



Northstowe Phase 2 Planning Application

Sports Strategy

May 2015

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1. Introduction

The requirement for a sports and recreational facilities strategy for Northstowe is set out in the Northstowe Area Action Plan (2007) at Policy NS/19. The Sports and Active Recreational Facilities Strategy should provide a full assessment of the formal indoor and outdoor sports facilities required to meet the needs of the new community. For indoor sports, Policy NS/19 states that 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. For outdoor sports, large areas offering a combination of grass pitches and 'kickabout' space, ancillary changing and storage facilities, and social facilities will be provided. Such areas must not be of such a scale as to be detrimental to the character and amenity of the town. One such area will be located adjacent to the Secondary School. The strategy is required to identify those outdoor sports facilities and their locations which can be provided for dual use.

The NAAP was adopted by SCDC in July 2007, shortly before the start of the economic recession in the UK. Subsequent economic conditions delayed the planned start of Northstowe for several years and led to a decision to divide the project into phases; outline planning permission for Phase 1, a development of 1500 homes, was granted in 2014 to Gallagher Longstanton Ltd. This strategy supports the application by the Homes and Communities Agency (HCA) for Phase 2, a proposed development of up to 3500 homes.

A Development Framework Document, endorsed by the NJDCC in July 2012, refreshed the vision and the masterplan for Northstowe. Key guiding principles of the Framework Document with particular relevance to this strategy, are:

- Northstowe will be a self-sufficient community: retail, community buildings, employment areas, health clinics, sports hub and schooling to be located within walking distance and co-located for ease of access to services.
- Northstowe will provide for active and healthy living: allotments within walking distance of homes, greenways, community orchards, four sports hubs, trim trails and a comprehensive network of cycle and pedestrian paths will encourage healthy lifestyles.
- The landscape structure will show a hierarchy of interconnected green public spaces and parks, often linked via strong linear axis, based upon the grain of the land and incorporating existing site assets and features.
- Nature conservation will be achieved in wildlife corridors, a network of lakes, ponds and ditches, meadows and scrub, retained landscape features, green links and linear parks to create a mosaic of habitats and green space utilising and emphasising water features, becoming a haven for wildlife and providing opportunities for natural play and informal access.
- Specifically, there will be a strong linear park along the eastern development edge. The rural edges to Longstanton and Oakington will be retained. There will be an even distribution of town parks through the settlement and a clear hierarchy of public open spaces. Greenways will provide strong linear

connecting spaces. Sports provision on the periphery will be designed to have amenity and ecological value.

- Flexibility for change and innovation over time will be inherent within the development form.

This Framework Document is a material consideration for all subsequent planning applications.

The planning application for Phase 2 of Northstowe was submitted by the HCA in August 2014. The Planning Statement for Phase 2 describes the significant provision made for open space, play, sport and recreation as follows:

- **Green Separation** - This is the area that separates Longstanton from the proposed development, in line with the requirements of the NAAP, and provides an area for community gardens/allotments, small fields for informal recreation, orchards, play spaces and areas for resting and contemplation. As with the informal greenways, the green separation's open parkland has defined areas, through the use of ponds and hedgerows. The green separation is accessed mainly by foot and bicycle connecting to an existing network of bridleways running along the edge and a secondary network crossing the open parkland.
- **Informal Greenways** - which provide ecological areas that contribute to offsetting the effects of development and also have a recreation and open space function. The informal greenways are located around the periphery of the site and mainly characterised by an open parkland landscape. They will accommodate spaces for seating, areas for contemplation, and informal play.
- **Formal Greenways** - which have a recreational and open space function, with ecological benefits; and also make provision for a Neighbourhood Equipped Area of Play (NEAP) and Local Equipped Areas of Play (LEAPs). The formal greenways are located within the central grid of the site framed by a more urban residential context. The majority of greenways are proposed with pedestrian and bicycle circulation, as well as informal activities (such as play, leisure and sports) that directly respond to the open space provision for residential areas, and to ecological and environmental requirements.
- **The eastern and western sports hubs** - The remainder of the sports hub to the west initiated by Phase 1 will be completed in Phase 2. This is a key recreational element of the green separation between the new development and Longstanton. The eastern sports hub will be close to the town centre and located alongside a Secondary School, providing an extensive outdoor sports area for both the school and the wider community; the school is currently planned to open in time for the September 2018 intake.
- **Water Park** - Towards the east along the CGB line, a water park integrating attenuation areas as part of its main landscape features will provide a range of valuable habitats and informal recreation opportunities.
- **Town Centre** - Within a total floor space of 78700m² an area of 10,000 m² is allocated for leisure uses, 6,000m² for health, community and fitness centre uses, and 2,000m² for a youth facility.

2. Aims of the Strategy

This strategy, in which the needs of Northstowe for sports, active recreation and play have been combined, deals with Phase 2 of the Northstowe development and is submitted in support of the planning application for Phase 2.

The aims are:

- To explore the anticipated needs of the population of the Phase 2 development of Northstowe for sports, play and active recreation.
- To identify outdoor and indoor sports, recreation and play facilities best able to respond to the needs of the population.
- To propose locations and spaces where facilities for outdoor and indoor sports, recreation will be provided within the Phase 2 development boundaries.
- To reflect the policies and standards of provision established by SCDC in planning policy documents; and where appropriate to reflect guidance from authorities such as Sport England, the National Governing Bodies of Sports and other relevant organisations in terms of quality, location, need and function of facilities.
- To integrate with other strategies for Northstowe where they have a relevance to sports and active recreation.
- To provide early indicative phasing for the construction programme for sports and active recreation facilities at Northstowe to reflect the planned growth of the town from commencement of Phase 2 construction to its conclusion.
- To provide early indicative advice on organisational arrangements for the management of sports and active recreational facilities and sports development programmes.

Phasing the development of Northstowe creates challenges for strategy development. Phase 2 will include some indoor and outdoor sports facilities which will be 'town wide' i.e. they should cater for the needs of the complete town of up to 10,000 homes, even though Phase 2 will provide only up to 3,500 homes; for example, NAAP Policy NS/19's requirement that the main public indoor sports facility for the whole of Northstowe will be based at the Secondary School as a dual use facility on a location within the boundaries of Phase 2.

That leads to imbalance between supply in Phase 2 and that in other phases, which could lead to under-used facilities for several years in Phase 2 and to debate over the incidence of investment costs. This strategy recognises and takes account of the sports and recreation provision to be provided as part of Phase 1; and draws attention to instances where planned provision in Phase 2 will serve a wider audience than the Phase 2 population.

Added to the phasing issue, the strategy must address the uncertainties of predictions of leisure, sport and recreation trends over many years ahead. Phase 2 will not be built out before 2030 on current forecasts and Phase 3 is unlikely to yield houses on site before 2027. Major changes in the use of people's leisure

time have taken place over the past 20 years – significantly in declining participation levels in outdoor sport alongside shorter time commitment – and it is unclear if the health agenda or the drive to increase participation by the sports’ governing bodies will have sustained success. Nevertheless, it is acknowledged that the promoters of Northstowe will need to maintain flexibility to respond to both positive and negative changes in levels of participation.

Changes are evident also on the supply side. Technological advances have introduced leisure time activity not considered 20 years ago. Most relevant for land use planning has been the development of synthetic surfaces in place of grass. It is beyond argument that synthetic pitches and surfaces have a far greater capacity than grass pitches. However, standards of supply for outdoor sports facilities in the NAAP are based on grass surfaces. The standards provide for a minimum spatial allocation of outdoor sports pitch provision per ‘000 population with the intention of securing an adequate supply to meet the needs of the population. If those needs can be met more efficiently by synthetic surfaces than by grass, some flexibility may be desirable in the application of the standards.

Planning Context

The NAAP, adopted by South Cambridgeshire District Council (SCDC) in July 2007 provides the primary policy framework for the development of Northstowe.

“Northstowe must be interesting and attractive if it is to be a successful place in which to live and work. It will need a good range of shopping and all the other services and facilities of a town such as restaurants, cafes, pubs and bars, a library, cinema, faith centres, health centres, police and fire station, sports halls, swimming pool, community centres and meeting rooms.” (NAAP B11).

The planning context has changed significantly since 2007. In particular, the National Planning Policy Framework (NPPF) has established new guidelines on the back of which agencies such as Sport England and the Town and Country Planning Association have revised their recommendations for the preparation of Sports and Recreation strategies. The NPPF expects planning policies to be based on robust and up to date assessments of need for sport and recreational facilities and opportunities for new provision (*NPPF paragraph 73*).

Locally, SCDC has published an SPD on Open Space in New Developments (2009) and a Recreation and Open Space Study (July 2013).

Further, the proposed South Cambridgeshire Local Plan contains policies and land allocations to 2031. The Local Plan and its supporting documents were submitted to the Planning Inspectorate for independent examination in March 2014 and are an important consideration in determining the proposals for Northstowe. However, the NAAP still provides the primary policy framework.

The objectives for meeting recreational needs are described at D10 in the NAAP, as:

- *“D10/a: to provide adequate sports facilities.*
- *D10/b: to ensure adequate public open space for play and informal leisure.*
- *D10/c: to create a town park to serve as a focus for the town’s outdoor activities.*
- *D10/d: to provide opportunities to access and enjoy the surrounding countryside.”*

The broad aim of the policy is that Northstowe’s Phase 2 residents should have their sport, leisure and recreational needs met locally *“so that they can lead a healthy lifestyle and enjoy a high quality of life and leisure time”* (NAAP D10.1), although it is accepted that some *‘higher order’* and commercial leisure activities can only be met in Cambridge as the sub-regional centre.

Policy NS/19 of the NAAP deals particularly with Public Open Space and Sports Provision. The NAAP applies the standards adopted in the Development Control Policies DPD (Policy SF/11) where minimum spatial standards for outdoor sport, formal and informal recreation are set out.

