



NORTH WEST **cambridge**

STRATEGY FOR YOUTH FACILITIES AND CHILDREN'S PLAY

CONDITION 9

DECEMBER 2012

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00 / VISION

The vision for North West Cambridge is to create a new district and extension to the City, centred around a mixed academic and urban community: a place that is sustainable, long lasting and ambitious, offering a high quality of life to enhance both the City and the University.

North West Cambridge is different to most other developments in Cambridge because it will be instrumental in securing the University's long-term success and position on a global stage. It will provide the living and research accommodation needed to enable the University to grow its research capabilities and to maintain its world class research position. It will encourage substantial investment in Cambridge and will help to recruit and retain the best staff and students from around the world. This is good for the Cambridge City Region and good for the wider UK economy. The University is committed to creating a successful, sustainable, mixed-use community at North West Cambridge, and the result will be a significant addition to the city in terms of housing, employment and research accommodation, public amenities, and open land.

Critical to the success of the Proposed Development will be the manner in which Youth and Children's Play facilities are delivered and integrated as an integral aspect of the wider provision of community facilities and open space. Creating spaces for play, interaction and engagement is a fundamental aspect of childhood that promotes social interaction, learning and a healthy lifestyle.

The University is committed to providing a range of spaces and facilities that best meet the recreational needs of the new and growing community at North West Cambridge.



01 / INTRODUCTION

Overview

This Strategy is prepared in response to Condition 9 of the Outline Planning Consent for Proposed Development at North West Cambridge. This was approved against application references 11/1114/OUT and S/1886/11 for Cambridge City Council and South Cambridgeshire District Council respectively.

Description of Development

The University of Cambridge is seeking to provide a sustainable mixed-use urban extension to the North West of Cambridge. The proposals include new market and key worker homes for University workers, academic and research facilities, a local centre and open space provision. Extensive new community facilities are proposed to meet the needs of the residential population of the development and include a full range of Youth Facilities and Children's Play throughout the Proposed Development to enable healthy lifestyles and outdoor activity. This Strategy addresses the elements of Youth and Children's Play Areas. Supporting elements will also be discussed by way of context and include:

- Formal Playing Fields and associated Pavilions
- Community Centre; 500 - 600 sq.m.
- Informal Open Land
- Allotments
- Informal outdoor open space
- Indoor sports and Swimming Pool provision.

The Application Parameters are designed to provide the framework within which the University's vision and core principles for the Proposed Development can be delivered. The parameters relevant to Youth Facilities and Children's Play are principally included in Parameter Plan 03, Open Land and Landscape Areas, as well as Parameter Plan 04, Land Use. These plans and accompanying statements are included in Appendix A for reference.



Figure 1.1 Document Context

Purpose & use of this Strategy

In accordance with requirements of Condition 9, this document provides a Strategy for Youth Facilities and Children's Play provision across the Proposed Development.

It is expected that this Strategy will be used primarily by the University and its appointed landscape architects as it seeks to deliver open space and play areas throughout the development.

Details regarding specifications, indicative locations, and phasing are all provided to ensure successful implementation of the Strategy against Reserved Matters applications. Importantly this will ensure compliance with North West Cambridge Area Action Plan policies NW20 and NW23.

Development of this Strategy

In order to develop this Strategy the University has engaged with Cambridge City Council, South Cambridgeshire District Council, the City Council's Children and Young People's Participation Service and the South Cambridgeshire Youth Council. This will help to ensure all provision is appropriate and targeted to need and demands of local populations.

Relationship to other documents

Figure 1.1 illustrates the relationship between the Planning Application and a range of Site Wide Strategies that are to be discharged either in advance of Reserved Matters Applications or in advance of implementation. It also shows the relationship between this strategy and other strategies being developed in parallel. Where appropriate, references are made to other strategies throughout this document.

In addition to the site wide strategies delivered as part of the process of discharging planning conditions, two strategies included as part of the Section 106 legal agreement are also relevant to the Youth & Children's Play Strategy: the Community Strategy and Community Access Agreement.

Structure

This Strategy is structured as follows:

- Section 01 sets out the context and purpose of this Strategy, including the description of development and Development Parameters focussing on the Youth Facilities and Children's Play.
- Section 02 sets out the type and nature of proposed Youth and Play provision as well as an overview of supporting elements.
- Section 03 describes the Supporting Community Infrastructure.
- Section 04 describes the delivery timescales, engagement process and management and maintenance principles.
- Appendix A provides parameter plans and statements for context.
- Appendix B sets of the planning policy context under which the Strategy has been prepared.



- KEY**
- Application boundary
 - Existing vehicular routes
 - * Community centre
 - Sports Pitches
 - Allotments
 - Open space
 - School playfields
 - Doorstep Playable Space (0-5 years)
 - Local Playable Area (0-11 years)
 - Neighbourhood Playable Space (all years)
 - Youth Space (+12 years)

North West Cambridge

Community Infrastructure
October 2012



0 10 50 100m
Scale 1:5000@A1



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Figure 2.1: Indicative Community Facility Provision

02 / TYPE AND NATURE OF PROPOSED YOUTH AND PLAY PROVISION

Introduction

This section sets out the type and nature of Youth Facilities and Children's Play provision to be directed by this Strategy and delivered in order to meet the requirements of the Proposed Development.

Demand

The Proposed Development will deliver a total of 3,000 units, which is projected to generate an indicative population of around 8,590, 1214 of which are likely to be Children or Teenagers. The demographic profile of the development, and its focus on key worker housing for contract research staff, results in a child profile focused on younger children, with more early years and primary school aged children, and fewer secondary school and sixth form aged children. The nature of the youth and children's play provision across the development should reflect this expected child age profile.

Locational Principles

The youth and play provision across North West Cambridge is focused on ensuring that young people living across the site have access to a range of play opportunities for all ages. The distribution of play provision across the site is guided by the following principles:

1. Play for very young children should be focused in the residential parts of the site, to enable easy access for parents and their children.
2. Youth and play provision to meet the planning space requirements should be located in areas of primary and secondary open land that will be retained within the University's ownership and managed and maintained by the University in the long term. Though market housing developers may choose to provide local play areas "on plot", this will be in addition to the space requirements set out in this document.



KEY

- Application boundary
- Existing vehicular routes
- Doorstep Playable Space (0-5 years)
- Doorstep Playable Space Catchment (100m walking distance)
- Local Playable Area (0-11 years)
- Local Playable Area Catchment (240m walking distance)
- Neighbourhood Playable Space (all years)
- Neighbourhood Playable Space Catchment (600m walking distance)
- Youth Space (+12 years)

North West Cambridge

Indicative Youth Facilities and Children's Play
October 2012



0 10 50 100m
Scale 1:5000@A1



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Figure 2.2 Indicative Locations and Catchment of Playspace

Children's Play Areas

Total requirement across Proposed Development : 1.95 ha

A variety and mix of provision for a range of age groups, including both formal equipped areas and informal spaces for play, is proposed. The quantum of play area provision is to be provided in general accordance with relevant guidelines including:

- Cambridge City Council - Open Space and Recreation Strategy (October 2011)
 - South Cambridgeshire District Council's Open Space in New Developments SPD (January 2009)
 - South Cambridgeshire District Council's Landscape in New Developments SPD (March 2010)
 - Mayor of London's – 'Supplementary Planning Guidance - Providing for Children and young people's play and informal recreation (2007)
 - Fields in Trust standards (previously known as National Playing Fields Association (NPFA)
- To allow greater flexibility as opposed to the

more prescriptive traditional approach, the areas will be designed more flexibly to complement the site specific conditions and localised requirements. This will enable more innovative and less prescriptive approaches than the traditional Local Areas of Play (LAP), Local Equipped Areas of Play (LEAP) and Neighbourhood Equipped Areas of Play (NEAPs).

