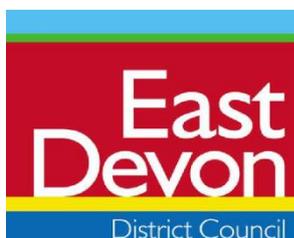


## **Sports, leisure and recreation at Cranbrook**

# **Addendum Report**

Sports, leisure and recreation facilities evidence to support the Draft Cranbrook Plan DPD



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October 2017

## Executive Summary

This report has been produced as an addendum to the adopted Sports Leisure and Recreation at Cranbrook Report (SLRC Report) evidencing how the requirements set out within it have evolved through the production of the Draft Cranbrook Plan DPD (the DPD) into a reasonable and justified proposal and policy. In order to understand the evolution of the evidence base, the report should be read alongside the original SLRC Report and not as a standalone document. The report summarises the requirements set out by the SLRC Report and identifies how policy development in the DPD should respond to demands given constraints and competing demands for land.

It identifies that the DPD should plan for the following summarised sports, leisure and recreation needs to be accommodated within the 4,000 dwelling expansion areas which it allocates:

<b>Sports hub</b>	<ul style="list-style-type: none"> <li>• An 11.78ha sports hub in the south-western expansion area to include:             <ul style="list-style-type: none"> <li>○ 2x adult 11v11 football pitches;</li> <li>○ 3x youth U15/U16 11v11 football pitches;</li> <li>○ 2x senior rugby pitches;</li> <li>○ 2x midi rugby pitches;</li> <li>○ 1x floodlit 3G Football Turf AGP;</li> <li>○ Grass training area;</li> <li>○ 10x team Clubhouse;</li> <li>○ Car parking;</li> <li>○ 4x floodlit tennis courts;</li> </ul> </li> </ul>
<b>Sports hub</b>	<ul style="list-style-type: none"> <li>• A 0.56ha extension to the (currently being constructed) Ingram’s Land sports hub within the Farlands parcel of the eastern expansion area to include:             <ul style="list-style-type: none"> <li>○ 1x youth 9v9 football pitch;</li> </ul> </li> </ul>
<b>Bowls</b>	<ul style="list-style-type: none"> <li>• 4x indoor mat bowls rinks to be delivered either within the south-western sports hub clubhouse or at a community centre</li> </ul>
<b>Natural and semi-natural greenspace</b>	<ul style="list-style-type: none"> <li>• 8.88ha of natural and semi-natural greenspace (some of which may double up as part of SANGS and SUDS provision) delivered in the form of GI corridors throughout the development as well as broadly as follows:             <ul style="list-style-type: none"> <li>○ On land in the eastern expansion area which is located in and around the floodplain of the Cranny Brook and land which is sensitive in landscape terms at the eastern end of the town;</li> <li>○ On land in the western expansion area which contains historic parkland of biodiversity importance to the south of Bluehayes House (which may double up as meeting some of the local parks and recreation grounds requirement);</li> <li>○ On land in the south-western expansion area to the east of the proposed sports pitch hub on land which is particularly sensitive in landscape terms;</li> <li>○ On land in the south-eastern expansion area which is sensitive in terms of biodiversity around the old fishing ponds at Oriental Promise and in the form of buffer planting on its southern edge;</li> </ul> </li> </ul>
<b>Allotments</b>	<ul style="list-style-type: none"> <li>• 2.22ha (89 plots) of allotments delivered in clusters of 20-30 plots in accessible locations close to housing within each expansion area;</li> </ul>

<b>Amenity open space</b>	<ul style="list-style-type: none"> <li>• 3.11ha of usable amenity open space which links other open spaces and provides real added benefits throughout the development;</li> </ul>
<b>Parks and recreation grounds</b>	<ul style="list-style-type: none"> <li>• 8.88ha of parks and recreation grounds to be located near/adjacent to local centres providing areas for informal recreation and activity such as kickabouts and non-pitch based games/sports and places for community events such as fetes and fairs. However, this could potentially be reduced to 6.47ha if the difference were delivered within the extant permitted areas (see paragraph 3.14 for details).</li> </ul>
<b>Play spaces</b>	<ul style="list-style-type: none"> <li>• 0.44ha of children’s play spaces and 0.44ha of youth play spaces delivered as up to 10x individual play sites co-located with other facilities (such as the sports hub, parks and recreation grounds etc) as much as possible</li> </ul>

In addition to the above, the development of 4,000 dwellings in the expansion areas will be required to make off-site financial contributions totalling £4,379,747 as follows:

<b>Cricket</b>	<ul style="list-style-type: none"> <li>• £294,000 towards the improvement and extension of the currently proposed Ingram’s Land changing facilities to meet ECB cricket pavilion requirements and improvement of facilities and capacity at Whimple Cricket Club (exact split to be determined);</li> </ul>
<b>Hockey</b>	<ul style="list-style-type: none"> <li>• £271,950 towards the delivery of a sand-based AGP at Clyst Vale Community College;</li> </ul>
<b>Leisure centre</b>	<ul style="list-style-type: none"> <li>• £3,767,130 towards the delivery of a leisure centre in Cranbrook town centre which will accommodate a 6x lane 25m main swimming pool, learner pool, 4xcourt sports hall, 2x squash courts, gym/fitness centre and dance/exercise studio;</li> </ul>
<b>Bowls</b>	<ul style="list-style-type: none"> <li>• £46,667 towards the improvement of Broadclyst Bowls Club.</li> </ul>

1	Introduction.....	2
2	Requirements arising from the SLRC Report.....	4
3	Cranbrook extant permissions and subsequent recommendations for the expansion areas .....	6
4	Strategic requirements of the expansion areas .....	11
5	Localised requirements of the expansion areas .....	26
5	Conclusions .....	29

# 1 Introduction

- 1.1 Cranbrook is a new community being built to the East of Exeter. Approximately 3,500 homes currently have planning permission, with approximately a further 4,000 being planned for by the Cranbrook Plan DPD (herein referred to simply as ‘the DPD’). The total planned capacity of Cranbrook at this moment in time is therefore likely to be in the region of 7,500 homes, though this could be slightly more or less. Sport, leisure and recreation facilities are key elements of infrastructure required to meet the demands of future residents, allowing them to play, exercise and relax as well as grow food and live healthy lives. Open spaces and leisure facilities have the added benefit of adding value (economic, social and environmental) to the development<sup>1</sup> as well as providing amenity and biodiversity benefits. It is imperative that the expansions to the town planned for by the DPD are designed around sufficient and high quality facilities that are easily accessible to ensure they meet the demands of new residents and allow people to live out healthy, active lives in line with the aspirations of being one of the designated “Healthy New Towns”<sup>2</sup>.
- 1.2 A significant amount of evidence on sports, leisure and recreation has already been produced by and for the Council including the district-wide Open Space Study (2012)<sup>3</sup>, Assessment of Fixed Sports Facilities for East Devon (2012)<sup>4</sup>, Open Space Study Review (2014)<sup>5</sup>, Playing Pitch Strategy (2015)<sup>6</sup> and a Strategic Assessment of Need for Swimming Pool Provision in East Devon District up to 2031 (referred to generally as the Facilities Planning Model or FPM report, 2015)<sup>7</sup>. In addition to these district-wide reports, Cranbrook-specific evidence has also been produced including the Sports, Leisure and Recreation at Cranbrook Report (‘SLRC Report’, 2015)<sup>8</sup> and the Planning Policy response to the expansion planning applications (2015)<sup>9</sup>. This report has been produced as an addendum to the SLRC Report evidencing how the requirements set out within it have evolved through the production of the Draft DPD into a reasonable and justified proposal and policy. In order to understand the evolution of the

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<sup>1</sup> CABE Space (2014), *The Value of Public Space*, available at <https://www.designcouncil.org.uk/sites/default/files/asset/document/the-value-of-public-space1.pdf> [accessed 06/10/2017]

<sup>2</sup> EDDC (2017), *Cranbrook Healthy New Town programme: phase 1*, available at <http://eastdevon.gov.uk/health-and-wellbeing/cranbrook-healthy-new-town-programme-phase-1/> [accessed 20/09/2017]

<sup>3</sup> EDDC (2012), *Open Space Study*, available at <http://eastdevon.gov.uk/planning-libraries/evidence-document-library/chapter8.4-environment/env029-eastdevonopenspacestudy.pdf> [accessed 20/09/2017]

<sup>4</sup> EDDC (2012), *Assessment of Fixed Sports Facilities for East Devon*, available at <http://eastdevon.gov.uk/planning-libraries/evidence-document-library/chapter8.4-environment/env029-assessmentoffixedsportfacilitiesforeastdevon.pdf> [accessed 20/09/2017]

<sup>5</sup> EDDC (2014), *Open Space Study Review*, available at <http://eastdevon.gov.uk/planning-libraries/evidence-document-library/chapter8.4-environment/env046-openspacestudyreview2014.pdf> [accessed 20/09/2017]

<sup>6</sup> EDDC (2015), *Playing Pitch Strategy*, available at <http://eastdevon.gov.uk/planning/planning-policy/environment-and-green-infrastructure/open-space/playing-pitch-strategy/> [accessed 20/09/2017]

<sup>7</sup> Sport England (2015), *Strategic Assessment of Need for Swimming Pool Provision in East Devon District up to 2031; Facilities Planning Model (FPM) Local Run*.