The NAAP (NS/19.3 & 19.5) makes proposals for the location of formal sports provision. Any indoor sports facilities (e.g. sports hall, swimming pool, fitness centre/studio) are likely to be based at the Secondary School site (located in Phase 2) and managed on a dual use basis for school and community. Outdoor community facilities such as floodlit courts (e.g. for tennis and netball) and (a) floodlit artificial turf pitch(es) may also be based at the Secondary School site and managed through a Dual Use Agreement.

Other community sports facilities will be required throughout the Phase 2 site (NS/19.4). The NAAP establishes accessibility criteria for outdoor sport facilities (NS/19.6 & 19.7). All homes in Northstowe should be within 1,000m of formal outdoor sports facilities: this is in line with the Fields in Trust (formerly the National Playing Fields Association) guidelines established in *Planning and Design for Outdoor Sport and Play: 2008*.

Policy NS/9 deals with the provision of commercial leisure services which should reflect all the leisure facilities that a town the size of Northstowe may need. *‘The priorities for commercial leisure provision (e.g. cinema, ten pin bowling, health and fitness clubs, snooker and pool rooms, public houses and a market) will be considered in conjunction with potential service providers’*. Floorspace for commercial leisure is planned for the town centre. This strategy does not deal directly with commercial leisure services, which it is expected will reflect market conditions over the period of development of the town, but reflects where appropriate their potential impact on community facilities.

Policy NS/27.1 requires management strategies to be prepared and submitted to the planning authority. In particular, there should be a single management strategy covering recreation, landscape and biodiversity, funding, land ownership and organizational responsibility.

The Strategic Approach

Appendix 1 shows the planned location of formal (sports) and informal open space, and proposed dual use facilities at the Secondary School. Areas of informal open space including casual play space are also shown as well as allotment sites.

The proposal is to focus the outdoor sports facilities around the eastern sports hub, located near the town centre, which would represent Northstowe's main club sports venue. It can be seen also as a natural extension to the Town Park adding further opportunities for informal recreation, sitting and watching, perhaps attending public arts events and other functions - on the extensive grassed spaces - designed to stimulate activity within the hub.

Phase 1 sports open space is on the western edge of the site close to Longstanton but separated from that village by an area of informal open space. In Phase 2, two senior and two junior football grass pitches will be sited adjacent to the Phase 1 facility and make up the completed quantum of grass space there.

Dual use facilities will be located at the Secondary School, where school grass pitches and an STP will also be located for school and controlled community use.

The planned layout of pitches and courts demonstrates that no adult or junior football pitches will be overlaid on other football pitches. Any overlapping would be between low density mini football pitches and the cricket outfield, with low seasonal overlap potential. It may be possible at detailed planning stage to avoid this overlap for many years as the provision of space at each hub is based on the completed residential population.

In summary, sports provision will consist of:

Eastern Sports Hub (Town)

- Synthetic Turf Pitch (floodlit 3 or 4G: mainly football and rugby)
- Football adult x1 pitch
- Football junior x 2 pitches
- Football mini x 4 pitches
- Cricket x 1 pitch x 8 wickets including artificial turf
- Skate park
- Tennis/netball x 4 courts

Secondary School (Dual use)

- Tennis/netball x 4 courts (floodlit)
- Synthetic Turf pitch (floodlit sand dressed or equivalent technology: hockey primarily; training for football and rugby)

School assets:

- Cricket pitch with artificial wicket

- Grass athletics track
- Areas for field athletics events
- Football junior x4 pitches
- Football senior x1 pitch

Western Sports Hub (supplementary)

- Football adult x2 pitches
- Football junior x2 pitches

Other:

- BMX track x1

Support Facilities at the Eastern Sports Hub

Floodlighting of pitches will be subject to appropriate mitigation measures to be agreed at detailed design stage to restrict light spill, glare and sky glow to acceptable levels. The eastern hub is planned to be laid out so any water will drain away towards the water park area to the east.

A pavilion with changing and social facilities will be provided at the sports hub, together with separate, secure, health and safety compliant, maintenance building, constructed to allow storage of grounds maintenance materials and machinery, equipment and supplies. Siting for this needs to take into account the likely maintenance regime, which could include Phase 1 land, and potentially Phase 3 land too.

The eastern hub will have appropriate car parking and cycle storage areas and access off the primary street network. The hub would be accessible by cycle and pedestrian routes. Car parking will be designed to allow a hierarchy of parking taking into account usage of the sports pavilion, the dual use pitches, particularly the STPs, and the Sports Centre whose prime assets in Phase 2 will be a health and fitness facility/club, including exercise/dance studios, and a sports hall.

This hub has the potential for development into not just a place to spectate or play sports, but also to contribute to a healthy quality of life in other ways. It can offer not just sports participation and coaching but eventually a range of complementary medical support facilities, such as on site physiotherapy services, to dovetail with those facilities provided elsewhere in the town centre. Managed well, it could become a regional training centre for coaches and volunteers, and a pathway for sporting advancement from junior levels to elite status.

Dual use facility/Secondary School

Indoor facilities would be located at the Secondary School and built as a dual use complex shared with the school. The facilities proposed are:

- Sports hall (4 court to begin with: a plot/footprint should be allocated to allow up to 8 courts eventually)
- Swimming Pool 'plot'(up to 25m x6 lanes: this would have capacity to satisfy demands from most outlying villages including Cambourne, whose sports centre access to City pools has lapsed with a new management contract).
- Synthetic Turf Pitch (floodlit & additionally with access to a 2nd floodlit STP on the eastern sports hub)
- Fitness suite and studios
- Tennis courts (x4; floodlit as part of Multi Use Games Area, principally shared with netball)
- Reception, administration, food and beverage area, plant areas
- Changing/toilet/shower facilities for pool, sports hall, fitness/dance areas
- Drop-off and pick-up parking, including coaches
- All facilities, indoor and external, will be in line with disability legislation and meet the Sport England Guidelines on accessibility.

It is anticipated that building design would allow some sharing of changing facilities by school and community, but changing for school students using outdoor grass pitches at the school could be separate from indoor changing and may be located separately.

3. Open Space Standards

Standards

Development Control Policies DPD Policy SF/11 sets a minimum standard for outdoor sport, outdoor children's play space and informal open space, comprising:

- Outdoor Sport: 1.6ha per 1,000 people;
- Children's Play Space: 0.8ha per 1,000 people; and
- Informal Open Space: 0.4ha per 1,000 people.

The Submission Draft Local Plan includes an additional requirement of 0.4 ha per 1,000 people for allotments and community orchards. For Phase 2, this would equate to 3.6 hectares. In addition, the Draft Local Plan reinforces the policy that children's play space should be split equally between formal and informal play space.

It is estimated that Phase 2 will have a resident population of 8995 people (based on a household multiplier of 2.57). To meet local policy standards, this population generates the following requirements for open space and recreation:

- Outdoor Sport: 14.39 ha;
- Informal Open Space: 3.6 ha
- Allotments and community orchards: 3.6 ha

Space for Outdoor Sport

This strategy and the Phase 2 planning application make the following proposals:

a) Two sports hubs with areas of 9.41ha (eastern hub) + 3.39ha (western hub) adding to a total supply of 12.80ha for outdoor sport.

b) On the eastern hub, it is proposed to construct a 3G Synthetic Turf Pitch (STP) capable of hosting both football and rugby matches up to and including adult league level.

c) On the Secondary School site, it is proposed to construct a further STP (currently sand dressed technology but kept under review), which will be available for community use in peak times, out of school hours, principally for hockey and football. It should be noted that the provision of 2 STPs is significantly ahead of the Sport England calculation for such a population (less than 1STP): there is also an STP committed on Phase 1 land, so the variety of opportunity is high.

d) In addition, on the Secondary School site, it is proposed to construct a 4 court formal floodlit MUGA which will be available for community use in peak times for tennis, netball and basketball.

e) Consistent with Policy NS/19.6 all homes within Phase 2 will be within 1,000m of outdoor sport provision, at either the western sports hub, the southern part of which is provided in Phase 2, or the eastern sports hub.

It is accepted by Sport England and the National Governing Bodies of pitch sports that synthetic turf surfaces have the capacity to host more playing time than can be accommodated on grass surfaces of equivalent size. It is notable that, for this reason, the Football Association has endorsed the use of STP pitches by confirming that artificial pitches will be allowed in every round of the FA Cup from next season.

In the original *Play, Sport and Active Recreation Strategy* for Northstowe in 2007, a formula, based on sports facility planning practice was accepted, equating the playing capacity of 1 STP as equivalent to that of 3 grass surface pitches or courts when operated at peak times. Later experience with synthetic surfaces suggests that is an under-statement. Scottish Hockey (2012) believe there is a tenfold increase in playability for an STP - up to 80 hours per week compared to grass; and established worldwide specialists Desso Sports state that a 5:1 exchange between grass and STPs may be a fairer calculation. A further statement on the status and value of STPs is included at the end of Chapter 4.

This strategy applies the precedent of the 2007 strategy by (only) applying a 3 times enhancement of the area allocated to each STP when calculating the scale of provision for outdoor sports. Table 1 illustrates the effect of this enhanced capacity in spatial terms on the outdoor sports provision in Phase 2.

Table 1: Calculation of area of Community Outdoor Sports Provision, Northstowe Phase 2

	DCP Requirement	Phase 2 Provision	Capacity	Area Enhanced	Equivalent Supply
Sports Pitch Area	14.39 ha	12.80 ha	-	-	12.80 ha
3G STP		0.8 ha	3 pitches	1.6 ha (Note 1)	1.6 ha
Total sports hub space					14.40ha
STP (sand filled)		0.8 ha	3 pitches	2.4 ha (Note 2)	2.4 ha
4 court MUGA		0.3 ha		0.3 ha (Note 3)	0.3 ha
Total Equivalent Supply (Note 4)					17.1 ha

Note 1: The 3G STP on the eastern hub is equivalent to 3 pitches: so add 2.4ha (0.8 x 3) less 0.8ha (an equivalent grass pitch) to the supply.