Children's Play Areas will employ a combination of the following play space in accordance with the calculated space requirement as shown in Figure 2.2.

- Doorstop Playable Space (0 to 5 years old provision) – from 100sq.m in size
- Local Playable Space (0 to 11 years old provision) – from 300sq.m in size
- Neighbourhood Playable Space (all ages provision) – from 500sq.m in size
- Youth Space (above 12 year olds provision) – from 200sq.m in size

These types of spaces provide for the range of ages and uses identified in NPFA and Cambridge City Council Open Space and Recreation Strategy standards, without the strict reliance on standard fixed play equipment, and are currently applied in London, as set out in the Mayor of London's – 'Supplementary Planning Guidance - Providing for Children and Young People's Play and Informal Recreation (2007)'. All activity areas will need to meet British and European Standards and be built by a Sports and Play Construction Association (SAPCA) approved company.

This Strategy provides the key principles of each type including location and distribution, catchment and potential specification. Design principles should be applied flexibly in order to deliver spaces that positively address the needs of the local populations. The examples provided are drawn from best practice and for illustrative purposes only.

Play Space Typologies From LAPs, LEAPs and NEAPs to NWC Play Typologies

LAP:

Local Areas for Play, normally small landscaped areas of open space designed for young children (under 6's), a LAP should be provided on new developments of 10 or more houses. These LAPs must be within 5 minutes safe walking time locally. Dimensions 100m² of reasonably flat grassed areas in the main, pathways or hard standing may also be beneficial. Population served: >24 people

LEAP:

Local Equipped Area for Play, normally designed for unsupervised play of age ranges 4-12 but considerate of other age range. These will be normally found within 10 minutes safe walking distance on new developments as part as a cumulative, but recommended (variable on PA) on developments of 30 -100 homes. This will contain 400m² of open play space. Population served: 72-240 people

NEAP:

Neighbourhood Equipped Area of Play, these play areas must cater for the whole spectrum of the users of the play area but targeted at ages 4-14, and will be dominant on developments on 100 homes plus landscaped for stimulating play. Distance from home should equate to 15 minutes from home, found in a focal/central position within the development. These areas are (if size parameter permit) 1000m² if 8-9 play points. Population served: >240 people

Doorstep playable space:

A landscaped space including engaging play features for young children under 5, and places for carers to sit and talk. reasonably flat grassed areas in the main, pathways or hard standing may also be beneficial. Population served: >24 people

Local playable space:

A landscaped space with landscaping and equipment so that children aged 0 to 11 can play and be physically active and they and their carers can sit and talk.

Neighbourhood playable space:

A varied natural space with secluded and open areas, landscaping and equipment so that children aged up to 11 years can play and be physically active, and they and their carers can sit and talk, with some youth facilities for young people over 11 years.

Youth space:

A social space for young people aged 12 + to meet, hang out and take part in informal sport or physical recreational activities.

Doorstep playable space: 0-5 Years



Evelyn Court, Hackney



Fallen tree play



Edmonton playspace, Alberta



Kiwanis Park, Pittsboro, NC

Local playable space: 0-11 Years



King George's Field Playscape



Creative & Natural Play

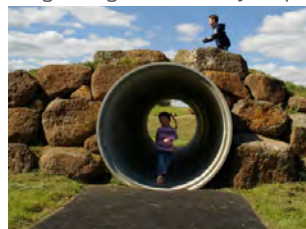


Melis Stokepark, The Hague



Hurlingham Club, Putney

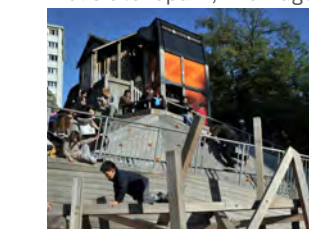
Neighbourhood playable space: All Years



Heatherton Park, Kingston, AUS



Schulberg, Wiesbaden, DEU



Belleville Playground, Paris

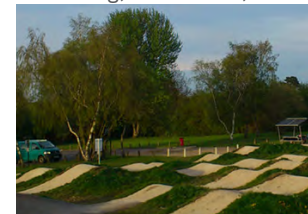


Parc Diagonal Mar, Barcelona

Youth space: +12 Years



Bouldering wall, Blackpool



Groby Pump / BMX track



Skate & BMX bowl, Queenstown



Wennington Green, Outdoor Gym



Fallen tree play



Kiwanis Park, Pittsboro, North Carolina



Edmonton Playspace, Alberta, Canada

Description	A landscaped space including engaging play features for young children, and places for carers to sit and oversee in close proximity. Flexible use. No formal supervision.
Minimum Size	100 sq m
Age Group	0-5
Examples of Facilities	<ul style="list-style-type: none"> • Landform and topography • Natural play • Variety of landscape surfacing • Climbing objects • Fixed equipment • Seating for carers • Sand and water features (if appropriate)
Location	<ul style="list-style-type: none"> • Residential areas • Green Fingers • Pocket parks • Public squares • Private residential courtyards • Not more than 100m away from homes, and well overlooked by, residential, educational or retail property; or adjacent to main routes through open space. • Linked by an established footpath network. • Integrated into the design of the development area.
Quality	Design to be developed by Landscape Architects or appropriately skilled designers who have expertise in creating child-friendly public space. Emphasis should be placed on the creation of a high quality child/family friendly environment and additional requirements such as toilets and baby-changing facilities should be considered at the design stage.
Boundary	Barrier treatment between the space and the street. In principle, no barriers are needed between space and adjacent public space, subject to the characteristics of the surrounding area and assessment of potential hazards that may impact upon safety of children at play. To be considered on a case by case basis.
Layout	<ul style="list-style-type: none"> • Sensitive landscape treatment • Permeable layout in terms of entry and circulation • Access for children with disabilities • Sense of enclosure for users
Play Facilities	<ul style="list-style-type: none"> • Range of physical and sensory experiences • Natural play features

Doorstep Playable Space

The playspace will be integrated into a high quality landscape environment that draws upon natural features and qualities in the natural environment. Any facilities provided will be safe and secure for young children and should seek to include sensory objects that provide a stimulating environment.

In many cases boundary fences will not be required allowing for increased flexibility, enhanced access and greater integration within the surrounding landscape area. Topography changes should be used to screen traffic and provide enclosure whilst continuing to promote an environment that offers good surveillance, is well-overlooked and can easily be monitored by users and carers.



Natural Play, UK by Copperbeech



Melis Stokepark, The Hague, NE, by Carve Landscape Architects



Scrambling net, unknown project.