<sup>8</sup> EDDC (2015), *Sports, Leisure and Recreation at Cranbrook*, available at <http://eastdevon.gov.uk/media/989962/cranbrook-sports-leisure-and-recreation.pdf> [accessed 20/09/2017]

<sup>9</sup> EDDC Planning Policy (2015), *Response to sports, leisure and recreation proposed by planning applications for the expansion of Cranbrook*.

evidence base, the report should be read alongside the original SLRC Report and not as a standalone document. The report summarises the requirements set out by the SLRC Report and identifies how policy development in the DPD should respond to demands given constraints and competing demands for land.

- 1.3 Strategy 43 of the adopted Local Plan (2013-2031) identifies a set of open space standards for new development, with alternative standards for urban and rural areas. The eastern and western expansion areas which are already allocated by the Local Plan are identified as being classified as “urban” for this purpose. It is proposed that any additional areas allocated for development at Cranbrook by the DPD will also be classified as “urban” for these purposes and as such the “urban” open space calculator will apply.
- 1.4 This addendum report has been produced assuming that the expansion areas will accommodate approximately 4,000 dwellings. The exact requirements arising from future planning applications seeking to deliver the masterplan will be taken into account at the time of determination. If such applications seek to deliver significantly more or less numbers than this then exact requirements may vary.
- 1.5 It should be noted that demand is generated from development proposed across a number of different land ownerships/controls. Whilst the DPD will allocate land in specific locations for certain open space typologies which may be all within the ownership/control of one landowner/developer, all developments will need to contribute towards this delivery pro rata.

## 2 Requirements arising from the SLRC Report

- 2.1 The SLRC Report identifies what the sports, leisure and recreation facility needs for Cranbrook are at three different scales: a 7,500 dwelling town, a 9,000 dwelling town and a 4,000 dwelling extension to the town. This enabled the evidence base to consider what was approximately planned for by the Local Plan, what could be the case if Cranbrook expanded beyond the current planned extent, and also what could reasonably be justified as required just from the 4,000 dwelling expansion areas considering the tests for planning obligations as set out in the Community Infrastructure Levy Regulations 2010 (as amended).
- 2.2 The Draft DPD is proposing that Cranbrook could be expanded by between 3,650 and 4,200 dwellings depending on densities and mixes of uses. It is therefore reasonable to use the approximate mid-range of 4,000 dwellings for this report which would take the overall town up to approximately 7,500 dwellings.
- 2.3 The table below (taken from the conclusion of the SLRC Report) sets out the requirements for Cranbrook circa 7,500 dwellings. The DPD should be aiming to meet these requirements as broadly as possible whilst also taking into consideration the fact that approximately 3,500 dwellings already have permission, the shortfall from those extant permissions, physical and environmental constraints and the competing demands for land.

**Table 2.1 – Summary of indicative sports, leisure and recreation requirements for Cranbrook at 7,500 dwellings**

<b>Sport/leisure/recreation item</b>	<b>Number / sqm</b>	<b>Preferable location</b>
<b>Playing pitches</b>		
Adult 11v11 football	4x pitches / 29,680 sqm	Pitch sport hub(s)
Youth 11v11 football	3x pitches / 14,784 sqm	Pitch sport hub(s)
Youth 9v9 football	2x pitches / 8,216 sqm	Pitch sport hub(s)
Mini 7v7 football	2x pitches / 5,246 sqm	Pitch sport hub(s)
Mini 5v5 football	2x pitches overmarking adult pitch	Pitch sport hub(s)
Cricket ground	15x grass wickets / 15,361.49 sqm	Pitch sport hub(s)
Senior rugby	2x pitches / 19,200 sqm	Pitch sport hub(s)
Midi rugby	4x pitches (2x overmarking senior) / 6,580 sqm	Pitch sport hub(s)
Tennis courts	4x outdoor courts	Pitch sport hub(s)
Clubhouse(s) including changing facilities, social space, kitchen and maintenance storage	1x clubhouse per pitch sport hub capable of hosting sufficient games at peak times	Pitch sport hub(s)
<b>Leisure Centre</b>		
Swimming pool to cater for entire West End of East Devon	6 lane x 25m main pool plus learner pool	Adjacent to town centre
Sports hall capable of catering for badminton, basketball, fencing,	1x hall (4x badminton courts in size)	Adjacent to town centre

netball, volleyball, table tennis and gymnastics		
Squash courts	2x courts	Adjacent to town centre
Gym / fitness centre / dance / exercise studio	1x 50 station gym plus dance/exercise studio	Adjacent to town centre
3G Artificial Grass Pitch	1x Floodlit 3G Football Turf AGP	Adjacent to town centre
Tennis courts	4x outdoor courts	Adjacent to town centre
Bowling green	1x green	Adjacent to town centre
<b>Public open space</b>		
Allotments	41,625 sqm	Accessible locations close to housing
Amenity Open Space	58,275 sqm	Within housing areas
Outdoor Sport – Pitches	108,225 sqm (broken down as above with remainder set aside for grass training areas and buffers between pitches)	Pitch sport hub(s)
Parks and Recreation Grounds	166,500 sqm	Adjacent to town centre and within housing areas
Play Space – Children	8,325 sqm	Within housing areas and potentially linked to other open spaces
Play Space – Youth	8,325 sqm	Within housing areas and potentially linked to other open spaces
Natural and Semi-Natural Green Space	166,500 sqm	In the most appropriate location(s).

### **3 Cranbrook extant permissions and subsequent recommendations for the expansion areas**

3.1 Of the 7,500 homes proposed to be delivered at Cranbrook, approximately 3,500 already have planning permission. The Section 106 Agreement (S106) accompanying the original planning permission for Cranbrook (03/P1900) set out the obligations for sports, leisure and recreation facilities to meet the needs of 2,900 homes based on evidence and requirements at the time. The additional 587 homes permitted by 13/1752/MFUL varied the existing S106 to take account of the needs of 3,487 homes. In addition to this, the smaller sites at Oriental Promise (55 homes - 12/0754/MRES) and Jack in the Green (19 homes - 14/0300/MFUL) provided open space contributions towards off-site provision but these will be dealt with later.

3.2 The existing varied S106 covering 3,487 homes sets out obligations to provide the following:

- 0.48ha play space
- 7.3ha sports pitches (including 2x adult football pitches and 1x cricket square)
- 0.8ha allotments (on land identified as sports pitch land)
- Skate park
- 32.7ha Country Park
- 1x Artificial Grass Pitch (AGP) specification to be agreed by the Local Authority and for the avoidance of doubt not to be located within the education campus
- Various pockets of strategic green space

3.3 However, for context, if these applications had been considered against the Open Space Study and Fixed Sports Addendum requirements then they would have needed to provide the following:

- 1.94ha allotments
- 2.71ha amenity open space
- 5.03ha outdoor sports pitches
- 7.74ha parks and recreation grounds
- 0.39ha childrens play space
- 0.39ha youth play space
- 7.74ha natural and semi-natural greenspace
- 3x tennis courts
- 1x AGP

3.4 In addition to this, the Playing Pitch Strategy would have been used to provide detail of the types of sports pitches required including the surface of the AGP, and contributions towards leisure centre facilities would have been required.

3.5 Clearly, the above planning applications were determined against the relevant policy at the time and the Council is not able to go back and renegotiate these requirements now. Nor is it possible for the Council to unreasonably require future phases of Cranbrook to make up for what may now appear to be significant undersupplies against current policy. However, there are some obligations within the existing varied S106 that are yet to be delivered and in some

cases yet to be identified on a plan. This assessment identifies these elements and suggests how they and the requirements of future phases proposed for allocation by the DPD can best be used to try and address this gap without requiring anything over and above what is reasonable according to the tests set out in the CIL Regulations.

### Allotments

**Table 3.1 – Allotment provision and shortfall for 3,487 homes**

Varied S106 requirement	0.8ha
Hypothetical requirement against current policy	1.94ha
Shortfall	1.14ha

- 3.6 Clearly, as shown in Table 3.1 above, the extant permissions massively undersupply on allotments. The original S106 made no provision for allotments, however, it was varied to allow for 0.8ha of allotments to be provided on land previously identified within the original S106 as sports pitch land. This, however, is still a significant undersupply.
- 3.7 The extant requirement of 0.8ha of allotments alluded to above has not yet been identified on a plan but must be delivered within the area of the extant permissions and not kicked into the expansion areas. 0.8ha equates to approximately 32 plots. Considering it is the only provision for the extant permissions, these should be provided in two smaller localised clusters of 16 to improve accessibility.
- 3.8 Whilst the expansion areas cannot be required to provide for the quantitative shortfall without undersupplying on something else, it should be taken into account in terms of location of allotments in the expansion areas to ensure they are easily accessible to the residents of the extant permissions. This means locating allotments required of the expansion areas on land close and well connected to the extant permissions where possible.