Note 2: it is proposed the sand-filled (or equivalent) STP on the Secondary School site will be available for community use in peak times, identified as after school hours, at weekends and in holiday periods) and therefore is also

equivalent to 3 pitches. So add a further 2.4ha (0.8 ha x 3) to supply. This STP would, of course, be used by the School during school hours within term-time.

Note 3: it is proposed the formal MUGA on the Secondary School site will be available for community use in peak times (on a similar basis as in Note 2) so should count toward sports provision; add 0.3ha (85.4m x 36.6m) to supply.

Note 4: by applying a spatial multiplier to artificial surface pitches, it is evident that the Council's policy requirement for outdoor sports provision in Phase 2 of the development would be exceeded.

However, if only the STP placed on the Sports Hub was considered, the provision would be 14.40ha: thus compliant with policy. The other new facilities to be offered for the community on the Secondary School site represent a further 2.7ha. making 17.10 ha in total.

It could be argued that a limitless application of the multiplier approach to STPs would lead to an unwelcome decline in the level of grass surface made available for outdoor sport – but that is not the case in the proposed pitch layout for the eastern hub at Northstowe.

The hub adjoins the grass pitches proposed to be constructed for the Secondary School, and together, the combined open (as opposed to formal sports) space across the school and community sites will measure over 19 ha (9.41 ha eastern hub + 11.3 ha school site=20.71ha).

Furthermore, to ensure that the playing surfaces will be well constructed, it is an integral part of the Sports Strategy that high quality design, including drainage, should be included across all the formal sports space at both the Secondary School and at both sports hub sites to ensure maximum possible usage of grass pitches, promote kickabout and informal sports use off the main pitch designations and allow flexibility of pitch layouts and management of the usage of the space.

The aim is to provide pitches classified as '*Good*' in the FA's hierarchy of pitch quality rating. The FA's guidance to local authorities in Sport England's Playing Pitch Strategy Report states that a good standard natural grass pitch is likely to be able to regularly accommodate 3 adult match equivalent sessions per week, 4 junior match equivalent sessions per week and 6 mini soccer sessions per week. That capacity is further enhanced by the use of the two STPs now proposed for Phase 2.

A critical benefit of the masterplan for the eastern sports hub and the Secondary School site is their contiguity. The concentration of sports facilities in one area will facilitate the development of a multi-sports hub in the core of the town making available a wide range of indoor and outdoor sports facilities for all ages and providing opportunities for all age groups to become actively involved in

sport and to enjoy social activities. It will achieve the enlightened ideal that captures the healthy lifestyle all are seeking.

An indicative layout for the eastern hub pitches and those for the Secondary School is shown in Appendix 1. The detailed siting of facilities in the outline planning application is flexible and will be confirmed in later reserved matters applications, but Appendix 1 demonstrates that overall, the site has the capacity to accommodate the following pitches as well as a sports pavilion meeting Sport England specifications:

- For football: 4 senior pitches (one a floodlit STP 3G); 4 junior pitches ; and 4 mini pitches, all sized to meet current FA standards.
- For rugby: 1 pitch (sharing the STP 3G).
- For cricket: 1 pitch with 30m square to include an artificial surface wicket.
- For hockey: 1 pitch (floodlit STP sand dressed) – also available for football
- For tennis: 4 hard surface floodlit courts, also available for netball and basketball in the form of a Multi-Use Games Area (MUGA); together with a further 4 tennis courts.

It is proposed that the sand dressed STP (current technology) and the 4 court MUGA located on the Secondary School site would be the subject of a formal dual use agreement to ensure their availability for community use alongside use by the school. However, in accordance with SCDC policy, the extensive area of school grass pitches (7.73 ha of pitches on 11.3 ha of open space) has not been included in the calculation of the area of outdoor sports provision summarised in Table 2.

It is common practice for schools to make informal arrangements with sports' clubs for use of school pitches when they are not being used by the school. There are several examples of this in South Cambridgeshire's Village Colleges (e.g. Impington, Comberton, Swavesey). It would be reasonable to expect a similar informal arrangement at Northstowe, which would further enhance the pitch space available to the community, but still be mindful of overuse.

It is worth noting that there is some artificiality in considering the needs of Phase 2 of Northstowe separately from Phase 1: both phases represent stages in the development of one complete new town. It is understood that the supply of the outdoor sports area identified on the approved Phase 1 parameter plans is 6.17ha of formal open space. This accords with the calculation of providing 1.6ha /'000 for a population of 3,855 and is in line with SCDC standards. The agreed S106 agreement for Phase 1 defines the sports pitches to be provided "*...unless otherwise agreed...*", and includes one STP.

Since the area of the STP can be enhanced up to 3 times to reflect its extra capacity over a grass pitch, it seems that Phase 1, in fact, includes more outdoor sports provision than is required by policy for the population of that phase (by c1.6 ha). However, it would be expected that the pitches would be available for use by the residents of Phase 2 (as well as residents in Phase 1), not least as significant formal sports provision in Phase 2 will be located as a part of the Phase 1 sports hub.

Informal Open Space

Development Control Policies DPD Policy SF/11 sets a minimum standard of 0.4 ha per 1000 population for Informal Open Space. Applied to Phase 2 that would require 3.6ha.

SCDC commissioned and published the Recreation and Open Space Study 2013 in which open space standards were reviewed. The Study concluded that the existing standards adopted in the Development Control Policies DPD remained sound and appropriate, reflecting the needs of the district. However, the Study also identified the need for an additional standard, for allotments and orchards, reflecting the importance of these spaces to local communities, and the need for the plan to support healthy lifestyles.

The Study described Informal Open Space as comprising unstructured, informal areas for activities such as dog walking, informal meeting areas, and general recreation to meet the needs of varying ages and abilities. These areas could range from formally planted parks and gardens, to less formal green linkages. The Study proposed the following definition: *"Space used by people for informal unstructured recreation activities such as walking and relaxing, ranging from formal planted areas and meeting places to wilder more natural spaces, including green linkages."*

This strategy, and the Phase 2 application, proposes 51.08 ha of Open Space as shown on Plan 5 Issue B submitted as part of the planning application and then revised in February 2015. That, in turn, has been subject to minor revisions and reproduced here. Table 2 below indicates each of the types of open space and their land allocation. Excluding the two sports hub areas, the land proposed for open space, within which areas will be provided for allotments and community orchards and children's play space, amounts to 39.29 ha. Policy requires that 10.24 ha is allocated for those areas, leaving 29.05 ha of Informal Open Space, well ahead of the policy requirement of 3.6 ha.

Table 2: Open Space Provision in Phase 2

Open Space Type (May 2015)	Area (ha) Feb 2015	Area (ha) May 2015	variance
Green separation	16.62	15.67	(0.95)
Greenway	13.18	12.88	(0.30)
Water park (excl. water bodies)	10.62	9.73	(0.89)
Eastern sports hub	8.22	9.41	1.19
Western sports hub	2.44	3.39	0.95
Total	51.08	51.08	0.00

Within the greenways, allowance will be made for allotments consistent with the emerging policy standard of 0.4ha/1000 pop, equating to 3.6 hectares. Indicative locations for allotments (x3) are illustrated on the Illustrative Masterplan, but it should be noted that the option remains to determine final location as part of Reserved Matters Applications.

It should be noted that in line with policy the figures do not count the areas that would be occupied by the water bodies on the eastern edge. The full extent of these areas (i.e. the area that could be subject to surface water storage in extreme conditions) extends to some 9ha, as shown on the plans. Subject to detailed design parts of these areas will be available as informal open space on a day-to-day basis and will also contribute to the form and quality of the open space provision within Phase 2.

Allotments and Community Orchards

There are no national standards for allotments, but the National Society of Allotment and Leisure Gardeners (NSALG) has recommended a minimum of 15 plots per 1000 households and previously recommended specifically for Northstowe a supply of 150 plots. A standard plot size is today regarded as 10 rods or 250m². A calculation based on up to 3500 homes would require 52.5 plots (3.5 x 15) at 250m² per plot, resulting in a requirement for Phase 2 Northstowe of 1.31ha.

Size of plot: over the years, the much smaller area of 10 rods or 250m² has become the standard spatial measure. However, in practice, local authorities and allotment societies offer for rent a wide range of plot sizes from the largest at 250m² down to 50m² in some London Boroughs.

The Recreation and Open Space Study (SCDC: 2013) concluded that 'allotments are a popular and well used resource in the district, and that a higher standard of supply than the national standard is reasonable for the district to reflect local demand and the need to promote healthy lifestyles. The recommended standard suggested by the National Allotment Association is 0.2 ha per 1000 population. However, existing allotments in the district are well used and many of the villages have waiting lists for new allotment space. The Cambourne development has provided in excess of the NAA standard (0.34 ha per 1000 population) and it has already filled the space and has a waiting list. This usage and demand on allotments clearly indicates a need for a higher standard to ensure that the future demand can be met.'

The Report recommended a standard of 0.4 hectares per 1000 population or the equivalent of 32 allotment plots of 250m² size per 1000 households. *'The total of 0.4 hectares per thousand population will ensure that large developments will be required to provide this valuable resource for the local communities and maintain the levels of allotment provision in what is a high demand recreation open space in South Cambridgeshire'*.