Description	A landscaped space comprising hard and soft landscape features and surfaces and/or play equipment so that children aged up to 11 years can play and be physically active, with provision for their carers to sit and oversee in close proximity. Flexible use. No formal supervision.
Minimum Size	300 sq m
Age Group	0-11
Examples of Facilities	<ul style="list-style-type: none"> • A landscaped environment that feels part of the local open space area and allows for exploratory and discovery orientated play. • Equipment that is integrated with the landscape and topography, and incorporates changes of level. • Provision for a range of activities that may include swings, climbing apparatus and/ or slides. • Multi-games / ball walls / basketball hoops • Informal kick about area • Seating areas close to and away from equipment • Sand, mulch or safety surfacing (rubber crumb)
Location	<ul style="list-style-type: none"> • Residential areas • Local parks • Green Fingers • Equally distributed across the development and not more than 240m from frontages of residential areas, or within 30m of main routes through open space. • Linked by established footpath network and integrated into the design of the development.
Quality	Design to be developed by Landscape Architects or appropriately skilled designers who have expertise in creating child-friendly public space. Emphasis should be placed on the creation of a high quality child/ family friendly environment. Additional requirements such as toilets and baby-changing facilities should be considered at the design stage. Designs should be site specific and reflect the character of the locality -with the aim of creating a sense of place and identity.
Boundary	Barrier treatment between the space and the street. In principle, no barriers are needed between space and adjacent public space, subject to the characteristics of the surrounding area and assessment of potential hazards that may impact upon safety of children at play. To be considered on a case by case basis.
Layout	<ul style="list-style-type: none"> • Sensitive landscape treatment • Permeable layout in terms of entry and circulation / Access for children with disabilities • Transitional spaces providing both secluded and more open areas for different activities and user groups.
Play Facilities	<ul style="list-style-type: none"> • Multi-functional equipment and bespoke structures • Providing elements that support a range of physical experiences • Promotion of freedom, exploration and excitement in a safe environment • Natural play features

Local Playable Space

Aimed at a larger age group than doorstep playable space, 'local' spaces will often have contrasting demands and designers should seek to provide areas that support separation, whilst maintaining the ability to monitor the space in its entirety.

Facilities provided should seek to provide elements of challenge and adventure for older children that are seeking to overcome physical development boundaries within a safe and secure environment.

Surfacing materials should therefore offer safe landing areas but also seek to merge with natural features and the natural surroundings.

Natural topography and changes in level should be used to protect the area from potential hazards such as roads or busy cycle routes, that may conflict with play activities, such as ball games.



Sculptural Playground in Schulberg, Wiesbaden, DE, by Annabau Landscape Architects



Heatherton Park slides, Kingston, Australia



Fallen Tree, Vondelpark, Amsterdam, NL

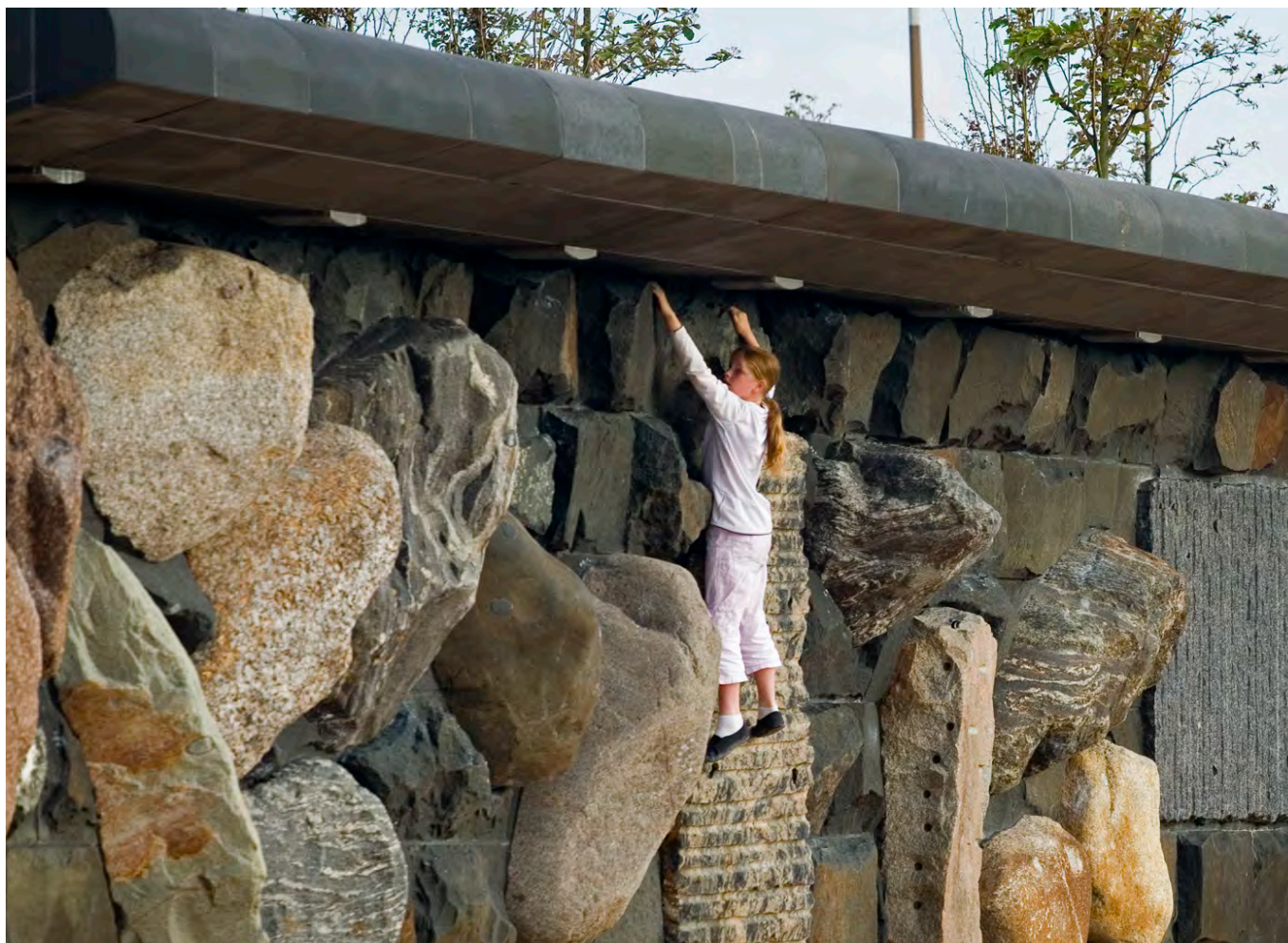
Description	A landscaped space comprising hard and soft landscape features and surfaces and/or play equipment so that children aged up to 11 years can play and be physically active, with some facilities for young people over 11. Flexible use / may be supervised
Minimum Size	500 sq m
Age Group	All ages
Examples of Facilities	<ul style="list-style-type: none"> • A landscaped environment that feels part of the local open space area but has a greater number of facilities and features for young people. • Equipment that is integrated with the landscape and topography, and incorporates changes of level. • Provision for a range of activities that may include swings, climbing apparatus and/ or slides. • Kick about area • Basketball nets • Sand / Water • Hard surfaces for cycles, scooters and other small wheeled activity. • Groups of boulders for young people to sit on.
Location	<ul style="list-style-type: none"> • Green Fingers • Local and District parks • Equally distributed across the development and not more than 600m from residential areas, or within 30m of main routes through open space. • Linked by established footpath and cycle network and integrated into the design of the development.
Quality	Design to be developed by Landscape Architects or appropriately skilled designers who have expertise in creating child-friendly public space. Emphasis should be placed on the creation of a high quality child/family friendly environment. Additional requirements such as toilets and baby-changing facilities should be considered at the design stage. Designs should be site specific and reflect the character and materiality of the locality -with the aim of creating a sense of place and identity.
Boundary	Barrier treatment between the space and the street. In principle, no barriers are needed between space and adjacent public space, subject to the characteristics of the surrounding area and assessment of potential hazards that may impact upon safety of children at play. To be considered on a case by case basis.
Layout	<ul style="list-style-type: none"> • Sensitive landscape treatment • Permeable layout in terms of entry and circulation / Access for children with disabilities • Transitional spaces providing both secluded and more open areas for different activities and user groups. • Youth facilities should not be located adjacent to facilities for younger children.
Play Facilities	<ul style="list-style-type: none"> • Multi-functional equipment and bespoke structures • Providing elements that support a range of physical experiences • Promotion of freedom, exploration and excitement in a safe environment • Natural play features