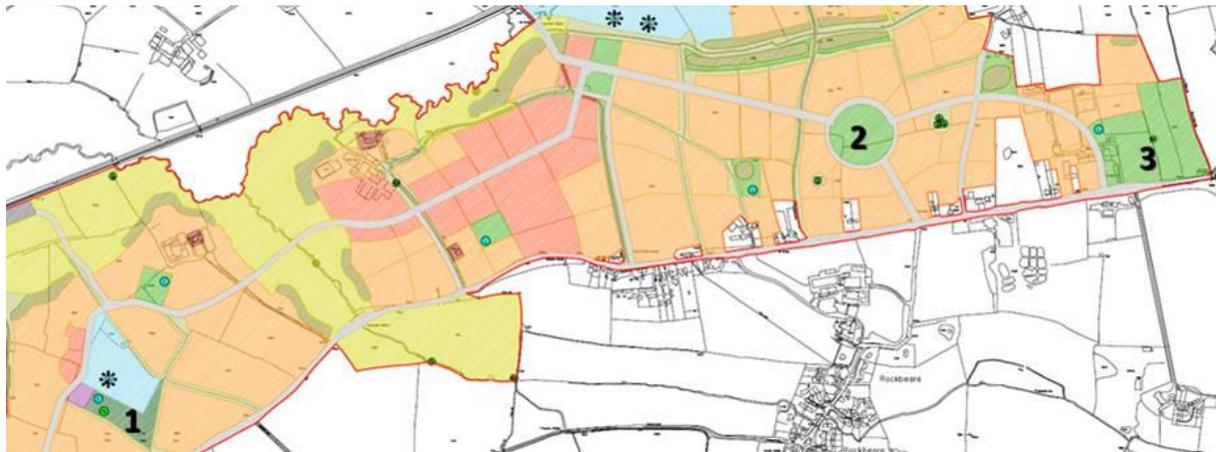
### Outdoor sports pitches

**Table 3.2 – Outdoor sports pitch provision and shortfall for 3,487 homes**

Varied S106 requirement	7.3ha
Hypothetical requirement against current policy	5.03ha
Surplus	2.27ha

- 3.9 On the surface it would appear that sports pitch requirements of the Open Space Study are far exceeded by the S106 obligation to provide 7.3ha of sports pitch land. However, it is important to note that the sports pitch land defined on the original masterplan (shown in Plan 3.1 below) is in reality not all going to form sports pitches. The plan identifies the following areas of “sports pitch land” in green and numbered 1) Land to the rear of St Martin’s Primary School, 2) Cricket Circus, 3) Eastern Playing Pitch Land (also referred to as Ingrams Land):

Plan 3.1 – “Sports Pitch Land” originally identified to meet the S106 requirements of the extant permissions



- 3.10 Area 1 is the land behind St Martin’s Primary School in the Younghayes phase of Cranbrook. This area quite clearly includes a LEAP (Local Equipped Area for Play) and NEAP (Neighbourhood Equipped Area for Play) on the identified “sports pitch land” and in reality the remainder has been laid out as landscaped greenspace with a footpath running through it and cannot be used for sports pitches at all. It has, however, been previously agreed and accepted as meeting some of the 7.3ha requirement. This land measures approximately 0.98ha. 7.3ha minus 0.98ha leaves 6.32ha to be provided in areas 2 and 3.
- 3.11 Area 3 is the Eastern Playing Pitch Land (commonly referred to as the Ingrams Land). This area now has planning permission as part of 14/2137/MRES with the sports pitch land amounting to approximately 3.11ha and containing 2x adult 11v11 football pitches, a 7v7 mini football pitch and an 8x grass wicket cricket square with the outfield overmarking the adult football pitches. 6.32ha minus 3.11ha leaves 3.21ha of sports pitch land still to be delivered.
- 3.12 Originally it was planned that this remainder would take the form of a cricket circus (area 2 on the plan above), however the ability of this site to deliver a working cricket ground was questioned, hence the cricket provision moving onto Ingrams overmarking the football pitches. The sports pitch land requirement of the S106 is, however, still outstanding. Of this remaining 3.21ha, 0.8ha has been agreed to contain allotments. 3.21ha minus 0.8ha leaves 2.41ha of sports pitches as yet not identified.
- 3.13 Rather than delivering this extant requirement within the extant permitted area, it would be preferred for this remaining sports pitch land to be delivered at a sports hub in the expansion areas in addition to their own requirements. This would provide for greater ongoing club flexibility, sustainability and viability through co-location of facilities.
- 3.14 By kicking these extant requirements into the expansion areas, this would leave an additional 2.41ha land within the extant permitted area. This space could be used to deliver additional residential development (potentially 29-43 dwellings at 60% gross to net and 20-30dph) in which case the extant planning permissions probably only just provide enough sports pitch land within their boundaries to meet requirements according to the Open Space Study (rather

than far exceeding that requirement as it appears on the surface. Alternatively, the land could be used to deliver some of the parks and recreation grounds requirement of the expansion areas in exchange for land in the expansion areas that will accommodate the 2.41ha of sports pitches. This second option would ensure the housing capacity of the expansion areas is to reduced whilst also helping to address the undersupply of this typology in the extant permissions and provide for a more formal park in a more central location to the town. This alternative option is preferred.

### Play space

**Table 3.3 – Play space provision and shortfall for 3,487 homes**

Varied S106 requirement	0.48ha plus skate park (c.0.2ha)
Hypothetical requirement against current policy	0.78ha
Shortfall	c.0.10ha

3.15 As shown in Table 3.3 above, the extant permissions under-supply play space. The Open Space Study requires a combined 0.78ha of children’s and youth play space in comparison to the 0.48ha plus skate park being provided. However, this provision is supplemented by some additional play trail equipment being proposed in the Country Park and over elements of linking Green Infrastructure so the shortfall is perhaps not as significant as would first appear.

3.16 The quantitative shortfall that there is should be addressed by ensuring that some of the play spaces required of the expansion areas are located in areas close and with good accessibility to the extant permitted areas. In addition to this the play offer of the expansion areas should potentially provide one real destination play area (bigger than a LEAP or NEAP) in an accessible location as well as more standard LEAPs and NEAPs. To be clear, this would not be in addition to their quantity requirements. It would just be how that requirement could best be arranged and used to help with the existing shortfall.

### Country Park

3.17 The extant permissions provide for a significant amount of Country Park (32.7ha). This is assumed to essentially perform the function of natural and semi-natural greenspace and in terms of quantity on the surface it vastly overprovides against current policy requirements (7.74ha). However it is typically situated in the floodplain and will also perform a limited amount of the function of amenity open space and parks and recreation grounds as well during the drier months so it is perhaps not as significant an overprovision as it first might appear whilst still providing a significant and attractive resource. In wetter months due to its floodplain location it is likely that much of this provision will be fairly unusable.

3.18 For the expansion areas it is important to recognise this and ensure that there is true separate parks and recreation grounds provision and that at least some of the extensions to the Country Park and other natural and semi-natural greenspaces are provided on land outside of the floodplain so it is accessible all year round.

### Artificial Grass Pitch (AGP)

3.19 The extant permitted area S106 specifically requires an AGP in addition to the grass sports pitch land with the specification to be agreed with the Council and for the avoidance of doubt

not to be located on the Education Campus. To date, an AGP has been installed at the Education Campus without agreement to the specification. This provision is not accepted as meeting the S106 obligation and as such this obligation remains outstanding. The SLRC report details the preferred specification for a community owned AGP which is therefore still required from the extant permissions. However, its provision is probably best located in the expansion areas alongside other sports pitches at a sports hub.

## 4 Strategic requirements of the expansion areas

4.1 As alluded to by the “preferable location” column in Table 2.1 on pages 4-5 above, certain facilities are more strategic in nature than others. In these cases co-location and strategic accessibility are key determinants of where they should be located. Other, less strategic facilities such as play areas and allotments for instance are far more closely tied to the specific local groups of houses which they serve. This section deals with the strategic requirements of the expansion areas, where they should be located and how they should be delivered.

4.2 For the purposes of this assessment the strategic requirements are taken to be:

- Outdoor sports pitches (including grass and artificial as well as ancillary facilities such as changing/clubhouse and parking);
- Tennis courts;
- Leisure centre;
- Bowls;
- Natural and semi-natural greenspace.