The emerging Local Plan supported the need for allotments and community orchards: *"Allotments and community orchards are important and valued forms of green space and should be included in new housing developments. Allotments provide fresh local fruit and vegetables as well as invaluable exercise and encourage a healthier life style. Orchards provide a range of benefits, including biodiversity, landscape enhancement, fruit for local communities and are a catalyst for the community to come together. The Council is supporting local people to establish or restore community orchards. It is important to ensure more of these areas are developed or conserved in a similar way as allotments have developed over time."* The Study recommendation of 0.4 ha of allotments and community orchards per 1000 population was endorsed in the Local Plan submission.

This strategy proposes 3.6 ha of allotments and community orchards, consistent with emerging policy.

Summary of Space for Sports and Outdoor Recreation

[p1]

In summary, this strategy proposes co-location of sports facilities with community assets such as schools, community uses, and the town centre to encourage participation by the whole community. The main supply of community sports facilities in Phase 2 will be provided on the eastern sports hub, one of three such sports hubs planned for the whole town of Northstowe. Further pitch provision will be made on the western sports hub to add to the sports pitches included in Phase 1. Indoor facilities, including sports hall, swimming pool and health & fitness club, will be phased in on a dual use basis at the Secondary School, allowing pupil use during normal school hours as the school develops towards 12 Form Entry and community use at other (peak) times. Community centres in Phase 2 (1 court hall expected) will offer facilities geared specifically to the needs of youths above school leaving age to add to the facilities in Phase 1 (which includes a 2 court sports hall).

For residents not attracted to sport, more informal recreation will be encouraged through a sequence of broad green corridors, recreation areas and the water park, with rights of way, bridlepaths and cycleways crossing and surrounding the town. Integration of the various spaces and easy access to them is the core concept behind the open space strategy for Phase 2.

The outline planning application is inherently flexible. Later applications for the detailed siting of facilities, including the clubhouse/pavilion (incorporating changing facilities), a maintenance area and parking areas, will take account of means of access for users from residential areas, the layout of pitches and safety issues concerning children, including avoiding the need for children to cross busy roads.

Existing facilities (Phase 1)

The Section 106 Agreement for Phase 1 proposes grass sports pitches for adult and junior football and rugby union, an Artificial Turf Pitch (40mm rubber crumb), a 2 court community hall, play space including a formal, floodlit MUGA described in the SPD on Open Space in New Developments as: *“Formal” MUGAs are smaller than a full sized hockey or football pitch and will generally offer a five a side or training area for football/hockey with artificial turf playing surface and floodlights. The facility may also be used for tennis’*; and allotment space.

These facilities will be constructed on the western sports hub, and can be available for use before Phase 2 occupancy commences and before the Secondary School opens currently prior to academic year 2019. This strategy proposes an extension to the Phase 1 western sports hub, to complete the only hub at that point. The western hub can then provide a concentrated sports facility to meet the needs of the early residents of Phase 2 alongside those in Phase 1, prior to the construction of the eastern sports hub and the adjacent outdoor grass pitch space within the Secondary School site.

4. Estimated Demand for Sports and Recreational Facilities

Spatial standards for open space are applied by local authorities in planning policies to ensure that a sufficient supply of land for facilities and spaces is provided to meet the needs of the population. This chapter explores those needs in the context of the Phase 2 development of Northstowe, particularly in respect of facilities for outdoor and indoor sport.

The nature and extent of demand, and the consequent level of supply to meet it, have been defined through reference to the following points of analysis:

- The expected demographic profile of the Northstowe population
- National participation rates in different sporting activity, weighted where appropriate to reflect regional and local variances
- Team generation rates for pitch sports, where available.
- Relevant strategy and policy documents prepared on behalf of government agencies and, where relevant referred to as a source.
- Policies and targets of the National Governing Bodies of Sports and feedback from NGB representatives.
- Research and analysis resources and sports planning tools available through Sport England.

Participation Rates

Anticipated participation rates for sports and recreational activities at Northstowe have been estimated for the purpose of this strategy based on comparative rates reported in the findings of national surveys, principally Sport England's Active People Surveys.

SCDC's SPD on Open Space in New Developments (2009) reported that sport participation rates and team generation rates in both cricket and football are amongst the highest in the country, with South Cambridgeshire being the highest within Cambridgeshire. This highlights the general need for a higher level of provision of pitches and associated training and ancillary facilities than national and regional averages.

More recent figures from Sport England's *Active People Survey* are shown in Table 4.

Table 4: Adult (16+) Participation in Sport

	2005/6	2009/10	2013/14	Change (% points)
England	34.2%	35.8%	35.8%	+1.3
East Region	34.8%	34.9%	35.3%	+0.5
South Cambs	35.5%	37.2%	44.7%	+9.2
England 16-25	55.7%	55.4%	54.7%	-1.0
England 26+over	30.2%	32.0%	32.2%	+2.0

Source: Active People Surveys 2005/6 to 2013/14: 4 times exercise per month

Overall, across the country and in the eastern region, there appears little change in overall levels of participation over the years, but the picture is variable across different sports. In South Cambridgeshire, reported participation rates jumped from 39.2% in 2012/13 to 44.7% in 2013/14. Clearly, the figures bear out the argument that activity levels are higher in the district than regionally and nationally, but it remains to be seen if the spike in 2013/14 is a one-off anomaly or is sustainable into the future.

In this section, the likely future demands for different sports at Northstowe are estimated and conclusions drawn on the extent to which they will be met by the proposed supply of sports facilities proposed for Phase 2. Sport England’s Active People Survey data of participation for at least 4 sessions in the previous 28 days has been used as the basis for defining past rates and for estimating the future.

The demographic breakdown of the future population at Northstowe (based on up to 3500 homes) will be a key influence on the type of sporting activity they will enjoy and on the nature of facilities to be provided. Table 5 shows an assumed breakdown based on estimates originally prepared in 2007 by Cambridgeshire County Council. Minor inaccuracies in the estimates will have limited or no impact on conclusions on the adequacy of sports facilities.

Table 5: Population Estimates – Phases 1 and 2

Phase 2 Population Phase 1 Population Combined Population

Age	%	total	%	total	total
0-4	6.5%	585	6.5%	250	835
5-9	6.5%	585	6.5%	250	835
10-14	6.5%	585	6.5%	250	835
15	1.1%	100	1.1%	42	142
16-19	4.4%	395	4.4%	170	565
20-24	5.5%	495	5.5%	212	707
25-29	9.5%	854	9.5%	366	1220
30-34	9.5%	854	9.5%	366	1220
35-39	9.5%	854	9.5%	366	1220
40-44	9.0%	809	9.0%	347	1156
45-49	8.0%	720	8.0%	308	1028
50-54	5.5%	495	5.5%	212	707
55-59	4.0%	360	4.0%	154	514
60+	14.5%	1304	14.5%	559	1863
Total		8995		3855	12850

Football

Demand: participation among the over 16s in football in England has shown a gentle decline over the past 10 years, although football remains the most

popular team sport. Over 15% of 16-25 year olds in England were active participants in 2013-14 according to SE's Active People Survey.

Table 6: Football Participation

	2005/6	2009/10	2013/14	Change (% points)
South Cambs	4.67%	4.69%	4.17%	-0.50
England	4.97%	4.96%	4.40%	-0.57
England: 16-25	18.08%	16.79%	15.09%	-2.99
England: 26+	2.64%	2.69%	2.44%	-0.20

Source: SE's Active People Survey

The FA's Football Participation Report for South Cambridgeshire shows that 456 teams operated in season 2013-14, an increase of 14 teams over the previous season. However there has been a trend toward mini soccer from the previous year. The difference between the two seasons comprises:

- decrease of 7 adult teams (ages 16 plus)
- decrease of 1 youth team (ages 10-15)
- increase of 22 mini-soccer teams (ages 5-9)

The Football Association has a refined formula for estimating team generation rates from any given population. Team generation rates in South Cambridgeshire are higher than those in the rest of the East Region and those nationally.

Cambridgeshire FA has applied their formula to the Phase 2 estimated population of Northstowe. The results are shown in Table 7.

Table 7: Estimated Football Pitch Requirement, Phase 2

	16-44 male	16-44 female	10-15 male	10-15 female	5-9 all
Population(1)	1570	1608	532	545	535
TGR (2)	189	3479	69	325	66
No. players per team	18	18	15	15	10
No. new teams	8	0	8	2	8
No. new pitches @ 1 per team	8	0	8	2	8
No. new pitches @ 0.5 per team	4	0	4	1	4

Source: Cambridgeshire Football Association, March 2015

Supply: it would be usual to assume that one pitch is shared between two teams, each playing one home and one away fixture on consecutive weeks.

The Cambridgeshire FA have pointed out that the soil mix in the local area of Northstowe can make it very hard to get more than one adult game per week out of grass pitches without a considerable hike on maintenance costs, but that can change if effective drainage and enhanced maintenance plans are adopted.

This strategy proposes not only enhanced maintenance plans and good drainage and irrigation infrastructure for the whole of the playing area of Hub East, but also two STPs capable of hosting football matches, which, of course, are not subject to the same level of wear and tear as grass pitches.

"Clubs are increasingly seeing the benefits of using 3G surfaces across the football pyramid" FA general secretary Alex Horne said in 2014. "These pitches are a very useful asset and capable of delivering 50-plus hours per week as compared to a natural turf pitch, which can deliver perhaps five hours per week."

This commentary supports the strategic contention that, in reality, STPs can offer a tenfold multiplier effect compared to grass pitches (not 3 as posited by Sport England locally). Considering the soil quality at Northstowe, and notwithstanding better drainage and maintenance regimes, this is a powerful endorsement of an increase in the provision of STP's.

However, the aim at Northstowe is to provide grass pitches classified as 'Good' in the FA's hierarchy of pitch quality rating. The FA's guidance to local authorities in Sport England's *Playing Pitch Strategy Report* states that a good standard natural grass pitch is likely to be able to regularly accommodate 3 adult match equivalent sessions per week, 4 junior match equivalent sessions per week and 6 mini soccer sessions per week.