Neighbourhood Playable Space

Neighbourhood spaces should offer an environment that delivers a variety of landscape, equipment and sports based elements that are attractive to broad range of age groups and different levels of physical ability.

These will provide a greater number of facilities and features than a 'local' playable space, and should be a more inclusive space where children of a wide age range can safely and securely play.

Hard surface areas should be incorporated in a flexible manner to allow for a range of informal sports, cycle, ball and play activities. Facilities offered may provide for a more challenging environment through uses such as climbing walls and apparatus, zip wires, tunnels and nets, large landform and small-scale skating facilities.



Bouldering Wall, George Bancroft Park, Blackpool, UK, by AECOM



Baddow Hall Park, BMX Pumptrack, Great Baddow, Essex.



Wennington Green, Outdoor Gym, Tower Hamlets, London

Description	Social space for young people aged 12 and over to meet, hang out and take part in informal sport or physical recreational activities. No formal supervision
Minimum Size	500 sq m
Age Group	All ages
Examples of Facilities	<ul style="list-style-type: none"> • A landscaped environment that feels part of the local open space area but has a focus on one or two specific activities, whilst also supporting the needs of passive recreation. • Formalised sport facility orientated toward young people / popular culture • Space and facilities for informal sport or recreation activity. • Seating areas on the edge of activity space. • Bold and robust landscaping
Location	<ul style="list-style-type: none"> • Local parks • District parks • Green Fingers • Adjacent to community facilities, pavilions, and student accommodation. • Between 10 and 50 m from the frontages of development to ensure a level of surveillance, or within 50m of main routes through open space. • Avoid locations where noise will cause disturbance.
Quality	Landscape architects or designers who have expertise in youth orientated and child-friendly public space should design spaces. Designs should take into consideration site specifics and reflect the character of the space in order to create high quality space with a strong sense of place. Associated requirements such as cycle racks, water fountains, toilets and changing facilities should be considered at the design stage.
Boundary	No physical barriers needed, though some may be helpful depending on context.
Layout	<ul style="list-style-type: none"> • Dependant upon facility and use. • Sensitive landscape treatment integrated into landscape areas • Permeable layout in terms of entry and circulation • Access for children with disabilities
Play Facilities	<ul style="list-style-type: none"> • Climbing walls • Bouldering Walls or individual boulders • Skatepark • BMX or Pumptrack • Exercise trails • Outdoor Gym equipment • Volleyball / Basketball • Amphitheatre • Giant See Saw / Giant Swings

Youth Space

Like all play spaces, Youth Spaces should be carefully planned and considered in order to provide an environment that offers a wide range of uses for a variety of interest groups. This can be challenging as specific user groups have specific needs, and as young people develop and grow, their needs can become more diverse.

Generally more passive approaches to Youth Play (exploration, running, walking, sitting etc) will be possible throughout the parks and open spaces within the wider landscape network of the development. Therefore the Youth Spaces provide the opportunity to offer more prescriptive main uses (BMX or skatepark), with secondary sub-uses (Shelter, outdoor gym) in close proximity.

The design should not feel prescriptive or overly enclosed as both active and quieter spaces will be required to respond to the demands of an older age group and the social differences that are likely to occur.



03 / SUPPORTING COMMUNITY INFRASTRUCTURE

Introduction

Provision of specific youth and play facilities, as set out in Section 02, will be complemented by a range of other facilities with access for children and young people, as set out in this section.

Formal Playing Fields

Total requirement across Proposed Development : 6.2ha (including a floodlit artificial turf pitch).

Provision of specific youth and play facilities, as set out in Section 02, will be complemented by a range of other facilities with access for children and young people, as set out in this section.

The exact layout and selection of pitches remains subject to detailed design and will be determined following consultation with the relevant officers/members at SCDC and CCC. The indicative arrangement set out is for illustrative purposes and remains consistent with the overall commitment.

The sports pitches will be supported by provision of three changing facilities across the site with associated car parking. These changing facilities are scaled and located to accord with the proposed sports facility and sport pitch provision.

Parameter Plan 03 Area 1 (Storey's Field)

- Total pitch provision: approximately 0.7ha
- Potential to comprise of a standard grass cricket pitch

Parameter Plan 03 Area 2 (adjacent to Huntingdon Road)

- Total Pitch Provision: approximately 1.7 ha
- Potential to comprise of the following sports pitch provision:
- Grass full size pitch, 2 x Adult 5 aside pitches.

Parameter Plan 03 Area 4 (next to Park & Ride)

- Total pitch provision: approximately 3.7ha
- Potential to comprise the following sports pitch provision:
- Grass full size pitch, floodlit 3G artificial turf pitch, adult 5 aside pitch, a number of multi-use games areas (MUGAs), tennis courts etc.

Informal Open Land

Total requirement across Proposed Development : 15.45ha

Informal Open Land is provided across the Application Site and will provide for informal recreational needs of the new community.

Informal Open Land to be provided in general accordance with the following relevant guidelines:

- Cambridge City Council - Open Space and Recreation Strategy (October 2011)

The three existing woodland areas will be maintained taking into consideration the following national guidelines and standards:

- The Forestry Commission – ‘UK Forestry Standard (2004)’ – provides standards for the sustainable management of all forests and woodlands in the UK
- The Woodland Trust - ‘Urban Woodland Management Guide (2002)

It is important to note that the actual Informal Open Land provision will be significantly more than the calculated requirement (approximately 38ha, compared to the 15.45ha requirement).

Community Centre, Multi-Purpose (Permanent)

Total requirement across Proposed Development : 500 - 600 sqm

A flexible and multi-purpose Community Centre of 500-600sq m floor area will be appropriate to meet the needs of the community, subject to detailed design.

The space will be flexible and multi-functional, meeting the needs of a changing community. The design of the Community Centre, and therefore its exact size, is subject to agreement through the design development process, involving CCC and SCDC.

The management of the Community Centre will be undertaken by a joint venture between the University and Cambridge City Council. The Community Centre at North West Cambridge will be designed in consultation with potential user groups, including the local authorities, parish councils, faith groups, local residents associations, and other community groups.