### Outdoor sports pitches

4.3 As set out in Table 4.1 below, using the standards as set out in Strategy 43 of the Local Plan, 4,000 dwellings would be required to provide 5.77ha of outdoor grass sports pitches plus ancillary facilities. In addition to this, as set out in paragraphs 3.9-3.14 and 3.19 above, there is 2.41ha of sports pitch land and a floodlit 3G AGP (0.85ha)<sup>10</sup> required as part of existing S106 obligations that should be delivered in the expansion areas. This results in a baseline need for the expansion areas to deliver a total of 9.03ha of land for natural and artificial turf sports pitches plus additional land for ancillary facilities.

**Table 4.1 – Baseline sports pitch area requirements to be delivered in the expansion areas**

<b>Demand from</b>	<b>Source</b>	<b>Area requirement to be delivered in expansion areas</b>
4,000 dwelling expansion areas	Strategy 43	5.77ha grass sports pitches
3,500 extant permissions	S106 as yet undelivered	2.41ha grass sports pitches
3,500 extant permissions	S106 as yet undelivered	0.85ha artificial grass pitch
<b>Total baseline area to be delivered in the expansion areas (excluding land for ancillary facilities)</b>		<b>9.03ha</b>

4.4 The specific pitch requirements for 7,500 dwellings set out in the SLRC Report are as follows:

- 4x Adult 11v11 football pitches;
- 3x Youth 11v11 football pitches;
- 2x Youth 9v9 football pitches;

<sup>10</sup> p. 31, The Football Association (2013), *The FA Guide to 3G Football Turf Pitch Design Principles and Layouts*, available at <http://www.thefa.com/-/media/files/pdf/leagues/fa-guide-to-3g-football-turf-pitch-designs-layouts.ashx> [accessed 20/09/2017]

- 2x Mini 7v7 football pitches;
- 2x Mini 5v5 football pitches;
- 15x grass wicket cricket ground;
- 2x Senior rugby pitches;
- 4x Midi rugby pitches (2x overmarking seniors);
- 1x Floodlit 3G Football Turf AGP<sup>11</sup>

4.5 Of this requirement, the following pitches are already in the process of being provided on the Ingrams Land:

- 2x Adult 11v11 football pitches;
- 1x Mini 7v7 football pitch;
- 8x grass wicket cricket ground (overmarking football pitches)

4.6 Subtracting these pitches from the demands of 7,500 dwellings leaves the following pitch requirements to be accommodated within the 9.03ha requirement if possible:

- **2x** Adult 11v11 football pitches = 14,840m<sup>2</sup>;
- 3x Youth U15/16 11v11 football pitches = 17,751m<sup>2</sup>;
- 2x Youth 9v9 football pitches = 8,216m<sup>2</sup>;
- **1x** Mini 7v7 football pitch = 2,623m<sup>2</sup>;
- 2x Mini 5v5 football pitches = 2,838m<sup>2</sup>;
- **7x** grass wicket cricket ground = c.14,000m<sup>2</sup>;
- 2x Senior rugby pitches = 19,200m<sup>2</sup>;
- 4x Midi rugby pitches (2x overmarking seniors) = 6,580m<sup>2</sup>;
- 1x Floodlit 3G Football Turf AGP = 8,512m<sup>2</sup>
- TOTAL = 94,560m<sup>2</sup> (9.46ha)

4.7 The total area of the specific remaining pitches above amounts to 9.46ha which obviously exceeds the 9.03ha figure which would reasonably be able to be required of the expansion areas as set out in paragraph 4.3 above by approximately 0.43ha.

4.8 However, the requirements set out above do not consider fully the matchplay that can be accommodated on the 3G AGP. In reality, it would be possible (with a 3G facility meeting the required specification) to accommodate some youth and mini football demand that would otherwise require separate grass pitch provision. Taking this into account it is reasonable to assume that the 3G AGP could accommodate the demands of the remaining 2x Mini 5v5, 1x

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<sup>11</sup> Note. The Playing Pitch Strategy (PPS) only identifies a single 3G AGP to be delivered at Cranbrook and the S106 for the extant planning permissions requires an AGP with specification to be agreed to be delivered at Cranbrook for the avoidance of doubt not at the Education Campus. The PPS and SLRC Report provide the evidence for the S106 required pitch to be a FIFA 1\* performance standard 3G AGP. A 3G AGP has been provided at the Education Campus by the developers, however this is not accepted as meeting the S106 requirement due to its location at the Education Campus which means there is no guarantee of it being available for community use in perpetuity, its size which is unable to accommodate a full-size adult pitch or youth 9v9 matches cross-ways and generally not complying with specifications, and because the changing facilities and access arrangements at the schools are not designed for community use. Whilst the Education Campus AGP is currently being used by the community this cannot be assumed in perpetuity and it will also not absorb the necessary levels of demand arising from Cranbrook. This being the case there is reason to deviate from the PPS evidence base in providing a second 3G AGP at Cranbrook principally because the Education Campus AGP will not meet the demands upon which the PPS recommendation was based.

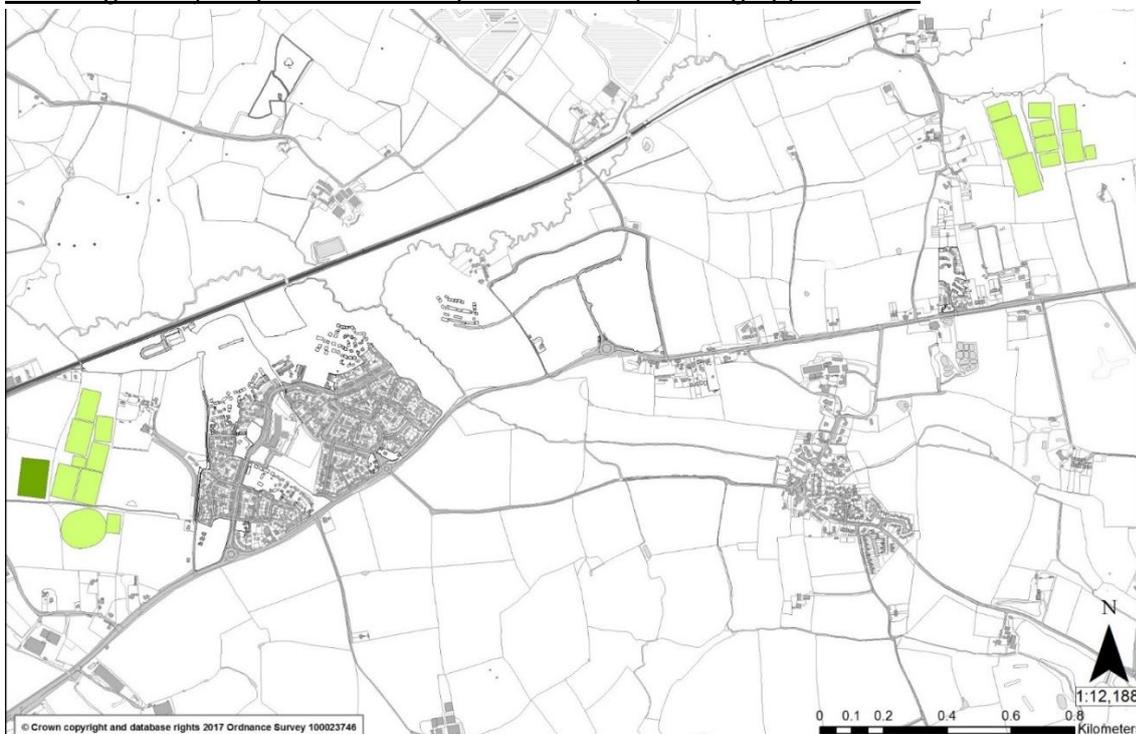
Mini 7v7 and one of the remaining Youth 9v9 pitches. Removing these elements of grass pitch provision would reduce the total area of the specific pitches required to a more acceptable baseline of 84,991m<sup>2</sup> (8.50ha):

- 2x Adult 11v11 football pitches = 14,840m<sup>2</sup>;
- 3x Youth U15/16 11v11 football pitches = 17,751m<sup>2</sup>;
- 1x Youth 9v9 football pitches = 4,108m<sup>2</sup>;
- 7x grass wicket cricket ground = c.14,000m<sup>2</sup>;
- 2x Senior rugby pitches = 19,200m<sup>2</sup>;
- 4x Midi rugby pitches (2x overmarking seniors) = 6,580m<sup>2</sup>;
- 1x Floodlit 3G Football Turf AGP = 8,512m<sup>2</sup>
- TOTAL = 84,991m<sup>2</sup> (8.50ha)

4.9 The above assessment shows that it is mathematically possible to deliver the remaining sports pitch requirements for 7,500 homes in the expansion areas without going above what can reasonably be required of them. However, this ignores consideration of constraints as to where they can be located and the various other competing land uses that need to be accommodated in the expansion areas.

