

## **D11 MEETING RECREATIONAL NEEDS**

### **OBJECTIVES**

- D11/a To provide adequate sports facilities;**
- D11/b To ensure adequate public open space for play and informal leisure;**
- D11/c To create an urban park to serve as a focus for outdoor activities;**
- D11/d To provide opportunities to access and enjoy the surrounding countryside.**

### **URBAN RECREATION**

#### **POLICY CE/24 Public Open Space and Sports Provision**

##### **Public Open Space**

- 1. Provision for outdoor sports facilities, teenagers and children, informal open space and allotments will be made in Cambridge East in accordance with the Open Space and Recreation Standards set out in Appendix 3.**

##### **Formal Sports Provision**

- 2. A Strategy for Formal Sports Provision at Cambridge East must be prepared and/or approved by the local planning authorities. It will provide a full assessment of the formal indoor and outdoor sports facilities required to meet the needs of the new community. It will include an audit of existing facilities in the Cambridge Sub Region and the impact of Cambridge East on those facilities.**
- 3. The requirements of the strategy will be funded in full by the development.**
- 4. The following is an indicative (but not exclusive) list of facilities to be explored by the Strategy:**
  - (i) 25 m indoor swimming pool;**
  - (ii) 8 court sports hall;**
  - (iii) Fitness suite;**
  - (iv) Squash courts;**
  - (v) Floodlit artificial turf pitches for hockey and football;**
  - (vi) Multi use games areas for training and five-a-side football;**

- (vii) Tennis courts;
- (viii) Outdoor bowls green;
- (ix) Indoor Bowls Facility;
- (x) Athletics track;
- (xi) Grass pitches and ancillary facilities for a range of sports and age groups;
- (xii) Golf facilities.

#### **Location of Sports Facilities**

5. The main public indoor sports facility will be based at the secondary school. This will be a dual use facility used by both school and community. Grass pitches required to meet the needs of the secondary and primary schools will not count towards the provision of the required public open space.

#### **Accessibility to Outdoor Sport Pitch Provision**

6. All homes in Cambridge East will be within 1,000m of Outdoor Sport provision.

#### **Location of Children's Play Areas and Youth Facilities**

7. A Play Strategy will be required for Cambridge East, prepared and/or approved by the local planning authorities which will include a mixture of formal and informal provision. The requirements of the strategy will be funded in full by the development. Local children and young people must be involved in the design of all play areas. The Strategy will ensure that:
- (i) No home will be more than 60m from a Local Area for Play (LAP).
  - (ii) No home will be more than 240m from a Local Equipped Area for Play (LEAP).
  - (iii) No home should be more than 600m from a Neighbourhood Equipped Area for Play (NEAP) or Space for Imaginative Play (SIP).

#### **Urban Park**

8. An urban park will be developed utilising the existing park & ride site. It will be connected to the residential areas by high quality footpaths and cycle-links. It may include some appropriate Outdoor Sports provision, such as tennis courts and bowling greens, and appropriate ancillary facilities, where this will not adversely affect its amenity and landscape quality.

### **Water Features**

9. **Water features at Cambridge East will provide opportunities for non-motorised water-based recreation, although account must be taken of the impact on amenity, wildlife and biodiversity.**

### **Phasing and Delivery of Open Space**

10. **Recreational facilities and landscaping will be delivered early within the development. Commuted maintenance sums for a minimum of 10 years index linked will be required.**

D11.1 Residents of the new Cambridge East urban quarter should be able to find that their sport, leisure and recreational needs are met locally so that they can lead a healthy lifestyle and enjoy a high quality of life and leisure time. Whilst the majority of higher order and commercial leisure activities will be met in Cambridge City Centre as the sub-regional centre, every opportunity should be taken to allow people from Cambridge East, adjacent parts of the City and the surrounding villages to meet as many of their needs as nearby as possible without having to travel further afield. There may also be potential for Cambridge East to provide some higher order facilities that are appropriate to be located in Cambridge, but where there is no capacity for them in the City Centre, where this is complementary to and not in conflict with the City Centre.

### **Public Open Space and Sports Provision**

- D11.2 There will need to be a high standard of public open space provision in Cambridge East consistent with its role as an urban quarter of significant size.
- D11.3 The Open Space and Recreation Standards at Appendix 3 will apply at Cambridge East:

### **Strategy for Formal Sports Provision**

- D11.4 A Strategy for Formal Sport will enable comprehensive planning of facilities at Cambridge East, and will also take into account the needs of the Cambridge Sub Region. The Strategy will be completed in partnership with Cambridgeshire Horizons along with other partner organisations and professional bodies such as Sport England and the Governing Bodies of Sport. It must also include an assessment of local and national sporting trends.