Indoor Sports

Total requirement across Proposed Development : Off Site

The North West Cambridge Site benefits from close proximity to the West Cambridge Site (immediately south of the Application Site, across Madingley Road). Planning permission was granted in January 2012 (11/0979/REM) for the first phase of a new sports centre at West Cambridge, which will provide much needed sports facilities for staff, students and community use.

The West Cambridge Sports Centre will be a world-class facility for the whole community. This will enable additional benefits to the wider community by opening up access to these high quality facilities to the public. It will be a new home for sport, exercise and wellbeing for the University and the local community, and will enable Cambridge's academic, commercial and residential communities to interact and build links through a mutual interest in health and fitness.

Swimming Pool

Total requirement across Proposed Development : Off Site

The Proposed Development generates a relatively small demand for swimming pool provision (approximately 0.1 of a swimming pool, applying the AAP Open Space Standards). This is not sufficient demand for on-site provision of a swimming pool, and the University has agreed the principle with the planning authorities that swimming pool provision will be met off-site.



04 / DELIVERY

Programme and Delivery Timescales

Children's and youth provision must be provided throughout the development and at appropriate times during the build period. The S106 establishes delivery triggers for youth facilities and children's play, and the expectation is that facilities are built to meet or exceed these triggers:

Children's play areas will be delivered alongside the residential development, with 0.26ha provided alongside each 400th residential occupation.

Though the S106 sets out a specific hectarage requirement, play areas must be provided in full and therefore the University may need to accelerate provision to ensure that youth and children's play areas are complete.

The nature of the phasing of children's play will therefore depend on the housing trajectory and build profile for the development. This is addressed further in the Site Wide Phasing Strategy (Condition 5), which sets out the indicative phasing strategy for the development.

Strategy Review

This Strategy is subject to review, if agreed by the University and the planning authorities, at the end of each phase of development as defined in the Site Wide Phasing Strategy. The responsibility for review lies with the University in consultation with the planning authorities.

Management and Maintenance Principles

The University expects that youth and children's play areas provided to meet this Strategy will be provided in areas of land retained in the ownership of the University. These areas will be maintained and managed by the University through an Estate Management Company. It is possible that one or two play areas will be provided in the area of open land that will be owned and maintained by the Joint Venture between the City Council and the University.

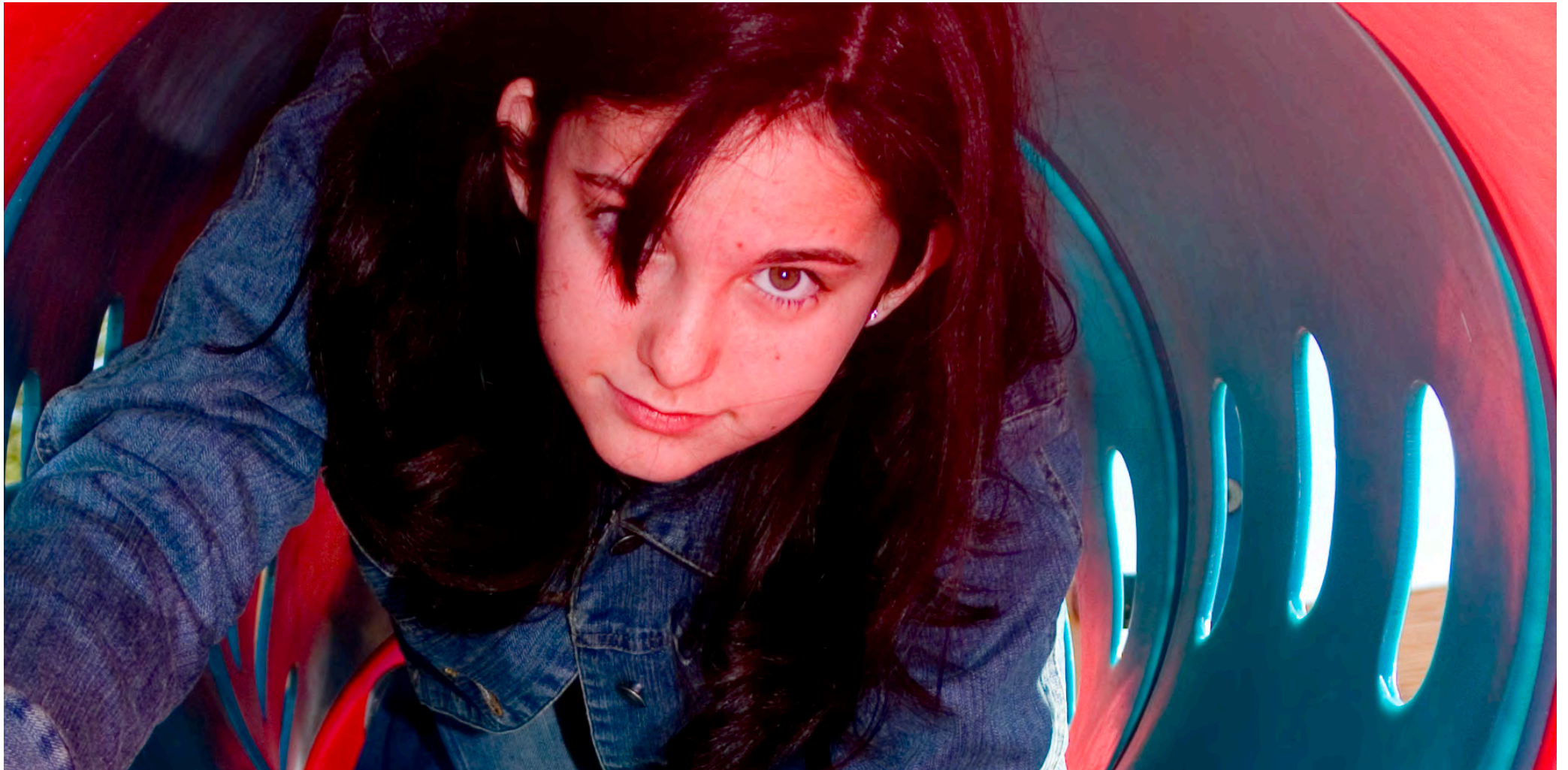
The University will, through its S106 obligations, be providing site specific Landscape Management and Maintenance Plans to address issues of maintenance of areas of open space. These will also address any areas of youth and children's play within open land.

Ongoing Engagement and Consultation

The University will ensure that young people are able to inform the design development of areas for youth and children's play. The South Cambridgeshire Youth Council will be consulted at pre-application stage for all areas of youth and children's play. In addition, as new residents move into the community, the University will specifically engage with young people attending the new primary school for development of new play areas.

The engagement with young people, as identified above, is in addition to pre-application discussions with the planning authorities.

