrant and sustainable community from the outset of development and also to provide support mechanisms in response to local need, including support linking the neighbouring parts of Cambridge. There will be a need for the development to provide and fund community development officers for a period of 10 years from the occupation of a neighbourhood within the development. In addition the needs of young people should be considered at the earliest stage of development, including the employment of youth workers. There will be a need for community development officers for the first phase of development north of Newmarket Road, preferably based at the local centre.

D6.30 The Local Authorities are considering the potential for the provision of a City Farm for Cambridge. This will include whether the development of a new urban quarter may provide an opportunity for such a facility.

#### Location of Services and Facilities

- D6.31 Services and facilities will generally be located at the District Centre and Local Centres. This is addressed at those individual chapters.

#### Management of Community Services and Facilities

- D6.32 It is important that not only are the community services and facilities needed by the urban quarter 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 community, and for commercially provided 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

- D6.33 Provision should be made for public art in Cambridge East to help provide a sense of place and distinctiveness. 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 urban quarter and functional elements eg lighting, landscape, street furniture, floor designs and signage as well as landmark works such as a sculpture.

- D6.34 Whilst public art is normally sought through negotiation rather than being a requirement of development, in view of the scale of Cambridge East and that the new urban quarter will be an a major 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 urban quarter. 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. Commuted sums for up to 10 years will be required to ensure that the quality of art is maintained to a consistently high standard.