4.10 The Planning Policy response to the expansion area applications suggested the required pitches be arranged in two sports hubs, one in the east and one in the west. <sup>12</sup> Plan 4.1 (below) identifies where these were indicatively proposed to meet the needs of the 8,181 dwellings which were proposed in the applications that the Council were in receipt of at the time.

Plan 4.1 – Potential locations for sports pitch hubs to meet 8,181 homes identified by the Planning Policy response to the expansion area planning applications.



<sup>12</sup> EDDC Planning Policy (2015), *Response to sports, leisure and recreation proposed by planning applications for the expansion of Cranbrook*, p. 48-49.

4.11 However, in response to the Issues and Options Report and representations made to it, the location of significant sports hubs in the eastern or western expansion areas is no longer considered to be preferable as:

- It would reduce the number of homes capable of being delivered at Cranbrook by using up land that is otherwise relatively unconstrained;
- In the western expansion area it would use up land identified as key to establishing strong links between employment areas, Cranbrook and the station and therefore needing to accommodate higher density mixed use development as a principle gateway to the town; and
- In the eastern expansion area it would result in separating development further north and east of the hub making housing in these areas feel more remote from the rest of the settlement.

That being the case, it is likely that sports pitches will need to be delivered primarily in the south-western expansion area to ensure that the wider design and movement strategies for the town are not compromised, to ensure sufficient levels of housing can be delivered and to utilise some of the land which is considered unsuitable for significant housing development due to landscape and noise concerns.

4.12 Despite this, the south-western expansion area is still significantly constrained. A local ridgeline on the eastern edge of the area is particularly sensitive in landscape terms and development here would likely have unreasonable impacts on the setting of the existing village of Rockbeare. A significant amount of land here is also constrained by noise levels emanating from the airport as well as being sensitive to development that potentially could impact upon interpretation of landing lights. The area also contains the Grade II Listed Treasebeare Farm with a need to respect the setting of this heritage asset. In addition to all of these constraints, the area also has limited flat areas of land within it. Taking these constraints and the need to create a coherent built-form into account, this leaves only a limited space to reasonably accommodate sports pitches in this area.

4.13 Plan 4.2 below identifies how the following facilities can reasonably be accommodated within this land:

- 2x Adult 11v11 football pitches;
- 3x Youth U15/16 11v11 football pitches;
- 2x Senior rugby pitches;
- 2x Midi rugby pitches;
- 1x Floodlit 3G Football Turf AGP;
- Clubhouse/changing facilities;
- Car parking;
- 4x tennis courts.

#### Plan 4.2 – Potential sports pitch layouts in the south-western expansion area



4.14 Delivering the pitches in the south-western expansion area to the above layout would require significant earthworks to create flat playing surfaces particularly in the field accommodating rugby and the AGP. However, this should still be possible without unreasonable impacts upon the hedgerows and trees which form the existing field boundaries. The pitches at the eastern end of the hub would require less significant earthworks as this area generally forms a slight plateau at the top of the ridge. As such earthworks in this location should not have a significant landscape impact in terms of the ridgeline.

4.15 Delivering the floodlit 3G AGP capable of being used as a FA National League System Step 6 football ground<sup>13</sup> at the western end of the hub in this location would ensure that the required floodlighting and potential future covered stand would avoid unreasonable landscape impact at the ridgeline. They would also not detract from the setting of Treasebears Farm or interfere with interpretation of airport landing lights as they might if they were in fields further south<sup>14</sup>. However, the impact on the amenity of residents at Treasebears Cottages will need to be fully considered and mitigated where necessary in terms of floodlights, noise from pitch usage, and cut and fill banking.

<sup>13</sup> The Football Association (2017), *National Ground Grading – Category G (appropriate to NLS Step 6)*, available at <http://www.thefa.com/-/media/thefacom-new/files/rules-and-regulations/2017-18/ground-grading/grade-g-may-2017-v3.ashx?la=en> [accessed 06/10/2017]

<sup>14</sup> Note, floodlighting in this location will need to comply with Airport Operators Association in association with Civil Aviation Authority (2016), *Safeguarding of Aerodromes Advice Note 2: Lighting near Aerodromes*, available at <http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-2-Lighting-2016.pdf> [accessed 22/09/2017]

- 4.16 Location of the indicative clubhouse and parking facilities as well as tennis courts in the north-eastern part of the hub will likely require some limited native species mitigation planting to avoid landscape impacts associated with the ridgeline. However, this is the best location to serve the pitches effectively and utilise existing field gates within the field boundaries for access.
- 4.17 It would not be possible to accommodate any further pitches or facilities in this location without more significant landscape impact as a result of more significant earthworks, detrimentally impacting upon the setting of Treasebeare House or reducing the number of homes capable of being delivered here. That being the case the above layout does not achieve all of the remaining necessary pitches. The following pitches remain outstanding:
- 1x Youth 9v9 football pitch;
  - 7x grass wicket cricket ground.
- 4.18 It would be possible to accommodate the remaining Youth 9v9 football pitch as an extension to the Ingrams Land pitches within the “Farlands Land” parcel of the eastern expansion area. This would enhance the variety of pitch supply at that hub and ensure that the needs of 7,500 dwellings are fully met. Plan 4.3 below identifies where this could potentially be located in order to link in to the Ingrams Land pitches. However, there is insufficient room to accommodate the remaining cricket provision in this location without unreasonably burdening the Farlands development.

Plan 4.3 - Potential additional sports pitch in the eastern expansion area adjacent to proposed layout of Ingrams Land pitches.



- 4.19 As part of this provision the pitch would obviously need to be well connected to the rest of the Ingrams Land pitches and facilities. This would likely need to be in the form of a new pedestrian route running East-West linking development to the East with the extant permissions running on the North side of the hedge forming the northern boundary of the Ingrams Land pitches.
- 4.20 The remaining cricket pitch provision therefore has two options:
- 1) Deliver a standalone cricket ground elsewhere within the town; or
  - 2) Meet the additional cricket demand primarily off-site.
- 4.21 By delivering the remaining cricket pitch elsewhere in Cranbrook this would ensure that needs arising from the town are met within it. This would be the preferred arrangement. However, this would require further ancillary facilities to be provided on a third sports pitch site, diluting the benefits of co-locating facilities in sports hubs and also reducing the amount of housing that is deliverable at Cranbrook. Alternatively, the additional demand could be primarily met at Whimble Cricket Club<sup>15</sup> to improve the viability and facilities of this existing club which is still in relatively close proximity. To account for the fact that the cricket provision at Ingram's would then be the only cricket provision in Cranbrook, it would be important to ensure that the changing facilities planned for at the Ingrams Land cricket ground were enhanced to meet ECB cricket pavilion requirements.
- 4.22 Taking these two options into account it is considered a better option to improve existing cricket facilities in Whimble and planned facilities in Cranbrook and deliver higher levels of housing at the expense of delivering a standalone cricket ground for Cranbrook.
- 4.23 The layouts identified in the plans above would require approximately 11.78ha of land within the south-western expansion area and 0.56ha of land within the Farlands Land parcel of the eastern expansion area to be identified as sports hubs in the Draft DPD as shown in Plans 4.4 and 4.5 below. These figures are the gross areas of the land within the hubs and include the sports pitches, run-off areas, spaces between pitches, landscaping surrounding pitches, clubhouse facilities, car parking and tennis courts. The pitch areas themselves (including run-offs) within each hub amount to 6.69ha and 0.41ha respectively – a total of 7.10ha.

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<sup>15</sup> Action Plan OT.10 of the East Devon Playing Pitch Strategy (2015, p.76) identifies a need to install adequate drainage to the cricket and football pitches at Whimble's Knowle Cross ground in order to reduce the number of games cancelled due to poor drainage. If Whimble Cricket Club is going to be expected to cater for some of Cranbrook's needs then this would need delivering in order to support increased usage. Other projects might be necessary to accommodate such a significant and previously unplanned increase in demand at Knowle Cross.

Plan 4.4 – Land in the south-western expansion area for designation as a sports hub



Plan 4.5 – Land in the Farlands Land parcel of the eastern expansion area for designation as a sports hub



4.24 These areas of land would need to accommodate the pitches and ancillary facilities identified in Table 4.2 below plus appropriate landscaping; all of which should be provided to relevant specifications as set out by the SLRC Report. Dimensions set out in the table below include run-offs and in the case of the AGP is the total footprint of the facility:

**Table 4.2 – Facilities to be included in each sports hub within the expansion areas**

<b>South-western expansion area</b>	<b>Farlands Land</b>
2x Adult 11v11 Football (106m x 70m) 3x Youth U15/16 11v11 Football (97m x 61m) 2x Senior Rugby (120m x 80m) 2x Midi Rugby (70m x 47m) 1x Floodlit 3G Football Turf AGP (112m x 76m) <sup>16</sup> Grass training area Clubhouse <sup>17</sup> Car parking <sup>18</sup> 4x Tennis courts	1x Youth 9v9 (79m x 52m)

4.25 In addition to the on-site provision for the expansion areas listed above, 4,000 dwellings would then (as identified in paragraph 4.22 above) need to provide appropriate off-site financial contributions towards the upgrading of the permitted changing rooms at the Ingrams Land pitches to a full ECB standard cricket pavilion and the improvement of facilities at Whimble Cricket Club. Appendix A to the Open Space Study identifies a cost for providing outdoor sports pitches of £21/m<sup>2</sup>.<sup>19</sup> Applying this cost to the c.14,000m<sup>2</sup> cricket provision being delivered off-site would result in an off-site financial contribution of £294,000. Exact costings for these two projects and the exact split of this contribution to go to each would need to be identified in due course.