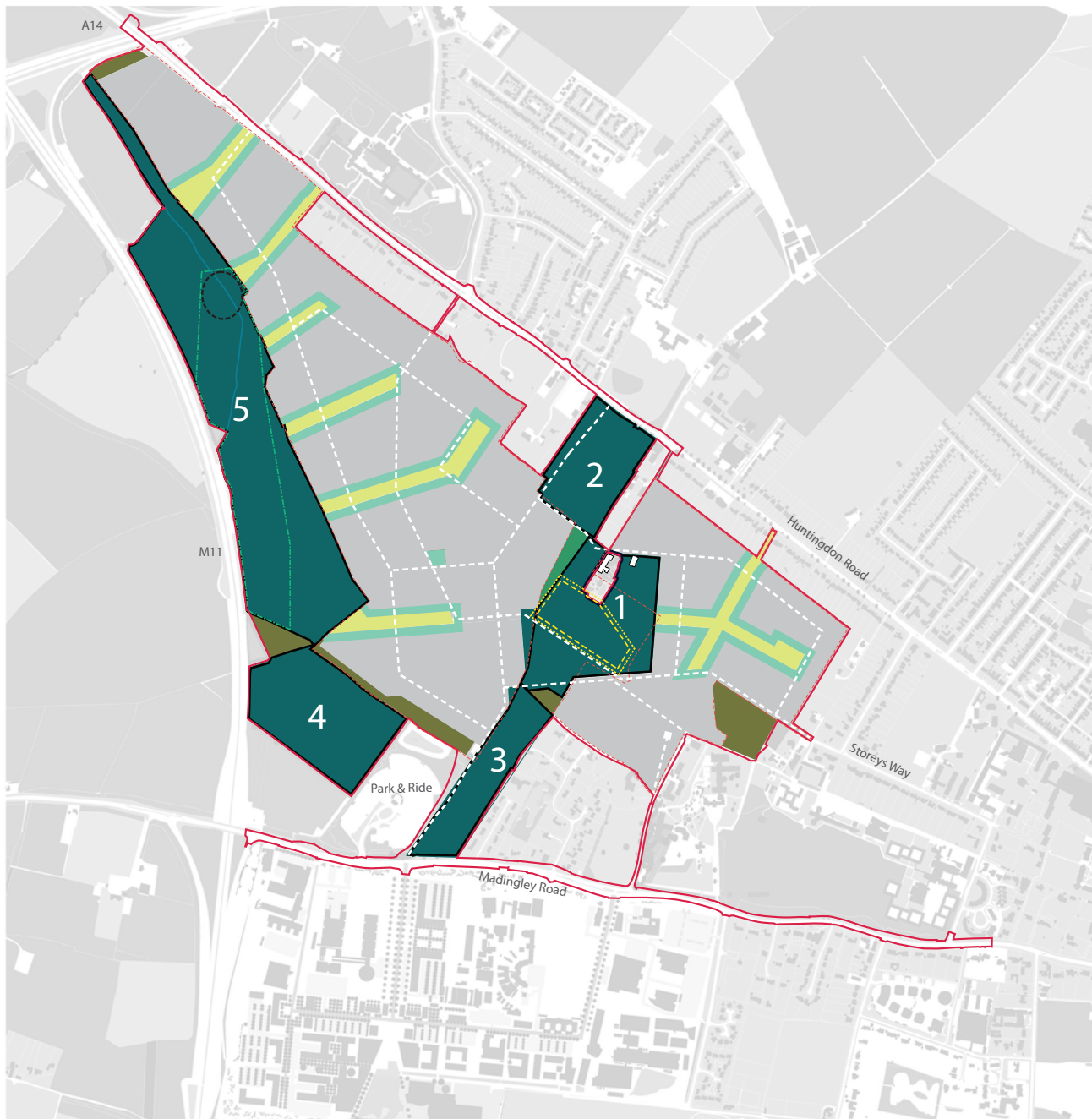
Young people as well as new and existing residents will be consulted during any future Strategy reviews.



APPENDICES

[A /](#) Relevant Parameter Plans and Statements

[B /](#) Planning Policy Context



KEY

Contextual Information:

- AAP Development Footprint / Green Belt Boundary
- Existing and retained buildings
- Indicative primary and secondary routes (reference NWC/OPA/PAR/02)
- SSSI boundary
- SSSI 10m buffer
- Washpit Brook
- Areas of existing open land, woodland & treecover to be retained
- Secondary open land

For Approval:

- Application site boundary
- Primary open land (1-5)
- Primary open land boundary
- Open land within school site
- Secondary open land zone
- Zone for works to Washpit Brook
- Zone for location of flow control structure

All information other than that identified as being for approval is shown for contextual purposes only.

North West Cambridge

NWC/OPA/PAR/03/A - Open Land and Landscape Areas

Parameter Plan: Zone B

February 2012



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APPENDIX A/ RELEVANT PARAMETER PLANS

Parameter Plan 03: Open Land and Landscape Areas; Zone B

The zones within which open land may be provided are identified on Parameter Plan 03. The exact location and configuration of each space, including recreation provision and size, will be defined at the reserved matters stage.

Primary Open Land

Development of any buildings or structures within Primary Open Land shall be restricted to buildings and structures consistent with the use of the land as open land, including plant and equipment storage, bridges, pavilions, cafes, changing rooms, public toilets, car parking, hardstanding, information centres and buildings for housing utility undertakers' apparatus.

Development and/or use within Primary Open Land for the following purposes is (unless otherwise indicated) acceptable: open land; formal and informal recreation and outdoor entertainment; landscaping; surface water balancing and other water features; sustainable drainage systems; nature conservation; allotments; woodland; vehicular, pedestrian and cycle routes within the movement corridors defined on Parameter Plan 02; informal pedestrian and/or cycle routes; and utility and maintenance corridors for predominantly underground utility undertakers' apparatus and private utilities.

- The Primary Open Land is divided into the 5 areas shown on Parameter Plan 03.
- Primary Open Land 1 (excluding SSSI): Primary Open Land 1 land for formal and informal recreation and floodlighting will not be included in this area.
- Primary Open Land 1 (SSSI): Use and development within the SSSI will accord with the Geological Site Management Plan, and floodlighting will not be included in this area.
- Primary Open Land 2: Primary Open Land 2 will not include floodlighting.
- Primary Open Land 3: Primary Open Land 3 Formal playing pitches and floodlighting will not be included in this area.
- Primary Open Land 4: Primary Open Land 4 Floodlighting may be provided in connection with sports pitches.
- Primary Open Land 5: Primary Open Land 5 land for formal and informal recreation and will not include floodlighting.

Primary Open Land 5 includes installation of a new flow control structure that will be capable of reducing the peak flows downstream of the Application Site for a range of return periods, up to and including a 1 in 100 year event, including an allowance for climate change. Excavation of a new two stage channel that will be capable of storing attenuated floodwater and provision of additional channels to enable floodwater to be effectively distributed within the two stage channel. These channels will be designed to create ecological opportunities through the provision of steep slopes, planting shelves and on line ponds. Construction of earthworks on the western edge of the Proposed Development to assist in the storage of floodwater.

- The minimum percentage reduction in peak flow downstream of the Application Site shall be 25% and 10% for events with a return period of 1 in 20 and 1 in 100 years (including an allowance for climate change) respectively.
- The flow control structure shall be designed ensuring that the peak flood level at the M11 culverts does not exceed 12.54mAOD and 12.76mAOD for events with a return period of 1 in 20 and 1 in 100 years (including an allowance for climate change) respectively.
- Floodwater shall be stored within landscaped areas of the area designated as Primary Open Land 5 on Parameter Plan 03 and shall not encroach upon structures within the Proposed Development.