#### Location of Formal Sport

- D11.5 Cambridgeshire has a well developed network of community colleges and village colleges which provide “Dual Use” sports facilities for both school and community use. This works well in South Cambridgeshire where the existing policy is to base main indoor sports centres and swimming pools at secondary schools managed under a service level agreement with the school. Dual Use Sports Facilities also work well where they are located in the more urban environment of Cambridge City and in neighbouring local authority areas, including Huntingdonshire and East Cambridgeshire.
- D11.6 Dual use offers a good value approach and ensures that all people have access to good quality, local sports facilities. It also encourages greater after school sport for young people and gives priority to community use in the evenings and weekends.
- D11.7 The service level agreements for dual use of sports facilities at schools include all indoor sports facilities plus outdoor tennis courts and multi-use games areas. They do not include grass pitches as this leads to over use of school pitches and regular access cannot always be guaranteed by the schools. Grass pitches located close by can, however, offer some joint usage. As such, grass pitches at schools do not count towards the open space standards.

#### Accessibility to Outdoor Sport Pitch Provision

- D11.8 Planning Policy Guidance Note 17 Paragraph 7 states that local standards should include consideration of accessibility. A minimum accessibility standard for formal sport is required. 1000m is the equivalent of 10 - 15 minute walking time.

#### Location of Children’s Play Areas

- D11.9 A Play Strategy will be produced for Cambridge East which will include a mixture of formal and informal provision. Formal provision will include:
- LAPs - Local Areas for Play;
  - LEAPs - Local Equipped Areas for Play;
  - NEAPs - Neighbourhood Equipped Areas for Play; and
  - SIPs - Spaces for Imaginative Play.

D11.10 LAPs will not be formally equipped but will provide soft and hard landscaping to provide a natural meeting place and play space for children and adults. The National Playing Fields Association recommends that no home should be more than 60m from a LAP.

D11.11 LEAPs offer formal equipment for children up to 8 years. They should incorporate at least 8 pieces of equipment including a minimum of 3 pieces suitable for toddlers. The National Playing Fields Association recommends that no home should be will be more than 240m from a LEAP.

D11.12 NEAPs will cater for unaccompanied 8 – 14 year olds and will include equipped play areas and youth sports facilities including informal multi-use areas and provision for a range of wheeled sport areas. SIPs are more natural areas using local features. The National Playing Fields Association recommends that no home should be more than 600m from a NEAP.

### Urban Park

D11.13 Given that Cambridge East will be a high density development, it will be important to ensure that those living in, working in and visiting these areas have easy access to high quality open space which provides an outdoor venue for informal entertainment and community events, and acts as a peaceful, yet at times vibrant, area close to where people live, thus contributing to community development. The Green Corridor will offer the opportunity for these needs to be met for the southern parts of the urban quarter. However, the northern part of the development will be some distance from the corridor and the provision of a formal urban park in the Newmarket Road area will help meet the needs of this part of the area.

D11.14 The existing Park & Ride site at Greenhouse Farm is approximately 7ha and has a mature and attractive landscape character and offers the opportunity to create a high quality park in the heart of this northern part of the urban quarter. This would be dependent on the relocation of the Park & Ride facility. Moving this facility which serves people travelling into Cambridge from outside the City to a new location on the edge of the urban quarter has other functional benefits (see Transport section).

D11.15 It is important that the park is connected to residential areas and the rest of the urban quarter by high quality footpaths and cycle-links, including north of Newmarket Road. It could include some sports provision such as tennis courts and bowls, and could also provide facilities such as picnic areas.

### Green Corridor

D11.16 As explained in the Site and Setting chapter, the development will include a Green Corridor running from the countryside around Teversham and linking through to Coldhams Common. It will primarily be for amenity with a

landscape and biodiversity value but will also perform a recreational function for both informal recreation and children's play.

### Water Features

D11.17As detailed in the Land Drainage chapter, the water features will provide the opportunity for water based recreation, and non motorised water sports.