4.26 In addition to this, the PPS identifies in Appendix 1 (the Needs Assessment) that developments to the East of Exeter are likely to result in the development of at least 1 senior and 1 junior hockey team<sup>20</sup>. The SLRC recommends that no hockey provision is made on-site at Cranbrook

<sup>16</sup> To be delivered in line with the specification for “Over 18 and Adult Football Option 4” on p. 31, The Football Association (2013), *The FA Guide to 3G Football Turf Pitch Design Principles and Layouts*, available at <http://www.thefa.com/-/media/files/pdf/leagues/fa-guide-to-3g-football-turf-pitch-designs-layouts.ashx> [accessed 20/09/2017]. However, it should be designed that it is capable of being used as an FA National League System Step 6 football ground in due course which means it must have space adjacent to enable delivery of a covered stand (full requirements are available at <http://www.thefa.com/-/media/thefacom-new/files/rules-and-regulations/2017-18/ground-grading/grade-g-may-2017-v3.ashx?la=en> [accessed 22/09/2017]).

<sup>17</sup> Peak time for use of the south-western sports hub is likely to be either Saturday mornings when potentially 5 or 6 youth and mini football matches are happening at once or Saturday afternoons when potentially 3 adult football and 2 senior rugby matches are taking place. Therefore it would be reasonable to provide for 10x separate team changing rooms together with 5x match official changing rooms. The clubhouse should also include all of the facilities identified in paragraph 4.27 on page 21 of the SLRC Report.

<sup>18</sup> Adequacy of car parking facilities will need to be taken into account at planning application stage. Sufficient levels will need to be provided to account for the fact that away teams are travelling to the site from other parts of Devon and as such a certain level of car journeys can be expected. However, significant weight should be placed on Cranbrook teams being able to access the facility sustainably by public transport, walking and cycling. Wider public transport, walking and cycling networks will need to take this assumption into account to ensure it is feasible.

<sup>19</sup> P.2, East Devon District Council (2012), *Open Space Study Appendix A: Developer Contributions*, available at <http://eastdevon.gov.uk/planning-libraries/evidence-document-library/chapter8.4-environment/env029-eastdevonopenspacestudy-appendixa.pdf> [accessed 22/09/2017]

<sup>20</sup> P.286, BeLAP (2014), *Exeter and East Devon Playing Pitch Strategy Needs Assessment* (Appendix 1 to the Adopted PPS), available at <http://eastdevon.gov.uk/media/1182370/adopted-pps-appendix-1.pdf> [accessed 22/09/2017].

and that any hockey demand arising from Cranbrook is provided for at a proposed sand-based AGP at Clyst Vale Community College in Broadclyst<sup>21</sup>. However, the PPS suggestion of 1 senior and 1 junior team is based on wider than just Cranbrook and wider than just 4,000 dwellings. Noting the limitations of using Team Generation Rates (TGR) for hockey in this area (as stated in the Needs Assessment as referenced above) they help to provide a guide as to the level of contribution that could perhaps be required towards the Clyst Vale AGP. Using the TGRs used in the PPS would generate the following numbers of hockey teams arising out of 4,000 dwellings at Cranbrook:

**Table 4.3 – Potential hockey demand generated by 4,000 dwellings at Cranbrook**

Sport and age group	TGR	4,000 dwellings	
Hockey Senior Mens (16-55yrs)	4755	1756	0.37
Hockey Senior Womens (16-55yrs)	5734	1764	0.31
Hockey Junior (11-15yrs)	1358	416	0.31

4.27 Using costs set out in Sport England’s Facilities Costs Q2 2017 a sand-filled AGP suitable for hockey would cost approximately £735,000<sup>22</sup>. If calculations showed that a full senior team was generated then it might be reasonable to assume that this would generate the demand for a sand-based AGP. As only a maximum of 0.37 of a team is generated it would therefore be reasonable to assume that Cranbrook should contribute up to 37% of the cost of such a facility. That being the case, 4,000 dwellings would be required to make an off-site financial contribution of £271,950 towards the delivery of a sand-based AGP at Clyst Vale Community College.

#### Tennis courts

4.28 The SLRC Report identifies that at 7,500 dwellings Cranbrook will require a total of 8 tennis courts. However, the extant permissions have had no requirement placed on them to provide courts and it would not be reasonable to require any additional courts of the 4,000 dwelling expansion areas beyond what they should provide themselves. 4,000 dwellings would be required to deliver 5 courts either at one of the sports hubs or at the Leisure Centre.

4.29 However, as identified in the section above regarding sports pitches, there are significant constraints on where the sports hubs can be accommodated. In addition to this it is important that tennis courts are oriented on a relatively north-south axis to avoid issues and potential danger with regards to sun in players’ eyes. Taking this into account (and as shown on the potential layout of pitches in the south-western expansion area shown in Plan 4.2 on page 18 above), there is likely to only be space to deliver four courts at this sports hub.

4.30 Whilst the fifth court could be delivered as a single court elsewhere in the expansion areas, this would have potentially disproportionate maintenance costs associated with it by being located on its own. A preferable alternative would be to deliver just the four courts in the

<sup>21</sup> P.15, East Devon District Council (2015), *Sports, Leisure and Recreation at Cranbrook Report*, available at <http://eastdevon.gov.uk/media/989962/cranbrook-sports-leisure-and-recreation.pdf> [accessed 22/09/2017].

<sup>22</sup> Sport England (2017), *Facilities Costs Q2 2017*, available at <https://www.sportengland.org/media/11748/facility-costs-2q17.pdf> [accessed 22/09/2017].

south-western expansion area and use the savings to upgrade the rest with appropriate floodlighting to increase their capacity.

- 4.31 Whilst the location of the tennis courts in Plan 4.2 is reasonably close to the aforementioned sensitive ridgeline, floodlighting for tennis courts is not as high or significant as that for the AGP and it should be possible to provide mitigation planting.

#### Leisure Centre

- 4.32 The SLRC Report identifies that Cranbrook should deliver a Leisure Centre containing a 6x lane 25m main swimming pool, learner pool, 4xcourt sports hall, 2x squash courts, gym/fitness centre and dance/exercise studio. The leisure centre is suggested to be located in the town centre and as such is not likely to be specifically covered by the DPD, but the expansion area housing that is covered by the DPD will need to contribute towards its costs. The SLRC Report makes it clear that the development of Cranbrook up to 7,500 homes in itself does not create enough demand to require such provision. Instead, the leisure centre would meet the demands of Cranbrook, other “West End” housing developments and existing homes in the immediate area. By virtue of the fact that it will be a new standalone settlement with a need to have high sustainability credentials, there can be some expectation that Cranbrook should perform the role of more than just a local centre to the residents of its own development and should in fact serve a purpose to its immediate hinterland and have a degree of self-containment.
- 4.33 That being the case, the 4,000 homes to be allocated by the DPD can only be required to contribute a proportion of the associated costs. Table 4.4 below sets out the demand arising from 4,000 homes.

Table 4.4 – Leisure centre demand for 4,000 homes

<b>Facility</b>	<b>Demand</b>	<b>Source</b>
Pools	1.64 lanes = 27.3% of a 6 lane pool	Sport England SFC at assumed 2.22 persons per dwelling.
Sports hall	2.28 courts = 57% of a 4 court hall	Sport England SFC at assumed 2.22 persons per dwelling.
Squash courts	1.06 courts = 53% of a 2 court provision	4,000 homes / 7,500 homes = 53%. 53% of 2 courts required by SLRC = 1.06.
Gym / fitness centre and dance/exercise studio	Unknown	N/A

- 4.34 Table 4.4 above identifies what demand could be fairly and reasonably related in scale and kind to 4,000 dwellings. There is no definitive evidence of demand for gym/fitness centre and dance/exercise studio at Cranbrook as no assessment of supply and demand has been undertaken. A new gym / fitness centre has recently opened in close proximity to Cranbrook though and so there is not expected to be significant demonstrable demand for further

facilities of this nature at this time. However, previous input to the development of the Local Plan Infrastructure Delivery Plan from leisure providers suggested that such facilities, along with café and soft play facilities would likely be essential to help financially support the pool and sports hall elements of any leisure centre. It is reasonable to therefore assume that demand for any such facilities is relatively closely linked to the demand for a pool but would likely be delivered significantly through investment from any future operator.