Within Primary Open Land 5, slopes on earthworks visible from the west of the Application Site will not exceed a 1:3 gradient.

Development within Primary Open Land 2-5 will be consistent with use the Green Belt planning status of the land. Within Primary Open Land 1, development within the land designated as Green Belt will be consistent with the Green Belt planning status of that land.

Secondary Open Land

The zones within which Secondary Open Land is to be located are identified on Parameter Plan 03 shaded in light blue. The minimum width of any area of Secondary Open Land (measured between its two longest boundaries) shall not be less than 20m, except where there is a drainage

channel running longitudinally along the Secondary Open Land, where the minimum width shall not be less than 25m.

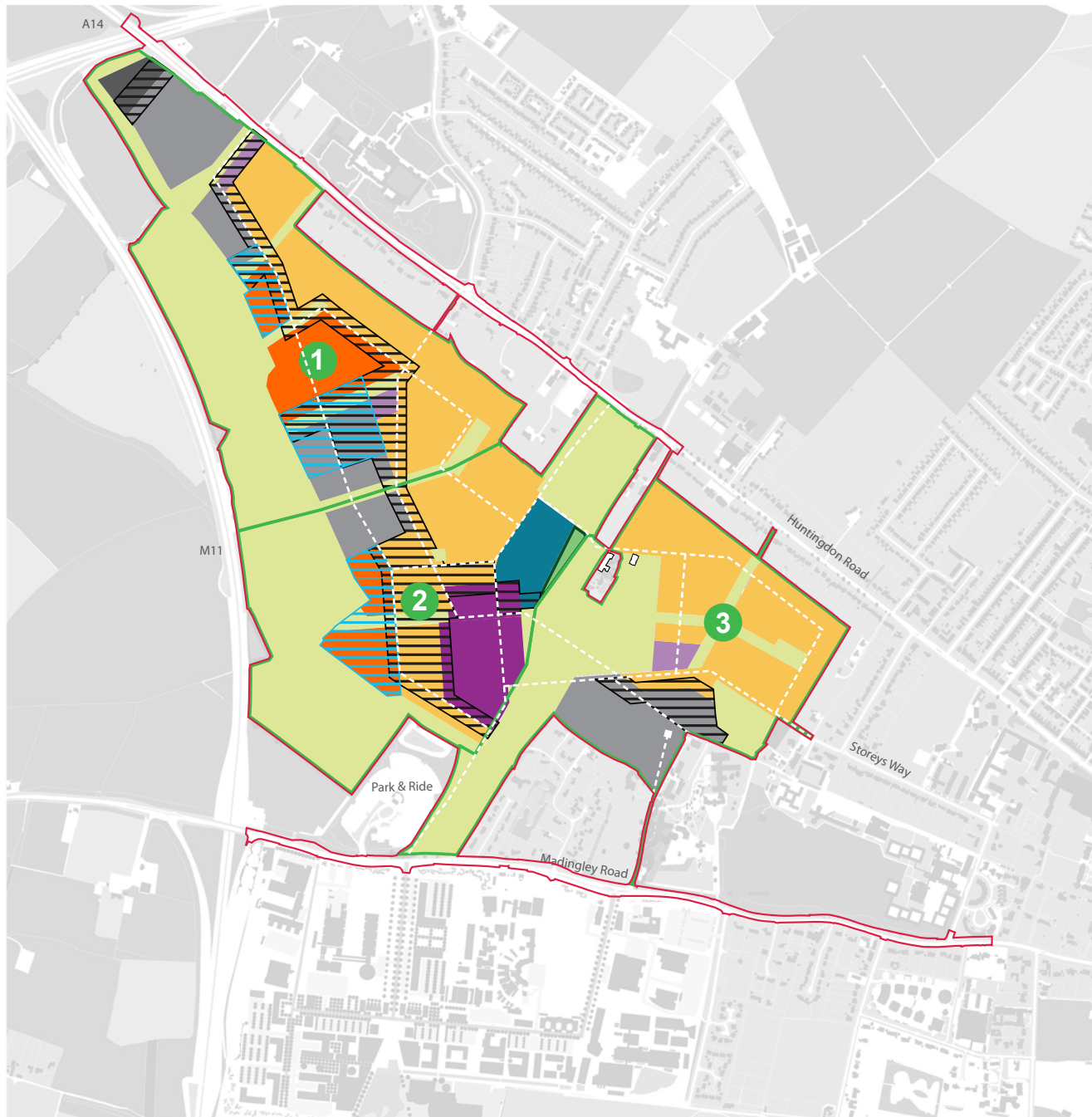
Development and/or use within Secondary Open Land for the following purposes is (unless otherwise indicated) acceptable: open land; formal and informal recreation and outdoor entertainment; landscaping; surface water balancing and other water features; water retention berms and structures; sustainable drainage systems; nature conservation; allotments; woodland; car parking and hardstanding; vehicular pedestrian and cycle routes within the movement corridors defined on Parameter Plan 02; informal pedestrian and/or cycle routes; and utility and maintenance corridors for predominantly underground utility undertakers' apparatus and private utilities.

Development of buildings within Secondary Open Land shall be restricted to buildings consistent with the use of the land as open land, including plant and equipment storage, bridges, pavilions, public toilets and information centres and buildings for housing utility undertakers' apparatus.

Tertiary Open Land

Tertiary Open Land may be located within any of the Building Zones shown on Parameter Plan 05 on areas not occupied by buildings for the uses indicated on Parameter Plan 04.

Development of buildings within Tertiary Open Land shall be restricted to buildings consistent with the use of such land as open land including plant and equipment storage, bridges, pavilions and buildings for housing utility undertakers' apparatus. Development and/or use within Tertiary Open Land for the following purposes is (unless otherwise indicated) acceptable: open land; informal recreation and outdoor entertainment; landscaping; surface water balancing and other water features; sustainable drainage systems; nature conservation; allotments; woodland; vehicular pedestrian and cycle routes within the movement corridors defined on Parameter Plan 02; informal pedestrian and/or cycle routes; and utility and maintenance corridors for predominantly underground utility undertakers' apparatus and private utilities.



KEY

Contextual Information:

- Existing and retained buildings
- Indicative primary and secondary routes (reference NWC/OPA/PAR/02)
- Open land (reference NWC/OPA/PAR/03)
- Open land within school site (reference NWC/OPA/PAR/03)
- Potential reserved Energy Centre site: sui generis (B2)

For Approval:

- Application site boundary
- Development areas
- Residential: C3, C4
- Collegiate Housing: C2
- Academic/Research: D1, B1(b), sui generis
- Residential and complementary mixed uses: A1, A2, A3, A4, A5, C1, C2, C3, C4, D1, D2, sui generis (B2, Energy Centre)
- Residential and complementary mixed uses: C3, C4, D1, A1, A2, A3, A4, A5
- School
- Land use flexibility zone
- Western Edge land use flexibility zone

All information other than that identified as being for approval is shown for contextual purposes only.

North West Cambridge

NWC/OPA/PAR/04/A - Land Use (Built Development and Ancillary Space) Parameter Plan: Zone B

February 2012



0 10 50 100m
Scale 1:5000@A1



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Parameter Plan 04: Land Use (Built Development and Ancillary Space); Zone B

The disposition of land uses within the development shall conform to Parameter Plan 04.