That capacity is significantly enhanced by the use of the two STPs now proposed for Phase 2.

This strategy proposes the supply of 4 senior football pitches (one a floodlit STP 3G); 5 junior pitches (one sharing the STP); and 4 mini pitches. By the FA's formula, that represents a capacity of:

* *Seniors*

- senior grass pitches = 9 match equivalent sessions per week (3 pitches x 3 matches)
- 1 senior STP = 3 match equivalent sessions per week
- A total of 12 match equivalent sessions to meet demand from 8 senior teams
- Assume each team plays one home match and one away match per 2 weeks
- Assume each team trains one session per week
- Total demand represents 4 matches plus 8 training sessions per week.
- Result: supply matches demand

* *Juniors*

- 4 junior grass pitches = 16 match equivalent sessions per week
- 1 shared STP = 3 match equivalent sessions per week

- A total of 19 match equivalent sessions to meet demand from 10 junior teams
- Assume each team plays one home match and one away match per 2 weeks
- Assume each team trains one session per week
- Total demand represents 5 matches plus 10 training sessions per week (with 19 reasonably available from the 5 pitches presented)
- Result: supply exceeds demand which can meet any potential additional demand as the apparently increasing cohort of mini players move through the junior playing grades.

* *Mini Soccer*

- 4 mini pitches = 24 match equivalent sessions per week
- A total of 24 match equivalent sessions to meet demand from 8 mini teams
- Assume each team plays one home match and one away match per 2 weeks
- Assume each team trains one session per week
- Total demand represents 4 matches plus 8 training sessions per week.
- Result: supply matches demand. It should be noted that the flexibility in the Junior pitch provision can allow more mini pitches in the future.

Rugby

Demand: participation levels in rugby are much lower than those for football, and have remained relatively unchanged over the past 5 years (see Table 8).

The 16–25s are the main participants, but club rugby differentiates between the following team types and age groups:

- Senior teams (19 to 45 yrs)
- Youth teams (U13 to 17 yrs),
- Colts teams (U18 to U19 yrs) and
- Mini/Midi teams (U7 to 12yrs)

Table 8: Rugby Union Participation

	2005/6	2009/10	2013/14	Change (% points)
East Region*	0.42%	0.53%	0.32%	-0.1
England	0.46%	0.46%	0.42%	-0.04
England: 16-25	1.8%	1.84%	1.85%	+0.05
England 26+	0.20%	0.20%	0.16%	-0.04

Source: SE's Active People Survey

*SCDC data too small to be reliable

When applied to the estimated population of Phase 2 of Northstowe, that suggests a total of around 30 active adult rugby players, mostly aged between 16 and 25. For these purposes, it is assumed that any under 16 players will play on the school pitches, not on community pitches.

Consultation with the RFU for the purposes of this strategy has indicated that the RFU would prefer at this time to see investment prioritised into existing clubs in the area to increase capacity rather than dilute the existing club structures by forming a further club within Northstowe. This is consistent with the benefits they see in the provision of STPs at Northstowe, in that synthetic pitches can provide existing clubs from outside the town with additional training facilities (particularly in poor weather).

Supply: as a guide all rugby union pitches are classified by the RFU as senior sized. As youth rugby is played on a senior pitch, it should be categorised as equivalent to a senior match. Youth rugby (U13 to U17) and Colts rugby (U18 to U19) is played on a senior pitch and mini/midi teams play principally on half a senior pitch.

The RFU recommend a carrying capacity per grass pitch with good drainage and maintenance of 3 senior match equivalent sessions per week. A synthetic playing surface would provide additional capacity.

The RFU National Facilities Strategy 2013-17 comments on the use of artificial grass pitches: *“The use of artificial grass pitches, and in particular IRB22 compliant surfaces, has the potential to offer wider opportunities for the growth of the game Artificial grass pitches can offer a quality playing surface throughout the year, allowing for increased opportunities for training and match competition at all levels and ages. In a wider context and when delivered against a strategic setting such as a school, college or university site, they enhance curricular activity, opportunities for intra-mural social and competitive rugby and provide quality playing opportunities for the wider community. Previous strategic investment in artificial grass pitches that deliver wider game development outcomes remain valid and investment will continue into sites that service a number of rugby partners at a local level.”*

For the Phase 2 development of Northstowe, it is proposed that one STP is made available for rugby, to be shared with soccer. This will add to the one rugby grass pitch currently (April 2015) planned to be provided in Phase 1 and together, the two pitches should meet all the anticipated future needs of the town. Consultations with the RFU suggest that training will be the primary use.

Hockey

Demand: data from the Active People Survey has shown low levels of participation in hockey across the country, with the 16-25 year old cohort providing most of the players above school age: see Table 9.

Table 9: Participation in Hockey

	2005/6	2009/10	2013/14	Change (% points)
East Region	0.25%	0.24%	0.23%	-0.02
England	0.23%	0.21%	0.20%	-0.03

England 16-25	0.9%	0.84%	0.68%	-0.22
England 26+	0.11%	0.08%	0.11%	0.00

Source: SE's Active People Survey

From the estimated population of Phase 2, these low participation rates suggest less than 10 senior players from the Phase 2 development and up to 15 when combined with Phase 1. School players (juniors) would be in addition.

Supply: England Hockey governs all hockey in the country from grass roots to the elite end of the sport. The game is played predominantly on sand dressed/filled artificial grass pitches. Peak playing times are Saturday, Sunday and midweek evening, therefore outside the periods when an STP will be needed for school use. The hockey season typically operates from September to April.

England Hockey classifies senior and junior players as follows:

- Senior men's (16-55)
- Senior women's (16-55)
- Junior boys (11-15)
- Junior girls (11-15)

The bedrock of club hockey activity, according to England Hockey, is league hockey played mostly at weekends. Schools hockey is the other major centre of activity. There is a preference for locating pitches within a school environment subject to a dual use agreement.

It is proposed that pitch requirements at Northstowe are met by the floodlit STP at the Secondary School which, as evidenced by likely low adult demand, can comfortably provide sufficient supply to meet the needs of both senior and junior (school) hockey.

England Hockey advise that an STP can accommodate up to four competitive hockey matches on a peak day (normally a Saturday); and of course would be available also for school hockey on weekdays throughout the week.

The core justification for this second STP is to offer hockey provision to the School and for supplementary football training opportunities for the community particularly.

Cricket

Demand: Active People Surveys show a decline in the number of participants in cricket both nationally and in the East Region: see Table 10.

Table 10: Participation in Cricket

	2005/6	2009/10	2013/14	Change (% points)
East Region	1.32%	1.10%	0.84%	-0.48
England	0.83%	0.41%	0.39%	-0.44

England 16-25	1.43%	1.30%	1.17%	-0.26
England 26+	0.3%	0.24%	0.24%	-0.06

Source: SE's Active People Survey

This decline is confirmed in the ECB's own research into grassroots cricket participation figures for adults and children over the age of 14. This research showed a 7% decrease in the total number of players playing cricket in teams: down from 908,000 in 2013 to 844,000 in 2014. Males represented 93 per cent of the participation base with females representing 7%: the same gender breakdown as in 2013.

At current participation rates, based on the data available, Phase 2 of Northstowe would produce around 60 active adult cricketers. If, as is stated by CCB, that South Cambs is bucking the downward trends, there may be some improvement in these numbers: it will not however, affect the number of pitches made available.

Supply: the ECB advise that pitch-carrying capacity for cricket should be measured on a season rather than weekly basis. This is due to the capacity of a cricket pitch being primarily determined by the number and quality of wickets on a pitch.

The supply assessment for cricket is fundamentally different from the other natural grass pitch sports in that it focuses on wickets in addition to pitches. For example, it is common for one cricket pitch to accommodate up to 15 wickets, which may include a non-turf wicket. Different wickets will be used to accommodate different matches.

Only one match is generally played per pitch per day at the weekend or weekday evening. However, play is rotated throughout the season across the number of wickets on a pitch to reduce wear and allow for repair. Each wicket will be able to accommodate a certain amount of play per season.

As a guide, the ECB suggests that a good quality wicket should be able to take:

- 5 matches per season per grass wicket (adults)
- 7 matches per season per grass wicket (juniors)
- 60 matches per season per non turf wicket (adults)
- 80 matches per season per non turf wicket (juniors)

For community use at Northstowe in the Phase 2 development, it is proposed that 1 pitch with 8 wickets in the square (at least one of which should be artificial turf) is located on the eastern sports hub to meet the requirements for seniors and juniors. The outfield of the cricket pitch could be shared with mini soccer pitches. However, this sharing is likely to begin only once Phase 3 residents are all living in the town.

In addition, a cricket pitch will be located on the Secondary School site, with one artificial wicket, which could be made available for community use outside school needs (summer evenings and weekends).

It is common for cricket clubs to have access to non-turf net systems to accommodate training. Such a net facility could be provided on the eastern sports hub or on the Secondary School site when demand matures. In turn, this does not exclude the option of nets within the sports hall facility.

Consultation with the Cambridgeshire Cricket Board (CCB) has shown that there are existing clubs close to Northstowe as follows:

- Longstanton Grasshoppers CC: 2 Saturday / 1 midweek / 5 junior sides
- Over Cricket Club: 2 Saturday / 1 midweek / 4 juniors
- Willingham CC: 2 Saturday / 1 midweek
- Histon CC: 3 senior / 3 colts teams

These clubs would have sufficient capacity to accommodate demand from Northstowe Phase 1 in the interim period before the Phase 2 facilities come on stream.