### Phasing of the Delivery of Open Space

D11.18It will be important for the new residents to have access to both recreational facilities and informal open space to meet their needs at a very early stage. Phasing is particularly relevant to the provision of sports pitches as they need to be established for up to 2 years before they can be used. The early implementation of these areas should therefore be conditions of any planning permission.

### Management of Public Open Space

D11.19With a wide variety of public open space and facilities being planned for Cambridge East, it is important that appropriate long-term management arrangements are planned and implemented at an early stage. This includes ensuring that parcels of land are not fragmented and that it is clear which body is responsible for their maintenance and care. This is particularly the case for incidental open space within housing development and roadside verges. Appropriate management systems will be required to ensure high quality, robust and effective maintenance of open space. This is dealt with in the Phasing and Implementation policies.

### Allotments

D11.20In a high density urban quarter with many apartments and where garden sizes are likely to be smaller than those provided in the past, it is important that allotments are provided for outdoor recreation, and healthy food production.

## **COUNTRYSIDE RECREATION**

### **POLICY CE/25 Countryside Recreation**

#### **Country Park**

- 1. A country park will be provided on land north of Teversham linking to the Green Corridor.**

### **Access to the Countryside**

- 2. A strategy will be developed to link all parts of the urban quarter to the wider countryside through an enhanced network of footpaths, bridleways and cycleways. Links to the north should be provided to the River Cam and to the extension to Wicken Fen proposed in the long-term by the National Trust.**

### **Country Park**

D11.21 As a new urban quarter with a considerable population living at high densities, it will be important that residents have the opportunity to connect with the surrounding countryside. One advantage of Cambridge East being developed in a compact form will be that the countryside will be relatively close to the whole development and should be reachable on foot and certainly by bicycle. However, the intensively farmed nature of the countryside on the eastern side of Cambridge means that the opportunities for informal recreation are currently limited.

D11.22 The County Council, in partnership with the District and City Councils has undertaken a study of "Strategic Open Space". This is a higher order facility which serves a wider catchment and has a different purpose to local public open space and is of more than local significance. A standard will be identified for Strategic Open Space, and also the appropriate contribution towards additional Strategic Open Space that should come forward from developments, including Cambridge East. This will be detailed in the Planning Obligations Supplementary Planning Document.

D11.23 It is generally recognised that Cambridgeshire is deficient in this type of open space. As a major new community, Cambridge East will itself create a need for a strategic open space facility and it will be important to ensure that its substantial population has good access to the countryside.

D11.24 At Cambridge East, this is likely to be translated into a need for areas of open access where people can also find the facilities which would enable them to experience informal countryside leisure activities. Such facilities could include a visitors' centre, areas for picnicking, barbeques, kick about areas, kite flying and so on, as well as supporting facilities such as car and cycle parking, toilets, etc. Such areas are normally defined as country parks.

D11.25 The Green Corridor running through the development and linking into Coldhams Common would have potential to contribute towards strategic open space needs. However, this will have a semi-urban character and the creation in addition of a country park adjoining the development will provide this informal countryside recreation function. The site to the north of Teversham will link into the Green Corridor providing a continuous area of greenspace from the countryside to Coldhams Common into the urban fabric

of Cambridge, which will help maximise the recreational benefit. A country park in this location will be well related to the main body of the urban extension.

#### Access to the Countryside

D11.26 There will also be a need to develop a strategy whereby there would be improved access from Cambridge East into the wider countryside through footpaths, bridleways and cycleways, connecting wherever possible to other areas of Strategic Open Space. There may be potential for joint provision of public access routes and wildlife corridors. Although land north of Newmarket Road is not considered appropriate for a country park, it has significant potential to create and improve countryside access radiating out from the new urban quarter to the north. This would have the benefit of linking in to proposals by the National Trust for a major extension to Wicken Fen which would eventually link to Cambridge, associated with the Landscape East project of the "Bridge of Reeds". It would also link to footpath routes along the River Cam to Ely. Other radial routes out into the countryside would also be desirable.



## APPENDIX 3

### Cambridge East Open Space and Recreation Standards

Type of Open Space	Definition	Standard
Outdoor Sports Facilities	Playing pitches, Courts and Greens	1.2 ha. per 1000 people
Provision for Children and Teenagers	Equipped children's play areas and outdoor youth provision	0.3 ha. per 1000 people
Informal Open Space	Recreation grounds, parks and common land excluding water bodies, equipped play areas and pitches and nature conservation sites.	1.8 ha. per 1000 people
Allotments	Allotments.	0.4 ha. per 1000 people