- 4.35 Taking this demand and applying it to anticipated costs of these facilities will identify the financial contributions that such provision would equate to. Table 4.5 below uses up to date costings for these facilities to identify the contributions required of 4,000 dwellings. It should be noted that exact financial contributions will need to be determined at the time of determining any planning applications following the same process but with the latest available costings.

**Table 4.5 – Financial contribution requirements towards leisure centre facilities for 4,000 dwellings**

Facility	Facility cost	Source	Contribution for 4,000 dwellings	Cost per dwelling
6x 25m main pool plus learner pool	£5,710,000	Sport England Facilities Costs Guidance 2 <sup>nd</sup> Quarter 2017 <sup>23</sup>	£1,558,830 (27.3% of costs)	£389.71
4x court sports hall	£2,340,000	Sport England Facilities Costs Guidance 2 <sup>nd</sup> Quarter 2017	£1,333,800 (57% of costs)	£333.45
2x squash courts	£250,000	Email correspondence from England Squash and Racketball	£132,500 (53% of costs)	£33.13
60 station gym / fitness centre and dance/exercise studio	£1,400,000	Sport England Facilities Costs Guidance 2 <sup>nd</sup> Quarter 2017 <sup>24</sup>	£742,000 (53% of costs)	£185.50
<b>TOTAL</b>	<b>£9,700,000</b>		<b>£3,767,130</b>	<b>£941.78</b>

- 4.36 The remainder of costs for these leisure centre facilities will need to be delivered through alternative funding sources potentially including developer contributions (S106/CIL) from

<sup>23</sup> Sport England (2017), *Facilities Costs Guidance 2<sup>nd</sup> Quarter 2017*, available at: <https://www.sportengland.org/media/11748/facility-costs-2q17.pdf> [accessed 02/10/2017]. Please see this guidance for what is included/excluded in these costs.

<sup>24</sup> Costs for a 60 station gym/fitness centre and dance/exercise studio are based on the cost for a 4 lane pool, 4 court sports hall, 50 station gym affordable sports centre set out in the Sport England Facilities Cost Guidance minus the cost of a 4 lane pool and a 4 court sports hall and adjusted up slightly to account for 10 extra stations.

other developments in the West End, the future leisure provider, Council capital programme and grant/lottery funding.

### Bowls

- 4.37 The SLRC Report sets out a requirement for Cranbrook at 7,500 homes to deliver a bowling green. This requirement was based on an application of the standard bowling greens per 1,000 population ratio set out in the Assessment of Fixed Sports<sup>25</sup> moderated down to account for the younger population arising at Cranbrook in comparison to the rest of the district, nearby location of Broadclyst Bowls Club and fact that no provision has been made so far for the first 3,500 dwellings. The report evidences that it would be reasonable for 4,000 homes to provide all of the costs of this facility.
- 4.38 The SLRC Report suggests that this facility is located in an easily accessible location either at the leisure centre or at a sports hub. Considering the fact that the leisure centre is due to be located in the town centre where space is at a premium this is unlikely to be a suitable place to locate any bowling green which would therefore mean that it would need to be accommodated in the expansion areas preferably at a sports hub. However, considering the proposed layout of the south-western expansion area sports hub in Plan 4.2 (on page 13, above) and the general high competition for land take within the expansion areas this may be difficult to accommodate.
- 4.39 That being the case, and taking further consideration of the nearby Broadclyst Bowls Club and emerging demographics of Cranbrook it may be reasonable to allow a slightly different form of delivery. On this basis, rather than providing a new standalone bowling green facility for Cranbrook it would be acceptable to see appropriate financial contributions towards improvement of facilities at Broadclyst Bowls Club and the provision of space and equipment for indoor mat bowls within the south-western expansion area sports hub clubhouse and/or within other community centres provided within the expansion areas.
- 4.40 Whilst indoor mat bowls is a different game to the main sport it would help to address some of the emerging demand from Cranbrook on-site and also help to introduce the sport to new participants, particularly if located within the sports hub clubhouse.
- 4.41 A bowling green typically contains six rinks. Taking this into account it would be appropriate to deliver the equivalent of four of these rinks as indoor mat bowls (as above), and the other two rinks in the form of an off-site financial contribution to Broadclyst. The Sport England Facilities Cost Guidance identifies that a new bowling green would typically cost approximately £140,000. Dividing this cost by six rinks would give £23,333 per rink and so a two rink off-site contribution would be £46,667<sup>26</sup>.

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<sup>25</sup> EDDC (2012), *Assessment of Fixed Sports Facilities for East Devon*, available at <http://eastdevon.gov.uk/planning-libraries/evidence-document-library/chapter8.4-environment/env029-assessmentoffixedsportfacilitiesforeastdevon.pdf> [accessed 20/09/2017]

<sup>26</sup> Sport England (2017), *Facilities Costs Guidance 2<sup>nd</sup> Quarter 2017*, available at: <https://www.sportengland.org/media/11748/facility-costs-2q17.pdf> [accessed 02/10/2017].

### Natural and Semi-Natural Greenspace

- 4.42 Natural and semi-natural greenspace refers to less formal open space within and surrounding development that can be left to nature or managed in a sustainable way to provide habitats for wildlife and provide health and wellbeing benefits to residents.
- 4.43 As such, and partially in response to pressures on land take, it naturally lends itself (though should not be wholly determined by) to certain areas that are higher in biodiversity already, sensitive in landscape terms or otherwise undevelopable. This means that it will likely result in some expansion areas accommodating more than their “fair share” and others accommodating less as a means to utilising the best parts of the expansion areas suitable for this open space typology.
- 4.44 However, it is important that such provision serves its purpose for the populations it is being delivered for and this means balancing the above factors with ensuring that it is provided in accessible locations close to where people live. Strategy 43 of the Local Plan sets out an accessibility standard of 800m for natural and semi-natural greenspace of any kind and also refers to Natural England’s Accessible Natural Greenspace Standards (ANGSt). It will be important to ensure that residents of Cranbrook have provision meeting these standards as much as possible.
- 4.45 Taking account of the above, the majority of this provision is likely to need to be provided along the lines of that shown in Table 4.6 below:

Table 4.6 – Likely areas for natural and semi-natural greenspace focus

<b>Expansion area</b>	<b>Summary</b>
Eastern	On land which is located in and around the floodplain of the Cranny Brook and land which is sensitive in landscape terms at the eastern end of the town. Through GI corridors throughout the development.
Western	On land which contains historic parkland of biodiversity importance to the south of Bluehayes House (which may double up as meeting some of the local parks and recreation grounds requirement) and through GI corridors throughout the development.
South-western	To the east of the proposed sports pitch hub on land which is particularly sensitive in landscape terms. Through Green Infrastructure (GI) corridors throughout the development.
South-eastern	On land which is sensitive in terms of biodiversity around the old fishing ponds at Oriental Promise and in the form of buffer planting on its southern edge. Through GI corridors throughout the development.

- 4.46 Whilst application of the Strategy 43 standards for natural and semi-natural greenspace identifies a need for 4,000 dwellings to provide 8.88ha of the typology. It may be possible for some of this typology to double up with required SANGS (Suitable Alternative Natural Green Space required as Habitat Regulations Assessment Mitigation) and SUDS (Sustainable Urban Drainage Systems) provision. The exact level of double counting will be determined in response to specific proposals. Key to the success and acceptability of this will be its ability to

provide effective and high quality biodiversity corridors and link in to the existing Country Park so that there is a definitive GI structure underpinning the development of the town.

## 5 Localised requirements of the expansion areas

5.1 The remainder of open space requirements for the expansion areas are less strategic in nature and necessarily should address more localised demand. These localised requirements include:

- Allotments;
- Amenity open space;
- Parks and recreation grounds;
- Children’s play; and
- Youth play.

5.2 Applying the standards set out in Strategy 43 of the Local Plan, 4,000 dwellings would be required to provide the quantities of these open spaces set out in Table 5.1 below.

**Table 5.1 – Application of Strategy 43 localised open space requirements for 4,000 dwellings**

<b>Typology</b>	<b>Requirement for 4,000 dwellings</b>
Allotments	2.22ha
Amenity open space	3.11ha
Parks and recreation grounds	8.88ha
Children’s play	0.44ha
Youth play	0.44ha

### Allotments

5.3 2.22ha of allotments equates to a need for 89 plots at approximately 250m<sup>2</sup> each. Each individual expansion area should meet its own need in terms of allotments through the delivery of small clusters (typically 20-30 plots) in accessible locations close to housing.

5.4 As set out in paragraphs 3.6-3.8 of this report, it will be important to ensure that some allotment provision is located reasonably close to the extant permitted areas to help make up for the shortfall in allotment provision in these areas.