The CCB has a Whole Sport Plan which continues to encourage participation but emphasises the need to focus on the development of a structure of clubs that can offer different levels of cricket from recreational through to high level coaching clubs. There are many grass pitches in South Cambridgeshire, but the CCB notes that there is a lack of all-weather provision and training facilities. They have helped clubs with funding to improve artificial surface areas and net facilities. One new pitch at the eastern sports hub at Northstowe would satisfy the needs of a new club of similar size to those located in neighbouring villages, particularly with access to an artificial grass wicket.

Bowls

Demand: bowls is played outdoors for 4 months of the year (May to August principally) with the indoor season lasting from September to April.

Participation in bowls has been falling across the country, as evidenced by the Active People Survey: see Table 11

Table 11: Participation in Bowls

	2005/6	2009/10	2013/14	Change (% points)
East Region	1.32%	1.10%	0.84%	-0.48
England	0.83%	0.74%	0.57%	-0.26
England 55+	n/a	2.02%	1.58%	-0.44*

*last 4 years only

Source: SE's Active People Survey

Bowls England, the NGB for outdoor flat green bowls, reported in its Strategic Plan 2013-17 that recruitment and retention of players was identified by respondents as the top priority (*Source: Sport & Recreation Alliance survey*). Bowls England recognises that the trend of reducing members is the biggest single issue in flat green outdoor bowls.

Bowls Cambridgeshire reported a fall in member numbers in 2013: the number of Member Clubs fell by 2 to 34 (City of Cambridge BC & Duxford BC did not re-affiliate) and member numbers fell from 1493 to 1361 – represented by 384 women (a drop of 12.5% on the previous year) and 977 men (an 8.6% drop). The president noted that the trend shows no signs of abating.

The Bowls Development Alliance has been entrusted by Sport England with the task of turning around the decline. Five areas were identified in the country for the roll out of an intensive recruitment and investment programme from 2013 - 2015. They are: Norfolk, Essex, Sussex, Coventry, Solihull and Warwickshire, and Nottinghamshire. The areas were selected because they have a high population of the target age group 55 years and over and data has shown that there is a high latent demand for the sport of bowls in these areas. Further areas to be targeted in the 2015 – 2017 period are: Cumbria, Lincolnshire, Northamptonshire, Hereford & Worcester, Suffolk and Somerset.

On current population estimates, Phase 2 of Northstowe would generate around 26 players aged 55 plus; when combined with Phase 1, the number would reach 37 to 40.

Supply: this strategy for Phase 2 proposes no further outdoor greens for Northstowe to supplement the one recommended for inclusion in Phase 1, which will remain easily reachable on for all Phase 2 residents. Outdoor bowls greens typically accommodate six rinks on a 40mx40m green. This proposed level of supply is consistent with local standards of supply in Cambridge City, where the level of one green per 11,000 people has been the standard for new developments in the Cambridge City Local Plan.

Sport England's Sports Facility Calculator translates demand for indoor bowls in Phase 2 into a requirement for less than 1 rink (0.88 rinks), well below the typical size (6 rinks, but at least 3) of an indoor bowls centre. Sport England's Design Guidance note (2005) states: '*As a guide, demand is calculated as one rink per 14,000-17,000 of total population. A six-rink green, therefore, is required for a population of 85,000-100,000.*'

Tennis

Demand: The results of SE's Active People's Surveys show that participation in tennis by the 16-25 age groups has declined from 2.21% in 2005/6 to 1.41% in 2013/14, a decline of 103,300 or 21% of active participants. The 26+ age groups show a decline of 25,100 or 8% of participants from 0.92% to 0.78%.

Table 12: Tennis Participation

	2005/6	2009/10	2013/14	Change (% points)
England	1.12%	1.04%	0.89%	-0.23
England 16-25	2.21%	1.89%	1.41%	-0.8
England 26+	0.92	0.88%	0.78%	-0.14

Source: SE's Active People Survey

In response, the Lawn Tennis Association have changed direction, prompted by Sport England; their 2006 vision of "*winning*" has shifted to "*more people playing tennis more often*".

A detailed plan has been drawn up by the LTA to address Sport England's concerns, focusing on three areas to drive participation:

- **Community:** play for free or pay and play in parks, indoor tennis centres, leisure centres and community centres
- **Clubs:** play via membership at public and commercial venues
- **Education:** play in schools, colleges and universities

The LTA is looking to make tennis more accessible and affordable.

Population estimates for Phase 2 suggest that there will be about 60 regular adult tennis players living in Phase 2 households at Northstowe by 2026, assuming 2013/14 participation rates, together with a number of school age tennis players.

A two-pronged strategy is proposed to meet the 'more people, more often' objective of the LTA:

Firstly, a 4 court floodlit outdoor complex is proposed within the Secondary School site, subject to a Dual Use Agreement, and aimed primarily at community/casual use, the equivalent of 1 court per 2250 residents or 15 players per court.

Secondly, a 4 court facility on the Eastern Sports Hub. It is intended that both facilities can share with netball players: see below

By comparison, Uttlesford DC adopted a standard of 1 outdoor tennis court per 2200 population in 2012; S.East Lincs DC set a standard of 1 court per 3000 population in 2012; and East Cambridgeshire adopted a standard of outdoor tennis provision in new developments of 1 court per 3000 population in 2005, since when participation has fallen.

Netball

Participation in netball has grown nationally from 111,700 adult (16 plus) players in 2005 to 148,700 in 2014. England Netball has a strategic goal of continuing to grow participation in the game by 10,000 participants per annum.

Table 13: Netball Participation

	2005/6	2009/10	2013/14	Change (% points)
East Region	0.30%	0.31%	0.46%	+0.16
England	0.27%	0.34%	0.35%	+0.08
England 16-25	0.99%	1.16%	1.36%	+0.37
England 26+	0.14%	0.19%	0.17%	+0.03

Source: SE's Active People Survey

The number of new players likely to be generated by the Phase 2 development is small: around 30 – 40 adult (age 16+) players, together with juniors.

The proposed four court dual use sports hall will provide a facility for playing the sport indoors; further, an outdoor floodlit court could share the proposed MUGA on the Secondary School site with tennis.

Finally, further opportunity will be available on the 4 court facility proposed at the western hub.

Angling

Sport England's Active People Survey indicated that regular participation in angling involved 0.25% of the adult population in England in 2014, down from 0.32% in 2010.

Subject to detailed design there will be an opportunity for coarse fishing at one of the eastern ponds. It is proposed that landscaped areas be located around these sites to provide pitches for anglers and that paths will allow appropriate access, all within the context of biodiversity objectives. Some car parking provision will be made within easy walking distance. Disabled facilities and access will be included.

Cycling

Interest in cycling is growing across the country, and South Cambridgeshire is ahead of the regional and national participation rate.

Table 14: Cycling Participation

	2005/6	2009/10	2013/14	Change(% points)
South Cambs	5.65%	*	8.20%	+2.55
East Region	4.31%	4.68%	5.14%	+0.83
England	4.02%	4.43%	4.75%	+0.73
England 16-25	5.91%	5.76%	5.56%	-0.35

England 26+	3.66%	4.17%	4.59%	+0.93
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*data not available

Source: SE's Active People Survey

The strategy for Northstowe will continue to encourage cycling as the main travel mode within Phase 2. The street design of the main Phase 2 development area prioritises the inclusion of safe and dedicated pedestrian routes and cycle paths. Priority has been given to:

- Enable residents trips to be made on foot or cycle to and from Northstowe
- Enable trips to the town centre from existing communities (Cottenham, Oakington, Longstanton, Willingham, Over, Swavesey, Bar Hill) to be made on foot or cycle
- Provide opportunities for leisure walking, cycling and horse riding to be made from Northstowe into the wider communities and countryside.
- New cycleways and footpaths are planned to link to the existing bridleway network in order to connect the main Phase 2 development area with surrounding settlements, as well as with the Phase 1 development.
- Improvements to the Public Rights Of Way are anticipated to be provided as part of the development (details are provided in the Transport Assessment).
- The dedicated cycling network of Northstowe Phase 2 will be linked to the existing commuter cycle network.
- Provision of cycle parking facilities throughout the development of Phase 2, as well as within all dwellings, will establish high quality cycling facilities in Northstowe.

The cycle routes proposed are in three categories:

- Commuter Routes – on segregated cycleways alongside highways.
- These will be safe and attractive for use at all times of the day and evening.
- Leisure Routes – off-road cycleways through the countryside. In addition to providing pleasant routes for leisure trips, these may provide the most direct connections, suitable for work or school trips, but are not likely to be subject to natural surveillance nor lit. These will often be shared by walkers and equestrians.
- Quiet Roads – routes or sections of routes which use quieter roads and cyclists and potentially equestrians share the carriageway.
- There will be a number of key connections within the development which are:
 - North west to south east following the busway through the centre of the development.
 - Following the busway on the eastern and northern side to connect to the CGB walking, cycling and bridle way route via a proposed new crossing on Rampton Drift from Longstanton Village Centre.
 - Alongside the water park on the eastern side
 - Crossing west to east through the development in a number of locations, connecting homes to the town centre, schools and sports facilities
 - Alongside the east and west Primary Roads
 - Connecting to Woodside in the west.

- Opportunities for cyclists are provided by the linked cycleways which are shown on Plan 7 (Parameter Access and Circulation Plan), from which further links can be made to the Sustrans national cycle route (#51).

Horse Riding

The emphasis will be on safe and connected off-road access around the town via connected bridleways crossing and encircling the town.

The College of West Anglia and Hall Farm Stables are within easy car journey and are both BHS approved.

Equestrian enthusiasts have Huntingdon racecourse a few miles away

Athletics

Nationally, there has been a significant increase in adult (16+) participation in athletics from 1.35 million in 2005/6 to over 2.1 million in 2013/14. The popularity of the sport is likely to have seen a boost in participation attributed to London hosting the Olympic Games in 2012. England Athletics have set a target of making athletics the single most popular individual sport by 2017, aiming to generate 500,000 new weekly participants by that year.