Built development shall be divided between the 3 development areas shown on Parameter Plan 04. The disposition of floorspace (or dwellings) between the development areas and of floorspace within particular areas shall be as per the floorspace schedule below. The figures for each development area are subject to the overriding maxima in terms of total floorspace (or dwellings) for the Development and total floorspace (or dwellings) within particular categories as specified within the Description of Development.

The black hatched area on Parameter Plan 04 indicates zones in which land use flexibility may be achieved through extension of adjacent land uses into these zones.

The blue hatched area on Parameter Plan 04 indicates zones in which land use flexibility may be achieved on the Western Edge through extension of either C2 or D1,B1(b) Sui Generis use.

Within area 3 and within the SSSI in area 1 on Parameter Plan 03, no buildings shall be constructed. Within the remainder of area 1, and in areas 2, 4 and 5 on Parameter 03, buildings will be restricted as set out in

Parameter Statement 03.

Where land use zones shown on Parameter Plan 04 overlap with zones for movement corridors or Secondary Open Land, as set out in Parameter Plans 02 or 03, respectively, the width of Secondary Open Land shall not be less than as described in Parameter Statement 03, the boundaries between buildings and their curtilage movement routes and open land shall be determined by approval of reserved matters and the land uses shown on Parameter Plan 04 shall apply within the curtilage of any building constructed within any Building Zone indicated on Parameter Plan 05.

Use Class	C3, C4 (Market and Key Worker Residential)	D1, B1(b), sui generis (Research Uses)	C2 (Student Accommodation)	A1, A2, A3, A4, A5	C1 (Hotel)	C2 (Senior Care)	sui generis (B2) (Energy Centre)	C3 (Community Residential)	B1 (Police)	D1, D2 (Other Community Uses)
	Dwellings	GFA (sq.m.)	GFA (sq.m.)	GFA (sq.m.)	GFA (sq.m.)	GFA (sq.m.)	GFA (sq.m.)	GFA (sq.m.)	GFA (sq.m.)	GFA (sq.m.)
Development Area 1	800	68,800	73,400	200	-	-	-	300	-	1,100
Development Area 2	1,600	20,100	41,300	5,000	7,000	6,500	1,250	300	200	6,600
Development Area 3	1,000	48,600	-	200	-	-	-	300	-	1,300
Total Maximum	3,000	100,000	98,000	5,300	7,000	6,500	1,250	500	200	7,600



APPENDIX B/ PLANNING POLICY CONTEXT

Introduction

A comprehensive review of the planning policy is provided in the Planning Statement submitted as part of the suite of documents that comprise the consented planning application. This section summarises the relevant planning policy for the Proposed Development in the context of Youth Facilities and Children's Play provision.

Summary is provided under the following headings:

- National Planning Policy
- Statutory Development Plan Policy
- Material Planning Considerations

National Planning Policy

[The National Planning Policy Framework \(NPPF\) \(2012\)](#)

The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be incorporated and applied to meet local aspirations. The following provides detail regarding the manner in which the NPPF considers Children's Play and Youth Facilities.

Chapter 8 of the NPPF addresses the promotion of 'Healthy Communities' and sets the framework under which local policy regarding Youth Facilities and Children's Play should be set. It notes that planning policies and decisions should aim to achieve places which promote,

"Safe and accessible developments, containing clear and legible pedestrian routes and high quality public space, which encourage the active and continual use of public areas."

(Paragraph 69)

Furthermore, in the context of delivering social, recreational and cultural facilities and services necessary to meet community needs it states that planning policies and decisions should,

"Plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments;"
(Paragraph 70)

At Paragraph 73 the NPPF addresses access to high quality open spaces and opportunities for sport and recreation noting that they can make, *"an important contribution to the health and well-being of communities."* The NPPF confirms the importance for planning policies to be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The consented planning application for the Proposed Development is in accordance with such guidance utilising the standards contained within the AAP to determine appropriate local provision of Youth Facilities and Children's Play.

Statutory Development Plan Policy

The statutory development plan covering the area of the Application Site comprises the North West Cambridge Area Action Plan (AAP), South Cambridgeshire District Council Core Strategy and related local development documents and Cambridge City Local Plan. The Area Action Plan is up to date and is the central policy document in relation to this Proposed Development forming part of the Councils' Local Development Framework.

North West Cambridge Area Action Plan (2009)
Cambridge City Council and South Cambridgeshire District Council have adopted an Area Action Plan for the Application Site and the Area Action Plan is the central policy document in relation to this Proposed Development.

The core policies relevant to the provision of Youth facilities and Children's Play across the Application Site are as follows:

Policy NW20: Provision of Community Services and Facilities, Arts and Culture.

- The development will provide an appropriate level and type of high quality services and facilities in suitable locations to serve all phases of development. In order to identify the appropriate level, detailed assessments and strategies will be required to be prepared with key stakeholders prior to granting planning permission;
- Where appropriate, those services and facilities delivered by the community or voluntary sector will be provided by the development of appropriate serviced land, e.g. faith, social and sporting clubs.

Policy NW23: Open Space and Recreation Provision

- Development will provide public open space and sports facilities in accordance with the Open Space and Recreation Standards set out in Appendix 3 (of the AAP). Development will also provide improved linkages to the adjacent open countryside.

Material Planning Considerations

Supplementary Planning Documents

Cambridge City Council has a number of supplementary planning documents (SPDs) that were taken into account as part of this planning application. The SPD relevant to the provision of Youth Facilities and Children's Play is summarised as follows:

Open Space and Recreation Strategy (2011)

This document sets a detailed recreation and open space assessment for the Local Authority and confirms that standards prepared are consistent with those contained and adopted within the AAP. The Development Parameters for the Proposed Development are therefore compliant with its requirements. The Strategy offers guidance regarding, design, implementation and management that should inform detailed applications forthcoming under Reserved Matters.

South Cambridgeshire District Council also has a number of SPDs that were taken into account as part of this planning application. The SPDs relevant to the provision of Youth Facilities and Children's Play are summarised as follows:

Open Space in New Developments SPD (2009)

This SPD expands on policies contained within the DPD and references the importance of Development Control Policies SF/10 and SF/11 that address Outdoor Play Space, Informal Open Space and New Developments and Open Space Standards respectively. It confirms that open spaces will not be peripheral to developments but fully integrated into design. Of relevance to the provision of Youth Facilities and Children's Play it notes at paragraph 1.4 that *"...children's play areas will be provided where they are accessible and visible and in locations to maximise community benefit."*

Landscape in New Developments SPD (2010)

This SPD provides additional advice and guidance on landscape planning and design for developers, planning applicants, planning agents, consultants, contractors and others involved in the planning process and have input into the quality of landscape schemes for developments in South Cambridgeshire.

Of relevance to the provision of Youth Facilities and Children's Play it addresses the issue of social inclusion noting at paragraph 3.63 that *"a sustainable landscape will encourage high levels of public use and will take account of all intended users of the space and their needs."*

The breadth of appropriate facilities are recognised noting at paragraph 4.15 that *"this could range from LAPs (Local Area Play) – small unequipped play areas or meeting sports – to LEAPs (Local Equipped Area Play) – large play areas featuring a range of play equipment – to sports pitches and facilities and other area of public recreation space."*