### Amenity open space

5.5 Amenity open space should be provided for throughout the development providing informal green spaces which contribute to the general greening of the area, biodiversity mitigation and GI / movement corridors. Specifically it should not be simply SLOAP (Space Left Over After Planning) and should be an integral part of each expansion area which should meet its own needs. This means it should link in to other open spaces, be useable and provide real added benefits rather than simply be the parts of the site around the edges which couldn’t be developed.

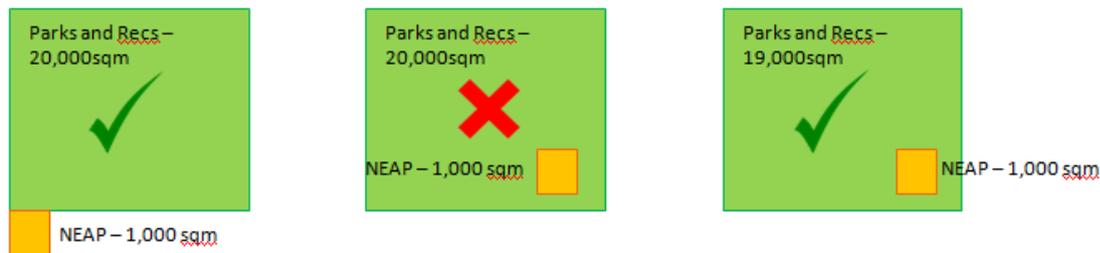
### Parks and recreation grounds

5.6 The parks and recreation grounds typology refers to more formally laid out open spaces that are capable of being used to perform a range of functions as set out in the SLRC Report. The focus of these spaces at Cranbrook should be on providing areas for informal recreation and activity such as kickabouts and non-pitch based games/sports and places for community events such as fetes and fairs to take place typically adjacent to local centres. Whilst some formal planting might be provided, it is not suggested that this should take the form of formal

gardens such as might be experienced in some of the established settlements of East Devon like Sidmouth, Exmouth and Seaton. Provision of spaces to cater for the above can help to reduce the impacts of informal recreation and events on formal sports pitches (which can reduce their capacity) and provides places for people to meet and relax.

- 5.7 In some cases there may be some flexibility between this typology and that of natural and semi-natural greenspace where there is a more formalised arrangement (such as in the historic parkland to the south of Bluehayes House in the western expansion area), however, generally this typology will perform a different function and this should be recognised.
- 5.8 Parks and recreation grounds may include other typologies such as children’s and youth play within them as they are good places for co-location of various facilities as focal points of the community. However, as explained in diagram 5.1 below, where this is the case, land should not be double-counted as both play and parks and recreation grounds typologies.

Diagram 5.1 – Co-location of other typologies within a park



- 5.9 Using the Strategy 43 standards, 4,000 dwellings would be required to provide 8.88ha of parks and recreation grounds. However, as set out in paragraph 3.14 above, there may be a possibility for 2.41ha of this provision to be delivered within the extant permitted area in exchange for the expansion areas accommodating the outstanding sports pitches required from the extant permissions. If this option were taken then the expansion areas would only need to deliver 6.47ha of parks and recreation grounds.

Children’s and youth play

- 5.10 Children’s and youth play spaces will generally be delivered as Local Equipped Areas for Play (LEAPs) and Neighbourhood Equipped Areas for Play (NEAPs). LEAPs typically have a minimum activity zone of 400m<sup>2</sup>, whilst NEAPs typically are around 1,000m<sup>2</sup>. In both cases, these are exclusive of required buffers. LEAPs tend to cater for children whilst LEAPS tend to cater for children and youths/teens. As such a NEAP may accommodate children’s play plus a Multi-Use Games Area (MUGA) or skate park for instance.

- 5.11 The 0.44ha of children’s play and 0.44ha of youth play that are required for 4,000 dwellings could technically be delivered through the provision of 11x LEAPs and 4 and a half x NEAPs taking the above definitions literally. However, it may be that this would effectively result in unnecessary overprovision in terms of accessibility. A better option in the case of Cranbrook’s expansion areas would be to result in a slightly fewer number of play facilities of a larger scale. This approach would result in no *significant* reduction in overall square metres of play space

being provided, but would improve the size, quality and variety of those that are delivered whilst still meeting accessibility standards.

- 5.12 On this basis it would be reasonable to rely on up to 10x individual play sites across the expansion areas which deliver the equivalent quantity of 11x LEAPs and 4x NEAPs. These play sites should be co-located with other facilities (such as the sports hub, parks and recreation grounds etc) as much as possible.

## 5 Conclusions

5.1 Taking account of the above assessments, the development of approximately 4,000 dwellings as is expected to be delivered through the DPD will need to provide for the following:

<b>Sports hub</b>	<ul style="list-style-type: none"> <li>• An 11.78ha sports hub in the south-western expansion area to include:               <ul style="list-style-type: none"> <li>○ 2x adult 11v11 football pitches;</li> <li>○ 3x youth U15/U16 11v11 football pitches;</li> <li>○ 2x senior rugby pitches;</li> <li>○ 2x midi rugby pitches;</li> <li>○ 1x floodlit 3G Football Turf AGP;</li> <li>○ Grass training area;</li> <li>○ 10x team Clubhouse;</li> <li>○ Car parking;</li> <li>○ 4x floodlit tennis courts;</li> </ul> </li> </ul>
<b>Sports hub</b>	<ul style="list-style-type: none"> <li>• A 0.56ha extension to the (currently being constructed) Ingram’s Land sports hub within the Farlands parcel of the eastern expansion area to include:               <ul style="list-style-type: none"> <li>○ 1x youth 9v9 football pitch;</li> </ul> </li> </ul>
<b>Bowls</b>	<ul style="list-style-type: none"> <li>• 4x indoor mat bowls rinks to be delivered either within the south-western sports hub clubhouse or at a community centre</li> </ul>
<b>Natural and semi-natural greenspace</b>	<ul style="list-style-type: none"> <li>• 8.88ha of natural and semi-natural greenspace (some of which may double up as part of SANGS and SUDS provision) delivered in the form of GI corridors throughout the development as well as broadly as follows:               <ul style="list-style-type: none"> <li>○ On land in the eastern expansion area which is located in and around the floodplain of the Cranny Brook and land which is sensitive in landscape terms at the eastern end of the town;</li> <li>○ On land in the western expansion area which contains historic parkland of biodiversity importance to the south of Bluehayes House (which may double up as meeting some of the local parks and recreation grounds requirement);</li> <li>○ On land in the south-western expansion area to the east of the proposed sports pitch hub on land which is particularly sensitive in landscape terms;</li> <li>○ On land in the south-eastern expansion area which is sensitive in terms of biodiversity around the old fishing ponds at Oriental Promise and in the form of buffer planting on its southern edge;</li> </ul> </li> </ul>
<b>Allotments</b>	<ul style="list-style-type: none"> <li>• 2.22ha (89 plots) of allotments delivered in clusters of 20-30 plots in accessible locations close to housing within each expansion area;</li> </ul>
<b>Amenity open space</b>	<ul style="list-style-type: none"> <li>• 3.11ha of usable amenity open space which links other open spaces and provides real added benefits throughout the development;</li> </ul>
<b>Parks and recreation grounds</b>	<ul style="list-style-type: none"> <li>• 8.88ha of parks and recreation grounds to be located near/adjacent to local centres providing areas for informal recreation and activity such as kickabouts and non-pitch based games/sports and places for community events such as fetes and fairs. However, this could potentially be reduced to 6.47ha if the difference were delivered within the extant permitted areas (see paragraph 3.14 for details).</li> </ul>

<b>Play spaces</b>	<ul style="list-style-type: none"> <li>0.44ha of children’s play spaces and 0.44ha of youth play spaces delivered as up to 10x individual play sites co-located with other facilities (such as the sports hub, parks and recreation grounds etc) as much as possible</li> </ul>
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5.2 In addition to the above, the development of 4,000 dwellings in the expansion areas will be required to make off-site financial contributions totalling £4,379,747 as follows:

<b>Cricket</b>	<ul style="list-style-type: none"> <li>£294,000 towards the improvement and extension of the currently proposed Ingram’s Land changing facilities to meet ECB cricket pavilion requirements and improvement of facilities and capacity at Whimple Cricket Club (exact split to be determined);</li> </ul>
<b>Hockey</b>	<ul style="list-style-type: none"> <li>£271,950 towards the delivery of a sand-based AGP at Clyst Vale Community College;</li> </ul>
<b>Leisure centre</b>	<ul style="list-style-type: none"> <li>£3,767,130 towards the delivery of a leisure centre in Cranbrook town centre which will accommodate a 6x lane 25m main swimming pool, learner pool, 4xcourt sports hall, 2x squash courts, gym/fitness centre and dance/exercise studio;</li> </ul>
<b>Bowls</b>	<ul style="list-style-type: none"> <li>£46,667 towards the improvement of Broadclyst Bowls Club.</li> </ul>