Table 15: Athletics Participation

	2005/6	2009/10	2013/14	Change(% points)
East Region	3.0%	3.92%	4.35%	+1.35
England	3.33%	4.45%	4.96%	+1.63
England 16-25	5.65%	7.65%	7.68%	+2.03
England 26+	2.89%	3.84%	4.46%	+1.57

Source: SE's Active People Survey

However the description 'Athletics' includes a variety of activity, of which only around 5% is categorised as Track and Field. Most athletics is categorised as Running: on road, cross country and jogging. The principles of the Masterplan with circular routes around the outside of Northstowe and use of the greenways actively encourage all year round running and jogging within the town.

There will not be sufficient demand from the population of Northstowe to sustain an independent Track and Field athletics facility. Estimates of regular adult participants in Phase 2 number around 50, of whom most will participate on roads or cross country.

However, it is proposed to provide a grass running facility on the Secondary School site, together with a field events throwing/jumping area specifically for pupils but potentially open also to community use, subject to dual use agreement. The Wilberforce Road, Cambridge and St Ivo, St Ives hard tracks remain within 15 minutes' drive time.

Indoor Sports and Recreation

Sports Hall

Sport England's Sports Facility Calculator has been designed to estimate the needs of a given population taking account of its demographic characteristics. When used to assess the requirements at Northstowe for sports halls based on a projected population of 12850 (Phase 1 + Phase 2 homes volume x2.57 residents/unit), the calculation leads to the conclusion that Northstowe Phase 1& 2 combined will require no more than a standard 4 court hall. The calculation assumes rates of participation at the time of calculation and estimates a need for 3.53 courts for the combined Phase 1 and 2 populations (*Source: Sport England Sports Facility Calculator with SCDC as the designated Local Authority*).

The sub-regional strategy (*A major Sports facility Strategy for the Cambridge Sub Region: Cambridgeshire Horizons, May 2006*) concluded with a recommendation for a 6-8 court sports hall to be provided for the whole town of 10,000 homes at Northstowe. Only one 8 court hall exists in the county (Kelsey Kerridge College); this is already used heavily by Anglia Ruskin students. An additional facility as part of Cambridge University's West Cambridge development has completed only one of three planned phases.

However, Phase 1 and Phase 2 combined developments at Northstowe will generate a total population of 12850 in 5,000 homes, and since Phase 1 will include a 2 court community hall (though not initially for formal sports use), the requirement to provide a 6 - 8 court hall specifically for the needs of Phases 1 and 2 Northstowe residents is unnecessary. There is a need, however, under BB103 protocols, for the Secondary School to provide a 3 or 4 court hall for its students.

This strategy proposes the construction of a 4 court sports hall within the curtilage of the Secondary School site to be available to the community under a dual use agreement. Nonetheless it is recognized that a 6 - 8 court hall could eventually provide the breadth of sporting opportunity for the entire town that a 4 court hall cannot, and would protect against a surge of participation in indoor sports. Consequently, in detailed design of the school site and the adjoining eastern sports hub, a footprint for extending the sports hall by a further 2 to 4 courts should be identified and reserved.

A 4 court sports hall will have sufficient space to accommodate a number of sports, including basketball, badminton, volleyball and indoor cricket.

Health & Fitness

Demand for health and fitness facilities and club membership has grown significantly over the past ten years. In England, participation now averages some 11% of the adult population; but is lower than in more developed markets

such as the USA and Germany. It would not be unreasonable to anticipate that market penetration could be as high as 16% within the next 10 years.

In South Cambridgeshire, the propensity of the population to participate in health and fitness activity is higher than the regional and national averages. Assuming an adult population in Northstowe Phases 1 and 2 of c10250, it suggests that when Phase 2 is complete up to 1700 adults could use a health and fitness facility.

This strategy proposes that a health & fitness facility is provided as part of the dual use facility located at the Secondary School, following the pattern of similar facilities at the community colleges in the district. The facilities to be offered should include a fitness gym together with two studios for exercise classes catering for example for dance/aerobics, pilates and yoga, and spinning.

Trends in patterns and preferences for exercise have changed over time and will continue to do so; therefore, before detailed design of the dual use facilities is completed, a more precise demand facility analysis should take place to give confidence to the design principles to be used. However, for the purposes of this strategy, it is assumed that a gym with the capacity for 50 fitness stations of an average of 5m²/station will be sufficient to meet demand. This would represent a gym facility size of 300m² to include space for circulation.

In addition, the strategy provides for one dance/aerobics studio capable of accommodating up to 20 in a class, at about 3.5m² per person plus 100% extra space for movement, i.e. a studio of, say, 150m². A second studio for exercise programmes such as yoga and pilates of about 100m² to reflect this growing market. Plus a third studio of 100m² set up exclusively for the growing exercise trend of cycle spinning. Thus a provision of 350m² of studio space would be required.

Further, with the width and ubiquity of greenways there is opportunity to establish jogging trails and external fitness equipment to encourage non-subscription health and fitness activity.

As Northstowe develops, it seems likely that commercial fitness club operators will be attracted to the town to add to the centre provided at the Secondary School. This strategy assumes that health and fitness facilities will be provided commercially to meet the needs of the population of Phase 3 and may be located in the town centre. However, the marketplace for this sector is changing rapidly and segmenting fast. The nature of any commercial facility will depend upon market forces at that time. How the private sector will be accommodated and on what basis should be the subject of future planning considerations.

Swimming Pool

Sport England's Sports Facility Calculator has been used to assess the requirements for Phases 1 & 2 for a swimming pool based on a projected

population of 12850. The calculation leads to the conclusion that Northstowe would require 136m² of water, the equivalent of a 2.56 lane 25 metre pool.

Since the above calculation is based on Sport England's contemporary participation rates, a rate of participation should be considered at the time Phase 2 is finished; however participation rates for swimming over the last 10 years do not suggest that a significant surge in usage should be expected - see Table 16 below:

Table 16: Swimming Participation

	2005/6	2009/10	2013/14	Change (%points)
England	8.04%	7.5%	6.16%	-1.88
England 16-25	10.51%	8.98%	6.87%	-3.64
England 26+	7.58%	7.22%	6.04%	-1.54

Source: SE's Active People Survey

Should swimming recover its popularity over the Phase 2 construction period, it may be assumed that a 4 lane 25m pool could be justified.

This strategy proposes that space be allowed for a 6 lane pool which can satisfy demand not just for Phase 1 and 2 residents, but for those potentially to live in the Phase 3 properties. Using the Sports Facility calculator for a population representing all phases of Northstowe, with a possible population based on population per household of 2.57 and 10000 homes, leads to an estimated requirement for 5.11 swimming lanes. It is proposed that space be allocated within the design for the Secondary School site for a 6 lane pool alongside the sports hall. This equates to 300m² of water but it may be flexibly designed and constructed to enable the provision of learner facilities within a single pool.

Pool running costs are high, so it will be important to ensure that the construction programme for a new pool is sensitive to viable levels of participation from a growing population.

Squash

Participation rates in squash and racketball have declined substantially over the past 10 years – see Table 16. From a Phase 2 population at Northstowe, current participation rates suggest there would be an estimated 40 active squash players. Ultimately, once Phase 3 is completed, there could be 150 squash players.

Table 17: Squash & Racketball Participation

	2005/6	2009/10	2013/14	Change (%points)
East Region	0.74%	0.80%	0.55%	-0.19
England	0.74%	0.69%	0.45%	-0.29
England 16-25	1.01%	0.88%	0.57%	-0.44

England 26+	0.69%	0.65%	0.43%	-0.26
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Source: SE's Active People Survey

England Squash recommend a formula of 1 court per 100-125 regular players, which suggests that Phase 2 alone would not justify any new court construction, but that there could be a demand at a future date when Phase 3 is built.

There is a good alternative supply of squash clubs in Cambridgeshire, including Comberton Village College (150 members); Fenland SC at Swavesey Village College (80 members); and Hunts County at Hemingford Grey (150 members). Cambridge SC (200 members) based on Histon Road is seeking new premises after being served its tenancy notice; but the new University Sports Centre boasts five world-class glass-backed courts, which will both create a focus for University training and competition and act as a regional squash hub for players of all levels from beginners to international competitors.

This strategy proposes that decisions on the need for new squash facilities at Northstowe be deferred pending decisions on Phase 3 and the content of the third sports hub to be built in the south of the town.

Basketball

There is no valuable local participation data: however, national participation has not grown. Basketball tends to be more prolific in urban and city areas with stronger league structures outside school usage. Young adult usage has fallen away significantly over the last 10 years.

Table 18: Basketball Participation

	2005/6	2009/10	2013/14	Change (%points)
England	0.39%	0.36%	0.31%	-0.08
England 16-25	2.03%	1.81%	1.47%	-0.56
England 26+	0.08%	0.08%	0.09%	+0.01

Source: SE's Active People Survey

The proposed 4 court sports hall with dimensions of 33m x 18m will accommodate one basketball court (28m x 15m) although England Basketball recommend a hall sized 33m x 20m to include run-offs and space for officials and benches.

The role of commercial leisure

Market forces will drive demand for and supply of commercial leisure facilities at Northstowe. Commercial providers will not be attracted until a significant resident population has been established in the town. There is considerable uncertainty as to the nature of future demand given changing trends in the commercial leisure industry in recent years. This strategy acknowledges that uncertainty by ensuring that the proposals make provision for commercial leisure

development without being prescriptive as to the type of commercial leisure use or its ultimate location. Two particular examples are referred to in this strategy-

- Health and Fitness Club: there is expected to be a need for a private facility to satisfy demand at the upper demographic ends of the market. This could typically be located at a hotel.
- Commercially provided play facilities are referred to in Chapter 5.

The Case for Artificial (Synthetic) Turf pitches

By way of a footnote to this section of the Strategy, the trend toward the use of artificial grass for all the leading sports and its capacity advantages over natural grass are illustrated in the following references.

- *The last 10 years has seen major innovations in the development of artificial grass surfaces designed for football. The development of longer pile surfaces now allows the game to be played on artificial grass that replicate the playing qualities of the best quality natural turf pitches whilst increasing the levels of use.... ..Rugby can be successfully played on certain forms of long pile artificial turf that can also be used for football without a major impact on the playing characteristics of either sport. The International Rugby Board has developed its own standard for artificial grass rugby surfaces used for competitive play (IRB Regulation 22 – Artificial Playing Surfaces). The Rugby Football Union (RFU) have adopted this standard but added their own additional aspects for certain properties. **Football Association (May 2010)***
- *Generally speaking, a well-managed and installed full-size pitch for football might be anticipated to absorb an average of two adult games a week (on grass) over a season without undue wear and tear.... (STP) Playing Facilities should be available for genuine community use on a largely pay-and-play basis for a minimum of 40 hours a week including times of peak demand for the community (generally weekday evenings and weekends).
Playing Pitch Study, Crawley BC (May 2013)*
- *“A Foundation funded pitch is expected to be available for use seven days a week for at least 85 hours and you will be challenged to fill a high percentage of that available time.... a minimum of 35 hours a week must be made available to the local community outside of curricular hours.”
Football Foundation 2012*
- *Typical usage: One of the key benefits of opting to construct a synthetic turf pitch rather than a natural grass pitch is the level of use it can sustain all*

year round. On average, a synthetic turf pitch can be used up to 60 – 80 hours per week, while a grass pitch is closer to 6 - 8 hours per week.

Sport Scotland (July 2012): relates to football, rugby union/league, hockey, (shinty)

- *“England Hockey will introduce a system of pitch categorisation which will clearly identify 3 levels within the current FIH testing parameters. The categories identify the pitches that are suitable for hockey playing and specific levels of competition. The following categories only will apply:*
 - *EH Category 1 Water based and sand dressed surfaces approved within the FIH Global/National Parameters*
 - *EH Category 2 & 3 Sand filled (sand based) surfaces within the FIH National parameter*
 - *EH Category 4 Long pile (3G) surfaces that are categorized by FIH as satisfying their ‘National’ performance parameter. The certification shall be based on onsite testing.*
*England Hockey will from 1st August 2009 permit the use of EH Category 4 surfaces for local and regional league competition **England Hockey 2009***

- *“Artificial turf for sport pitches:*
 - *grass pitch playable 24 hours a day, 7 days a week, regardless of the season*
 - *constant Desso playing quality guaranteed for all budgets*
 - *1 artificial turf system = capacity of 5 natural grass pitches”*

Desso Sports 2015

- *“The improved qualities of these new surfaces have been recognised by the international governing bodies of rugby union and football and they have each amended their rules to allow the use of artificial grass pitches in their competitions.”*

Greenfields 2015

- *.....“In future it is hoped that the development of multi-use artificial turfs, where Rugby and Association Football can be played, will provide a potential solution to facility operators wishing to maximise the use of their facilities through community use and those struggling with stadium microclimates that make the maintenance and growth of natural grass difficult....Players, coaches and club officials will benefit from the newest generation of artificial turf. The requirements set are based on the performance characteristics of natural grass”*

International Rugby Board May 2012

- *“Synthetic turf pitches are set to make a return to all levels of English football following a recent meeting of the FA Board. Chaired by FA Chairman*

Greg Dyke, the 12-person committee agreed to lead by example and seek to change the perception of synthetic turf across the top tiers of English football by voting to allow the use of synthetic turf across all levels of the English game. The issue has recently been brought to light by Maidstone United, who...installed the synthetic turf surface in 2012 and has since reported demonstrable benefits from the new pitch; fewer fixtures cancelled due to inclement weather, greater engagement with community groups and clubs and increasing sustainable revenues.

English Sports Turf Organization report 2014

➤ *' Advantages of artificial surfaces The general advantages of artificial pitches over natural grass can be summarised as allowing:*

- *Greater durability*
- *More efficient use of space*
- *Increased usage..... Subject to weather conditions, a well-maintained grass pitch would allow some seven hours of use per week.*
- *Flexibility*
- *Better overall value for money*
- *Defined performance characteristics.*

...less maintenance is required for a given level of use when compared to natural grass....all-weather pitches, including artificial grass pitches or polymeric surfaces, allow more intensive use than grass and, particularly with floodlighting, can also offer a popular community resource.

Sport England (May 2013)

Note that 3 STPs can comfortably allow Football/Rugby (3G: 60-65mm) and Football/Hockey (sand –dressed) and/or Football/Rugby/Hockey (3G: 40mm):

Product	Football	Rugby	Hockey	Tennis	Netball	Basketball
Sand-filled	✓	✗	✓✓	✓✓	✓	✓
Sand-dressed	✓	✗	✓✓	✓✓	✓	✓
Water-based	✓	✗	✓✓	✓	✓	✓
Tarmac Surface with/without Acrylic Coating	✓	✗	✓	✓✓	✓✓	✓✓
Polymeric Rubber Surface	✓	✗	✓	✓	✓✓	✓✓
3rd Generation 40mm	✓✓	✓	✓	✗	✗	✗
3rd Generation 50mm	✓✓	✓	✗	✗	✗	✗
3rd Generation 60-65mm	✓✓	✓✓	✗	✗	✗	✗

Source: Blakedown Construction 2015 (Sport England approved)

CONCLUSION

- **Usage is significantly higher than 3 times, as high as 10 times in practice.**
- **NGBs working together to agree technological platforms to allow more participation.**

- England Hockey, looking to find the ideal surface, is moving towards an effective platform with other NGBs, as sand dressed technology becomes more obsolete.
- Technology has allowed thinking to develop to allow a more all-encompassing management strategy - up to 16 hours per day, to included students and community, and to allow for almost all weather conditions.

Sources:

www.sportscotland.org.uk/Documents/Resources/SSC0100192AmendedPlayingFields_PlayingFields_WEB.pdf (Sport Scotland 2006)

[file:///J:/Jonathan/Downloads/FA%20Artificial%20Pitch%20Guideline%202010%20May%202010%20SECURE%20\(1\).pdf](file:///J:/Jonathan/Downloads/FA%20Artificial%20Pitch%20Guideline%202010%20May%202010%20SECURE%20(1).pdf) (Football Association May 2010)

file:///J:/Jonathan/Downloads/3G_Policy_July_2010_1.pdf (July 2010)

<file:///J:/Jonathan/Downloads/artificialgrasssurfaces.pdf> (July 2010)

<http://www.englandhockey.co.uk/page.asp?section=1143§ionTitle=The+Right+Pitches+in+the+Right+Places> England Hockey 2011

[file:///J:/Jonathan/Downloads/FTP%20data%20sheet%20lo%20res%20\(1\).pdf](file:///J:/Jonathan/Downloads/FTP%20data%20sheet%20lo%20res%20(1).pdf) Football Foundation

http://www.irbplayerwelfare.com/pdfs/Turf_Performance_Tech_Spec_EN.pdf (May 2012)

<http://www.scottish-hockey.org.uk/media/416579/1013gsyntheticurf.pdf> (July 2012)

<http://www.crawley.gov.uk/pw/web/pub194603> (May 2013)

5 Phasing and Delivery

The phasing of the development of Phase 2 at Northstowe is indicative at this stage. Further information on phasing is presented in the Design & Access Statement of the Phase 2 Planning Application in Section 8.

Principles

The overarching principle is to complete the sports facilities to at least match the influx of residents into the town so that a facility may be effectively operational to meet need.

Since the Hub and School space are alongside each other it may make economic sense to prepare, drain and seed the grass quantum simultaneously. It should be understood that with clay subsoil and the latitudes/weather patterns of the southern fens, that two full growing seasons would be required before light usage could be envisaged.

This programme can be dovetailed into the building programme of the School site. However, other logistical and construction timetabling considerations will need to be taken into account in parallel at detailed design stage for this to be confirmed.

The Phase I sports hub has been designed and confirmed under s106 agreements. It is planned to be among the early facilities constructed for use by the first residents in the town. It will provide sufficient facilities to satisfy demand from the residents of the 1500 housing units in Phase 1.

However, under the currently planned Phase 2 construction programme facilities at the eastern Sports Hub may not be ready for use by the new residents of Phase 2, so that the Phase 1 facilities would need to be made available to early Phase 2 residents in the interim. This may further depend if a dual use agreement could allow some restricted access initially to the grass and other agreed outdoor and indoor facilities on the Secondary School site.

PHASE 1

INDICATIVE LAYOUT ONLY



- LEGEND**
- PHASE 2 APPLICATION BOUNDARY
 - GREEN SEPARATION - trees and hedgerows to be retained where possible
 - GREENWAY
 - WATER PARK
 - SPORTS HUB
 - ZONE FOR TOWN PARK - Town Park of 1.2ha
 - ATTENUATION PONDS - INDICATIVE
 - SWALES

NOTE:
Minor variations to the layout shown on this plan may be required at the reserved matters stage. Any minor variations would be within the development limits (number of homes, total floorspace, total areas for open space) and the broad layout shown on this and other application drawings.

Issue	Date	By	Chkd	Appd
A	15.05.2015	BC	NW	MS

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Job Title
**NORTHSTOWE
PHASE 2 PLANNING APPLICATION**

Drawing Title
**INDICATIVE PLAN FOR
SPORTS PROVISION**

Scale 1:2,000 @ A0
Discipline **URBAN DESIGN**

Drawing Status
ILLUSTRATIVE
Job No **230781-21** Drawing No **FIGURE 1** Issue **A**



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